

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region : North West

Scheme Name : Cowhill Lane

Scheme Address : 35, 43, 49 Cowhill Lane
Ashton-Under-Lyne
OL6 6HJ

Date of Assessment: 08/08/2024

Date of Next Assessment: 08/08/2026

FRA Frequency: 2 Yearly Re-Assessment

Fire & Safety Assessor Ian Potter

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

Scheme Details		Cowhill Lane
Region:		North West
Scheme Name:		Cowhill Lane
Site Address:	Street:	35, 43, 49 Cowhill Lane
	Town:	Ashton-Under-Lyne
	Post Code:	OL6 6HJ
Block & Asset No.		35: 9419
Block & Asset No.		43: 9420
Block & Asset No.		49: 9421
Date of this Assessment		08/08/2024
Date of Next Review		08/08/2026
Fire Risk Assessment Frequency		2 Yearly
Purpose of Fire Risk Assessment		2 Yearly Re-Assessment
Fire & Safety Assessor		Ian Potter
Director of Assets and Compliance		Alex Liburd
Customer Partnership Manager		Kayley Wells-Davies
Contract Manager		Andrew Gilmartin
Scheme Manager/Customer Partner		Janine O'Connor
Other staff in attendance		None
Use of Building		General Needs
Approximate Number of occupants		1or 2 per property
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.		Full (Simultaneous) 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		LACORS Guide

Building Details	Cowhill Lane
Construction Date	1915
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Slate Tile
External Wall Finish	Cement Render
	Brick
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	Conversion
Number of flats (self-contained)/rooms (HMOS, shared houses)	35: 4 flats, 43: 3 flats, 49: 3 flats
Number of storeys above ground	Two
Number of storeys below ground	One
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?	N/A
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 and common areas linked
Grade of fire alarm	Grade A
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	
Evacuation Alert System (EAS)	No
Additional Comments:	
Emergency Lighting Provision	Mixed System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Cowhill Lane					08/08/2024	
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	All appears satisfactory with no obvious damage at time of inspection.	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	All checked and in date on ActiveH	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	All checked and in date on ActiveH	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	No communal electrical devices	.		
1.5	Absence of trailing leads and adapters	Yes	None seen at time of inspection	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	None on premises	.		
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	Front and rear doors locked at time of inspection	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	All back yards clean and tidy	.		

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	No Portable Heaters in Communal areas	.		
4.2	Are fixed heating installations subject to regular maintenance?	N/A	No gas supply in communal areas	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	All checked and in date on ActiveH Some capped, Flat 3 Blk 43 has no gas supply	.		
5 Cooking:						
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	No Communal cooking facilities	.		
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 at these premises	.		
7 Housekeeping:						
7.1	Is the standard of housekeeping adequate?	No	Block 35: Rubbish bin full of paper in communal entrance nr front door. Block 43: Electrical/personal items stored in communal area on ground floor. Block 49: Communal Hallway and cellar full of personal belongings and rubbish. CP to arrange removal.	Med	30/9/24	Customer Partner
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	No	Block 35: Locks on service cupboard missing and require replacing.	Med	31/8/24	Fire Safety Manager
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes		.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	No	See 3.2 and 7.1	.		

7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No hazardous materials in communal areas	.		
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 area	.		
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 safe to use?	No	See 3.2 and 7.1	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Thumb turns on all front doors	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All within acceptable distances (7m)	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	External front doors open inwards - acceptable due to occupancy levels.	.		
10.6	Do failsafe's on locked exit doors function correctly?	N/A	Manual thumb turns	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	No	Not suitable for customers with mobility issues on upper floors	.		
11 Measures to Limit Fire Spread and Development:						
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	From what could be seen from areas accessed	.		

11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Painted walls	.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A		.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Other	Loft hatch in Block 35 unable to access due to location	.		
11.5	Loft hatches fire resisting?	Yes	Loft hatch in block 35 appears to be solid wood.	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	None in blocks	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	None installed	.		
11.8	Roller shutter doors (fire resisting)	N/A	None installed	.		
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,	Yes	Block 43: Cellar door wedged open by bin in hallway - see 7.1 above. HP to ensure this is kept closed by informing residents.	Med	31/8/24	Customer Partner
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	All appear sound at time of inspection	.	
15.9	Are records of monthly testing available?	Yes	Tested 31/07/24 by Tunstall	.	
15.10	Are records of annual testing available?	Yes	Tested 31/07/24 by Tunstall	.	
16 Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	Some replaced at time of inspection	.	
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 01/08/24	.		
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	See 4.3	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	None	.		
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	None	.		
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	None	.		
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	999 by residents	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Annual check on file dated 15/11/23	.		

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						
Cowhill Lane						08/08/2024
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:
35: Flat 1	No	20191	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
35: Flat 2	No	20194	Damage to door front which has been repaired. Contractor to assess if Fire rating has been compromised, repair/replace as necessary	Med	30/09/24	Fire Safety Manager
35: Flat 3	No	20197	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
35: Flat 4	No	20200	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
43: Flat 1	No	20192	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
43: Flat 2	No	20195	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
43: Flat 3	No	20198	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
49: Flat 1	No	20193	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
49: Flat 2	No	20196	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
49: Flat 3	No	20199	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		

Photographs - Fire

08/08/2024

Cowhill Lane



Photo No. 1

Block 35 Waste paper bin in communal hallway



Photo No. 2

Block 35 Locks removed on service cupboard doors

Photographs - Fire

08/08/2024

Cowhill Lane



Photo No. 3

Block 43 Personal items in Hallway



Photo No. 4

Block 43: Personal items in communal hallway and Cellar door wedged open



Photographs - Fire	
08/08/2024	Cowhill Lane

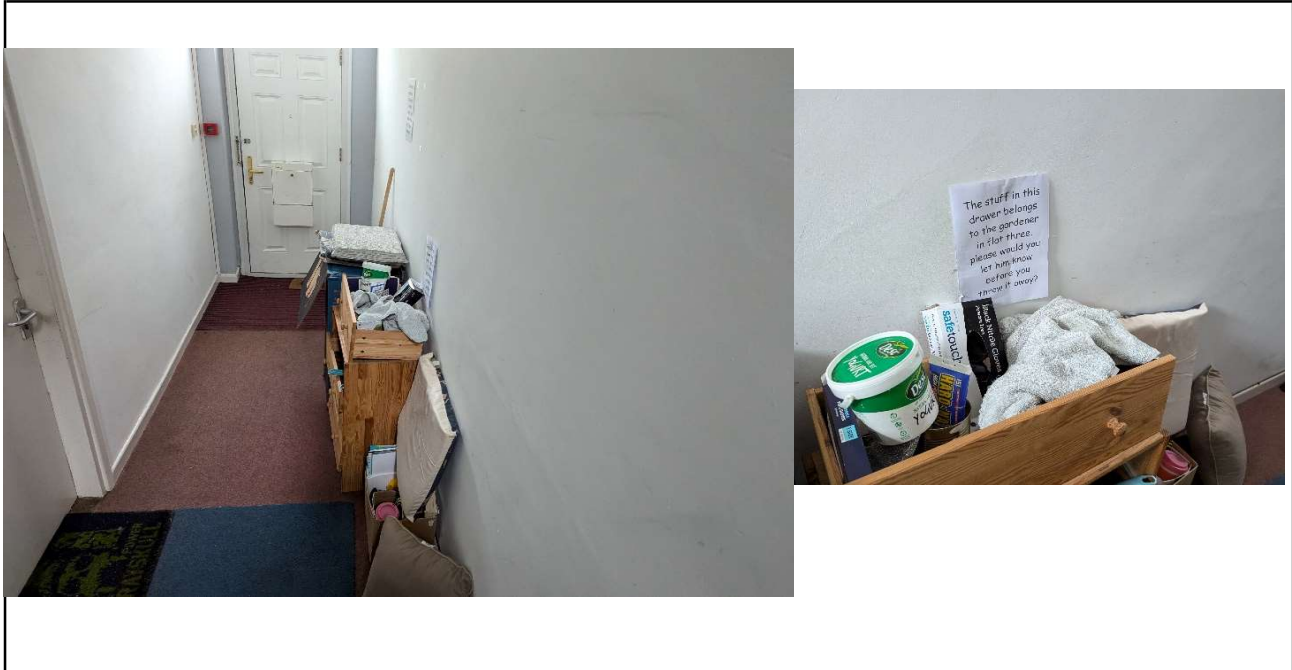


Photo No. 5	Block 49: Personal effects stored in Communal Hallway
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Photo No. 6

Rubbish stored in cellar

Photographs - Fire

08/08/2024

Cowhill Lane



Photo No. 7

Block 35: Damage to front of flat 2 front door



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					
Cowhill Lane				08/08/2024	
Tolerable					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Housekeeping:					
Is the standard of housekeeping adequate?	Block 35: Rubbish bin full of paper in communal entrance nr front door. Block 43: Electrical/personal items stored in communal area on ground floor. Block 49: Communal Hallway and cellar full of personal belongings and rubbish. CP to arrange removal.	Med	30/09/24	Customer Partner	1562508
Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Block 35: Locks on service cupboard missing and require replacing.	Med	31/08/24	Fire Safety Manager	
Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
Fire doors to FD30s standard and in a serviceable condition,	Block 43: Cellar door wedged open by bin in hallway - see 7.1 above. HP to ensure this is kept closed by informing residents.	Med	31/08/24	Customer Partner	