

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	Cranbrook Gardens
Scheme Address :	Cranbrook Gardens Ashton Under Lyne OL7 9AA
Date of Assessment:	07/04/2022
Date of Next Assessment:	07/04/2025
FRA Frequency:	3 Year Re-Assessment
Fire & Safety Assessor	Ian Potter

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		Cranbrook Gardens
Region:	North West	
Scheme Name:	Cranbrook Gardens	
Site Address:	Street:	Cranbrook Gardens
	Town:	Ashton Under Lyne
	Post Code:	OL7 9AA
Block & Asset No.	Blk 09-21: 9392	
Block & Asset No.	Blk 22-33: 9393	
Block & Asset No.	Blk 83-94: 9404	
Scheme Tel. No:	N/A	
Date of this Assessment	07/04/2022	
Date of Next Review	07/04/2025	
Fire Risk Assessment Frequency	3 Years	
Health & Safety Assessment Frequency	3 Years	
Purpose of Fire Risk Assessment	3 Year Re-Assessment	
Fire & Safety Assessor	Ian Potter	
Director of Customer Experience	Shaun Finegan	
Customer Partnership Manager	Jamie Trotter	
Contract Manager	Susan Polvani	
Scheme Manager/Customer Partner	Kellie Boothman	
Other staff in attendance	None	
Use of Building	General Needs	
Approximate Number of occupants	36	
Occupancy Profile	Mixed	
Familiarity of the occupants	Fully Familiar	
Likely state of the Occupants	Alert	
PEEPs in place where necessary	N/A	
Number of on-site Accent staff	None	
Number of other (non-Accent) staff	Contract cleaners in common areas	
Support Agency (Supported Housing)	N/A	
Current Evacuation Strategy.	Stay Put (Delayed) Evacuation	
Evidence that residents have been notified of the evacuation procedure	Advice notices displayed in common areas	
History of fires in the building	None	
Business Continuity Plan in place?	Yes	
Scope of Assessment	Type 1 (Common Parts Only - Non Destructive)	
Applicable Fire Safety Guidance	Purpose-built flats guide	

Building Details	Cranbrook Gardens
Construction Date	1987
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Clay Tile
External Wall Finish	Brick
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	36
Number of storeys above ground	Two
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Protected
Number of External Staircases per Block	None
External Balcony part of escape route?	No
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	
Evacuation Alert System (EAS)	No
Additional Comments:	
Emergency Lighting Provision	Maintained system - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Cranbrook Gardens					07/04/2022	
Action Ref.	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	Electrical Sources of Ignition:					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	Yes		.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	9-21: 29/7/20, 22-33: 19/9/18, 83-94: 10/9/20	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	All checked on ActiveH and in date	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	None	.		
1.5	Absence of trailing leads and adapters	Yes		.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	None present	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	Yes	Residents allowed to smoke in flats	.		
3	Arson:					
3.1	Adequate security against arson?	Yes		.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes		.		
4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.					
4.1	If portable heaters are used, are there suitable controls?	N/A	None fitted	.		
4.2	Are fixed heating installations subject to regular maintenance?	N/A		.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	All checked on ActiveH and in date	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Cooking within Flats only	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A		.		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	Not required	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	Yes		.		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes		.		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes		.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes		.		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	None on site	.		
8	Furniture/furnishings on escape routes and other communal areas:					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A	None in communal areas	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		.		
Fire Protection Measures						

10 Means of Escape from Fire:						
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes		.		
10.2	Escape routes unobstructed and maintained in a sterile condition?	Yes		.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Thumb turn locks on final exit	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes		.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	All except Block 9-21 which opens inwards due to steps externally	.		
10.6	Do failsafe's on locked exit doors function correctly?	Yes		.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Stay put policy and FR refuges in staircases	.		
11 Measures to Limit Fire Spread and Development:						
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes		.		
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes		.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A	None fitted	.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Yes		.		
11.5	Loft hatches fire resisting?	Yes		.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A		.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	No	Block 9-21: New AOV system fitted with test switch at Final Exit door. Tested and working. Block 22-33: Actuator arm hanging loose on one window. Test cert Sept 21but actuators not tested due to it being a 'one shot' actuator which would require significant working at height to reset. Block 83-94: Tested Sept 21 but actuator not tested due to it being a 'one shot' actuator which would require significant working at height to reset. Site meeting to be held with specialist AOV company to assess the system	Low	1/6/22	Fire Safety Manager
11.8	Roller shutter doors (fire resisting)	N/A		.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No		.		
12 Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.						
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	No	The following Lobby doors were found to have excessive gaps at the bottom in excess of 10mm and require drop seals fitting to ensure smoke cannot pass underneath.: Block 9-21: Door into lobby for 14/15 Block 22-33: Doors into lobbies for 22/23, 24/25, 26/27, 28/29, 30/31, 32/33 Block 83-94: Doors into lobbies for 87/88, 91/92 The following doors require attention to ensure they are self closing into and close fitting into the frame.: Lobby doors into 32/33 and 21/20, 89/90 The following fire door set requires replacing due to excessive damage: Lobby door into 93/94.	Med	1/7/22	Fire Safety Manager
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes		.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	None fitted	.		
13 Flat entrance doors (Internal Common Areas)						

13.1	Do flat entrance doors open onto internal escape routes?	Yes	If yes, see "Residents Front Doors Sheet"	.		
14 Flats with a single direction of escape to a single escape stairway. (External Balcony)						
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A	If yes, see "Residents Front Doors Sheet"	.		
14.2	Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?	N/A		.		
15 Emergency Escape Lighting:						
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes		.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes		.		
15.9	Are records of monthly testing available?	Yes	Last test 11/04/22	.		
15.10	Are records of annual testing available?	Yes	Last test 03/08/21	.		
16 Fire Safety Signs and Notices:						
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes		.		
16.3	Directional fire escape signage in place and adequate?	Yes		.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No Lift	.		
17 Means of giving Warning in case of Fire:						
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes		.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes		.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Last test 12/04/22	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A		.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A		.		
17.6	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	Yes		.		
18 Fire Extinguishing Equipment:						
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	No portable extinguishers	.		
18.2	Correct signage displayed by each fire extinguisher?	N/A		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
18.4	Hose Reels - fitted, maintained?	N/A		.		
18.5	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	N/A		.		
18.6	Records available of fire fighting equipment servicing within past 12 months	N/A		.		
19 Management of Fire Safety						
19.1	Are there suitable arrangements for summoning the fire service?	Yes		.		
19.2	Do relevant staff carry out regular fire safety checks	Yes		.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		

19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A		.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
20	Evacuation Policy					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes		.		
21	Miscellaneous					

Residents Front Doors						
Cranbrook Gardens					07/04/2022	
Flat entrance doors to FD30s specification (Inspection to include - Door condition, construction, closure devices, intumescent/smoke seal condition, glazing systems, fire rated letterplate, door furniture and maximum gaps between door and frame/threshold.						
Flat No.	Access Gained	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:
20	No	19855	Letterplate missing from External face - requires replacing	Low	01/06/22	Fire Safety Manager
24	No	19859	Front door requires repair or replacing due to hole near the handle	Low	01/06/22	Fire Safety Manager

Photographs - Fire	
07/04/2022	Cranbrook Gardens



Photo No. 1	Flat 24 Hole in Fire door around handle Previous damage repair
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Photo No. 2	Lobby door into 93/94 Significant damage to door and frame
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Photographs - Fire	
07/04/2022	Cranbrook Gardens

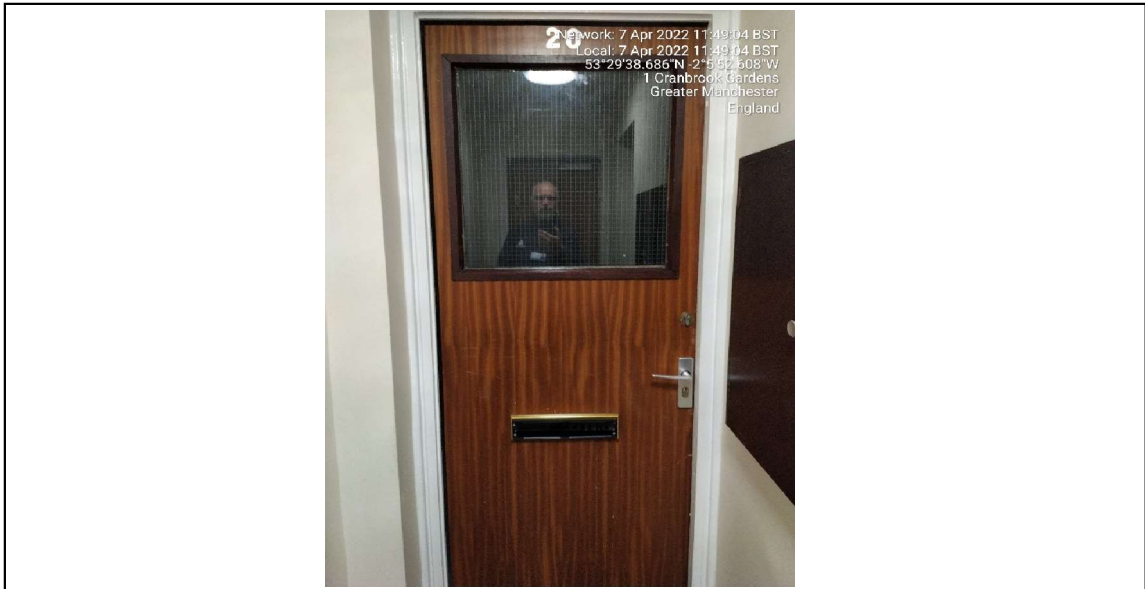


Photo No. 3

Front door F20 Letter plate missing



Photo No. 4

Examples of gaps under doors

07/04/2022 Cranbrook Gardens



Photo No. 5

AOV vent actuator not connected

6. Risk Calculator - Fire

The following risk estimator is based on the general health and safety risk level estimator contained within BS 8800: 1996. Guide to occupational health and safety management systems.

1. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from the fire (the probability of ignition) at this building is:

(please insert x below)

LOW MEDIUM HIGH

2. Taking into account the nature of the building, the occupants, the fire protection afforded and any procedural arrangements observed at the time of the assessment, it is considered that the consequences for life safety in the event of a fire would be:

(please insert x below)

MINOR MAJOR CRITICAL

The definition of the above terms is as follows:

FKA Review Frequency

MINOR	Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a bedroom in which a fire occurs).
MAJOR	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
CRITICAL	There is significant potential for serious injury or death of one or more occupants.

3. The above estimates are then read into the following matrix table to give the overall risk level for the site:

Fire Hazard	Minor	Major	Critical
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

When the level of risk is established, the action level can be read from the table below:

Risk Level	Guide to actions and appropriate timescales
Trivial	No action is required
Moderate	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
Substantial	Considerable resources may have to be allocated to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

Action Plan - Fire					
Cranbrook Gardens				07/04/2022	
Tolerable					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Smoke Control Systems (AOV's) Are records of annual testing available?	Block 9-21: New AOV system fitted with test switch at Final Exit door. Tested and working. Block 22-33: Actuator arm hanging loose on one window. Test cert Sept 21 but actuators not tested due to it being a 'one shot' actuator which would require significant working at height to reset. Block 83-94: Tested Sept 21 but actuator not tested due to it being a 'one shot' actuator which would require significant working at height to reset. Site meeting to be held with specialist AOV company to assess the system	Low	01/06/22	Fire Safety Manager	
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Action Plan - Residents Front Doors						
Cranbrook Gardens				07/04/2022		
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