

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

**Asset ID: 9130**      **50 St Edmund Street Block 50-50a St. Edmund Street, Blackburn**

## Cover Sheet

Photo



Date of Fire Risk Assessment	30 Oct 2024
Date of Next Fire Risk Assessment	30 Oct 2027
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	New Build (Initial Assessment)
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Ian Potter

**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	Hyndburn Rehabilitations
Scheme Address	50 St Edmund Street Block 50-50a St. Edmund Street, Blackburn
Postcode	BB6 7BW
Region	North West
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lancashire
Other staff in attendance	Mandy Clarke - HP
Number of on-site Accent staff	None
Number of other (non-Accent) staff	None

## The Building

Accommodation Type	General Needs (S30)
Build Date	Jan 1 1910
Number Of Homes	2
Homes breakdown	Flat
External wall construction	Facing Brick, Natural Stone
External wall finish	Artificial/Natural Stone, Pebble Dash
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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?)	1 unprotected
Number of External Staircases	0
External Balcony part of escape route?	No
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 only
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Not fitted
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

## Customers

Number of occupants	2
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	0
Overdue customer mobility scooter PAT testing	0
Overdue Monthly Emergency Lighting Switch Tests	0
Overdue Annual Emergency Lighting tests	0
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	

## 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	30/10/2024
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	New Build (Initial Assessment)
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Ian Potter
Enforcing Fire Authority	Lancashire
Scheme Tel. No	N/A
Other staff in attendance	Mandy Clarke - HP
Number of on-site Accent staff	None
Number of other (non-Accent) staff	None
Scheme Inspection completed	Yes
Number of occupants	2
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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)	1 unprotected
Number of external staircases	0
External balcony part of escape route?	No
Unusual features	None

## Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Flats only
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Not fitted
Portable Fire Extinguishers / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
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?	No
Comment	Junction box with no cover on ceiling
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	No communal circuit. EICR for individual flats both in date
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	None in communal area
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 Not required

Does the building have a lightning protection system? No

Comment Not required

## Gas installations

Is there a commercial/domestic gas supply to the scheme? Yes

Comment Supply to flats only

Valid LGSR held on file for fixed communal area gas appliances?  
(Boilers) N/A

Comment No communal supply

Valid LGSR held on file for residential flats that contains gas  
appliances? Yes

Comment Both checked and in date

Are smoke/heat detectors within General Needs flats subject to an  
annual inspection and the results Yes

Comment Part of Gas safety check

## Other Sources of Ignition

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

Comment Smoking allowed in flats only

Adequate security against arson? Yes

Comment Front door secure

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

Comment External at rear

Are there communal cooking facilities at this scheme? No

Comment None in communal area

## Housekeeping

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

Comment Checked

Are unnecessary accumulations of combustible materials or waste  
avoided? Yes

Comment None seen at time of inspection

Are combustible materials and substances separated from ignition  
sources and stored appropriately? N/A

Comment None seen

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

N/A

Comment

None in communal area

## Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

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

Front and rear exits from both flats

Escape routes unobstructed and safe to use?

Yes

Comment

Checked

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

Yes

Comment

Thumbturn on main front door

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

Yes

Comment

Short distance from Flat door to final exit

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

Yes

Comment

Door opens inwards but no issue due to occupancy level

## Fire Spread and Development

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

Comment

Unable to check from within communal lobby

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

Yes

Comment

Painted walls and bare floors

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

No

Comment

Not required

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

Comment

Unable to check from communal area

Loft hatches fire resisting?

N/A

Comment

None in communal area

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

N/A

Comment

None in communal area

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

Yes

Comment

Standard 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

## Emergency Escape Lighting

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

N/A

Comment

None fitted and not required due to borrowed light from glazing in door and window above as per LACORS guidelines

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

N/A

Comment

None fitted

Records of monthly/annual testing available?

N/A

Comment

Not fitted

## Fire Safety Signs and Notices

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

No

Comment

Fire risk assessor to provide notice

Directional fire escape signage in place and adequate?

N/A

Comment

Not required due to layout of premises

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

N/A

Comment

No lift

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

N/A

Comment

No common area fire doors



**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

No fire procedure notice in communal area. To be supplied by Fire Risk Assessor

Internal - Medium



**Means of giving Warning in case of Fire**

Is the scheme fitted with a communal area fire alarm?

No

Comment

This is a building which has previously been missed from the register as requiring an FRA  
 A fire detection and alarm system will need to be installed in accordance with LACORS guidelines as follows  
 BS5839: Part 6 mixed system  
 Grade D in the communal hallway with one smoke detector on the ceiling and a heat detector in each flat in the room opening onto the escape route (interlinked)  
 Grade D: LD3 coverage in each Flat (non interlinked smoke detector in the room opening onto the escape route

**Fire Extinguishing Equipment**

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

No

Comment

Not required

**Management of Fire Safety**

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

No

Comment

Under 11m

Are there other Responsible Persons who share or have fire safety duties in respect of the premises?

No

How will this sharing be achieved?

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

Full evacuation due to conversion prior to 1991 and unable to verify compartmentation

## Engagement with Residents

Has information of fire procedures been disseminated to residents?

No

Comment

Letter to be posted informing them of the procedure

Is general fire safety information disseminated to residents?

Yes

Comment

Letter sent annually by Accent

## FRA Frequency

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

Yes

Comment

Due to size and layout of small communal area

## 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?

No

Comment

None

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.	No
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.	No
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**