

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

Asset ID: 9409 **Blandford House Cocker Hill, Stalybridge**

Cover Sheet

Photo



Date of Fire Risk Assessment	20 Jun 2024
Date of Next Fire Risk Assessment	20 Jun 2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-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	Blandford House
Scheme Address	Blandford House Cocker Hill, Stalybridge
Postcode	SK15 1AQ
Region	North West
Scheme Manager	Robert Quilter
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Greater Manchester
Other staff in attendance	No
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1987
Number Of Homes	39
Homes breakdown	Flat
External wall construction	Natural Stone
External wall finish	Artificial/Natural Stone, Hung Tiles
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	3 protected
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 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	40
Occupant tenure type breakdown	General Needs, CAT2 Housing for Older People, Staff Accommodation, Designated Supported Housing for Older People, Sheltered Schemes

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	1
Overdue Annual Emergency Lighting tests	1
Overdue Weekly Fire Alarm Testing	0
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	20/06/2024
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Ian Potter
Enforcing Fire Authority	Greater Manchester
Scheme Tel. No	N/A
Other staff in attendance	No
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	40
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	3 protected
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 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	Yes
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	None seen at time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	In date until 4th October 25
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Tested 14th September 23
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 Stored in flats

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 3 gas boilers

Valid LGSR held on file for fixed communal area gas appliances?
(Boilers) Yes

Comment All tested 29th Jan 24

Valid LGSR held on file for residential flats that contains gas
appliances? N/A

Comment No gas supply to flats

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

Comment Specialist Housing

Other Sources of Ignition

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

Comment Smoking allowed in flats and external areas only

Adequate security against arson? Yes

Comment CCTV and door entry system

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

Comment Clean and tidy at time of inspection

Are there communal cooking facilities at this scheme? Yes

Comment Communal kitchen

Are reasonable measures taken to prevent fires as a result of cooking? Yes

Comment Cooker seldom used

Where there is extraction in communal kitchens, are filters and
ductwork changed/cleaned regularly? N/A

Comment Vent axia only

Housekeeping

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

Comment All checked and clear at time of inspection

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?

Yes

Comment

Checked for labels and damage

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

3 protected staircases and multiple exits

Escape routes unobstructed and safe to use?

Yes

Comment

No obstructions seen at time of inspection

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

Yes

Comment

All have break glass bolts fitted.

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

Yes

Comment

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

Yes

Comment

Fire Spread and Development

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

No

Comment

Breach of compartmentation found in the loft space. Several doors require attention- see observations

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

Yes

Comment

Painted walls

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

Yes

Comment

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

No

Comment

See above

Loft hatches fire resisting?

No

Comment

Main loft hatch on 2nd floor not FR

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

Yes

Comment

Random spot checks carried out

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

Yes

Comment

Brick

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

N/A

Comment

Non fitted

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

Yes

Comment

In Kitchen

Observation	Priority	Referred To	Required By:	Task ID
A hole was found in the compartment wall in the loft space. Pipes, wires and a cable tray were passing through with no fire stopping Work order 1193578	Repair - Non Emergency	Project Manager (Building Safety)	31/07/2024	1833979



Observation	Priority	Referred To	Required By:	Task ID
The main loft hatch on the 2nd floor requires replacing for a one hour FR door Work order 1193578	Repair - Non Emergency	Project Manager (Building Safety)	31/07/2024	1833980



Observation	Priority	Referred To	Required By:	Task ID
The following Fire doors have gaps in excess of the required tolerances and require adjustment: 1. Refuse door 1st floor nr Flat 22 2. Corridor Door nr Flat 20 3. Refuse door nr Flat 7 Work order 1193567	Repair - Non Emergency	Project Manager (Building Safety)	31/07/2024	1833981



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	
Records of monthly/annual testing available?	Yes
Comment	Monthly test carried out 4th June 24 Annual Drop test carried out 20th October 23

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
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Comment	Above all break glass call points and exits
Directional fire escape signage in place and adequate?	Yes
Comment	Checked
Is there suitable LIFT signage i.e. do not use in case of fire?	Yes
Comment	At all landings
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	Grade A
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Tested 20th October 23
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	No damage seen
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	Dorgards checked and functioning with App
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes
Comment	Checked
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes
Comment	Tested by Specialist Housing Partner weekly

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Extinguishers
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	
Correct signage displayed by each fire extinguisher?	Yes
Comment	Checked

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Fire blanket in communal kitchen, secured to the wall, complete with signage?	Yes
Comment	Checked
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 March 24

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	No
Comment	Low rise
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?	Yes
Comment	Specialist Housing
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	Not required
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A
Comment	
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Front car park
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	

Passenger Lift

Is the scheme fitted with a passenger lift?	Yes
Comment	One lift

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Is the lift in full working order at the time of the FRA?

Yes

Comment

In use at time of inspection

Is the lift fitted with a firefighters switch?

No

Comment

Servicing and insurance inspection - Evidence of regular servicing/maintenance?

Yes

Comment

Tested 7th May 24

Premises Inspection Box

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

No

Comment

Resident information in key safe controlled by Astraline

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Astraline and 999

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

Yes

Comment

Stay put

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

On induction and via annual letter

Is general fire safety information disseminated to residents?

Yes

Comment

By letter and on induction

FRA Frequency

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

Yes

Comment

Annual inspection

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	Remedial repairs
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

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 taken.
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

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