

This report shows all the responses to the Fire Risk Assessment survey, including raised tasks.

**Asset ID: 9161**      **1-32 Holly House Block 1-32 Holly House, Burnley**

## Cover Sheet

Photo



Date of Fire Risk Assessment	11 Jul 2024
Date of Next Fire Risk Assessment	11 Jul 2026
FRA Frequency (Months)	24
Purpose of Fire Risk Assessment	2 year Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Ian Potter FIFireE

**It is sensible to have arrangements in place to ensure the consistency of Fire Risk Assessments in terms of the assessment of risk and mitigations proposed. In this regard Accent peer validate around 20% of reports, which are available within our audit system.**

## The Scheme

Scheme Name	Holly House
Scheme Address	1-32 Holly House Block 1-32 Holly House, Burnley
Postcode	BB11 3BE
Region	North West
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lancashire
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

## The Building

Accommodation Type	General Needs (S30)
Build Date	Jan 1 1993
Number Of Homes	32
Homes breakdown	Bedsit, Flat
External wall construction	Facing Brick
External wall finish	Cement Render, Facing Brick
Roof construction	Other
Roof covering	Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	2
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	2 protected 1 Unprotected
Number of External Staircases	1 Unprotected
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade A
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

## Customers

Number of occupants	32
Occupant tenure type breakdown	General Needs

## Fire Safety Related Customer Safety Servicing

Overdue communal gas safety checks	0
Overdue domestic gas safety checks	0
Overdue communal electrical condition checks	0
Overdue domestic electrical condition checks	0
Overdue alarm call pull chord tests	0
Overdue communal PAT testing	1
Overdue customer mobility scooter PAT testing	0
Overdue Monthly Emergency Lighting Switch Tests	1
Overdue Annual Emergency Lighting tests	1
Overdue Weekly Fire Alarm Testing	1
Overdue Fire Panel - Six Monthly Testing	1
Overdue Fire Safety Equipment tests	1

## Building Fire Safety Surveys - Communal Doors

Failing Communal Fire Doors	0
Communal Fire doors due for replacement within 5 years	0

## Dwelling Doors

Failing Dwelling Fire Doors	0
Dwelling Fire doors due for replacement within 5 years	0

## Fire Risk Assessment Survey Results

### Scheme and Building Information

Photo



Date of Fire Risk Assessment	11/07/2024
FRA Frequency (Months)	24
Purpose of Fire Risk Assessment	2 year Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Ian Potter FIFireE
Enforcing Fire Authority	Lancashire
Scheme Tel. No	N/A
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	32
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	2
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	2 protected 1 Unprotected
Number of external staircases	1 Unprotected
External balcony part of escape route?	N/A
Unusual features	None

## Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
Fire Blanket(s) present	No
Fixed Fire Fighting Installations supplied / fitted	No
Dry Riser(s) present	No
Wet Riser(s) present	No
Sprinkler System present	No
Hosereel(s) present	No
Automatic Opening Vent(s) present	No

## Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	No damage observed at time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last inspection dated 18th August 2020
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last tested 17th July 2023.
Absence of trailing leads and adapters?	Yes
Comment	None seen at time of inspection
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None seen at time of inspection
Is there a purpose built mobility scooter store/charging area?	No

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Comment None at time of inspection

Does the building have a lightning protection system? No

Comment Not required due to height of building

## Gas installations

Is there a commercial/domestic gas supply to the scheme? No

Comment No gas supply to scheme

## Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to? Yes

Comment Notices in place. Residents allowed to smoke in Flats or external areas.

Adequate security against arson? Yes

Comment CCTV and Secure door entry system. All other external doors on mag locks.

Are refuse/recycling bin areas managed and suitably located? Yes

Comment Internal. Clean and tidy

Are there communal cooking facilities at this scheme? No

Comment None at the scheme

## Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items? Yes

Comment None seen at time of inspection

Are unnecessary accumulations of combustible materials or waste avoided? No

Comment Items of furniture and other builders waste found in corridors. HP to arrange removal  
See observations

Are combustible materials and substances separated from ignition sources and stored appropriately? Yes

Comment None seen at time of inspection

Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations? N/A

Comment None in communal areas

Observation	Priority	Referred To	Required By:	Task ID
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Items of furniture and builder waste in communal corridors Now removed

No Action



**Other Significant Fire Hazards**

Are all other significant fire hazards adequately controlled?

N/A

Comment

None seen at time of inspection

**Means of Escape from Fire**

Is it considered that the building is provided with reasonable means of escape in case of fire?

Yes

Comment

Multiple routes out from building all within accepted travel distances

Escape routes unobstructed and safe to use?

No

Comment

Majority OK but see Housekeeping in relation to items in communal corridors

Exits immediately openable without a key and/or failsafe's function correctly?

Yes

Comment

Most exit doors on mag locks which release on activation of Fire Alarm. Alarm tested during inspection and all released allowing door to open

Reasonable distances of travel where there is a single/alternative direction of travel?

Yes

Comment

All within allowed tolerances

Escape routes lead to final exits and open in direction of escape where necessary?

Yes

Comment

All checked and found ok

**Fire Spread and Development**

Is it considered that the compartmentation is of a reasonable standard?

No

Comment

A portion of the ceiling has fallen down in the first floor corridor and shows that compartmentation may not be sufficient. Further checks were conducted above cross Corridor doors and in other loft spaces. Holes were found in fire barriers and compartment walls. A compartmentation survey will be requested to ascertain if additional compartmentation is required and to identify and rectify any breaches. Several doors require attention - see observations

Yes

Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?

Comment

All walls painted plaster or brick

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

N/A

Comment

None at scheme

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?

No

Comment

See 8.1.99

Loft hatches fire resisting?

Yes

Comment

1 hour but not insulated

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?

No

Comment

Checked where able to lift the false ceiling and some breaches found

Do external walls, doors, windows and anything attached to the exterior, limit fire spread?

Yes

Comment

Solid brick construction

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?

N/A

Comment

None fitted

Are roller shutter doors that are required to be FR, fire resisting and self-closing?

N/A

Comment

None fitted



Observation	Priority	Referred To	Required By:	Task ID
Areas in the roof spaces appeared to be lacking necessary Fire Barriers. Some existing fire barriers and compartment walls were breached. Some breaching of communal walls above cross Corridor doors and evidence of pink foam. Compartmentation survey is required and subsequent reinstating and/or installation of fire compartments will be required	Internal - High	Project Manager (Building Safety)	31/08/2024	1843390



Observation	Priority	Referred To	Required By:	Task ID
The following doors require attention to ensure they are self closing into their frames and maintained as FD30s Combined strip missing from staircase door opp Store 1 First floor Combined seal damaged- Corridor door nr Flat 16 Self closer detached from frame on laundry door Combined seal damaged on laundry door	Repair - Non Emergency	Project Manager (Building Safety)	18/08/2024	1843392



### Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?

Yes

Comment

Emergency lighting units in good condition and securely fixed to walls/ceilings?

Yes

Comment

All secure at time of inspection

Records of monthly/annual testing available?

Yes

Comment

Annual test 21st May 24  
 Monthly test 17th June 24

## Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?

Yes

Comment

All checked

Directional fire escape signage in place and adequate?

Yes

Comment

All in place

Is there suitable LIFT signage i.e. do not use in case of fire?

N/A

Comment

No lift at scheme

Do common area fire doors display the correct signage on both sides where applicable?

Yes

Comment

Checked

## Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?

Yes

Comment

Is the fire detection and warning system maintained/tested and all certificates saved on file?

Yes

Comment

Last inspection 10th November 23  
Fault showing on panel Z10 L2 A032 No reply from device- see observations

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

All in place at time of inspection

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?

No

Comment

Corridor door between Flat 27 and Store 5 not releasing on alarm activation

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?

Yes

Comment

Laundry

Is the fire alarm panel remotely monitored, and if so are there records of regular testing?

No

Comment

Not required

Observation	Priority	Referred To	Required By:	Task ID
The fire alarm panel is showing a fault code and requires attention. The mag lock on the following door is not releasing on activation of the alarm. Corridor door between Flat 27 and Store 5	Repair - Non Emergency	Project Manager (Building Safety)	31/07/2024	1843391



**Fire Extinguishing Equipment**

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Extinguishers in laundry and Manager office
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	
Correct signage displayed by each fire extinguisher?	Yes
Comment	Checked
Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A
Comment	No communal kitchen
Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?	N/A
Comment	None fitted
Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	Tested 5/24 according to labels on extinguishers

**Management of Fire Safety**

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	No
Comment	Not in scope
Are there other Responsible Persons who share or have fire safety duties in respect of the premises?	No
How will this sharing be achieved?	

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Is an office or IL scheme being inspected?

No

Comment

General needs

## Passenger Lift

Is the scheme fitted with a passenger lift?

No

Comment

None at scheme

## Premises Inspection Box

Is there a premises information box for fire & rescue service use?

No

Comment

Not required

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

999 by residents

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

If compartmentation is sufficient - see above

## Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

On taking on lease, by letter and via notices

Is general fire safety information disseminated to residents?

Yes

Comment

By letter

## FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?

Yes

Comment

2 yearly

## Miscellaneous

Are there any other observations/actions to raise that are not covered above.

No

Are there fire related remedial works required at this property, that will affect the fabric of the building?

Yes

Comment

Compartmentation works

Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos. Comment	Yes
Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).	Yes
Some fire doors did not fully close so works orders have been raised with our contractors.	Yes
Some minor works were required which have been raised with our contractors.	Yes
Unauthorised items were found in communal areas and arrangements were made for their removal.	Yes
Not all records were up to date, as noted in the table below. Arrangements have been made for these to be completed.	No
A number of fire doors were found to be wedged or propped open. Fire doors are there to keep you safe and me kept shut at all times.	No

**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:

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:

MINOR  MAJOR  CRITICAL

The definition of the above terms is as follows:

**FRA Review Frequency**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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 taken.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**