

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	Henrietta St
Scheme Address :	34 and 49 Henrietta St Ashton Under Lyne OL6 6HW
Date of Assessment:	07/12/2023
Date of Next Assessment:	07/12/2026
FRA Frequency:	3 Year Re-Assessment
Fire & Safety Assessor	lan Potter

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

Scheme Details		Henrietta St
Region:		North West
Scheme Name:		Henrietta St
Site Address:	Street:	34 and 49 Henrietta St
	Town:	Ashton Under Lyne
	Post Code:	OL6 6HW
Block & Asset No.		Block 34 9417
Block & Asset No.		Block 49 9418
Scheme Tel. No:		N/A
Date of this Assessment		07/12/2023
Date of Next Review		07/12/2026
Fire Risk Assessment Frequency		3 Years
Purpose of Fire Risk Assessment		3 Year Re-Assessment
Fire & Safety Assessor		lan Potter
Director of Assets and Compliance		Alex Liburd
Customer Partnership Manager		Jamie Trotter
Contract Manager		Emma Watkinson
Scheme Manager/Customer Partner		Janine O'Conor
Other staff in attendance		None
Use of Building		General Needs
Approximate Number of occupants		4
Occupancy Profile		Families
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
		Contract cleaners in common
Number of other (non-Accent) staff		areas
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Full (Simultaneous) Evacuation
Evidence that residents have been notified of the		Advice notices displayed in
evacuation procedure		common areas
History of fires in the building		None
Business Continuity Plan in place?		Yes
		Type 1 (Common Parts Only -
Scope of Assessment		Non Destructive)
Applicable Fire Safety Guidance		LACORS Guide

Building Details	Henrietta St
Construction Date	Circa 1880
	Joisted or Load Bearing Masonry
Construction Type	(Traditional)
Roof Finish	Pitched-Slate Tile
External Wall Finish	Red 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)	2 per block
Number of storeys above ground	Тwo
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block	
(protected or unprotected?)	One-Protected block 49
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 F	
Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	
Evacuation Alert System (EAS)	No
Additional Comments:	
	Maintained system - Common
Emergency Lighting Provision	Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

		Sigr	nificant Findings - Fire				
	Henr	ietta	a St		07/12/2023		
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	None seen				
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	All checked and up to date on ActiveH	•			
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	All checked and up to date on ActiveH	•			
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	None in communal areas	•			
1.5	Absence of trailing leads and adapters	Yes	None seen	•			
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	None on schemes	•			
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	Secure front door	•			
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	None seen	•			

4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & Gener	al Ne	eeds Residential flats.			
4.1	If portable heaters are used, are there suitable controls?	N/A	None in communal areas	ı		
4.2	Are fixed heating installations subject to regular maintenance?	Yes		•		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	All checked and up to date on ActiveH			
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	see above			
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?	No	Personal items stored in communal hallway. HP to arrange removal	Med	28/1/24	Customer Partner
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	None seen	•		
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 7.1			
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products,	N/A	None seen			
	aerosols)					

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	None seen	•		
	• • •	Fire	e 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 7.1	•		
10.3	Exits easily and immediately openable where necessary, without a key?	No	Block 49 requires thumb turn to be fitted	Med	28/1/24	Fire Safety Manager
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		ı		
10.6	Do failsafe's on locked exit doors function correctly?	N/A	None fitted	•		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Ground floor flat only	•		
11	Measures to Limit Fire Spread and Develop	men				
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	As far as could be observed in Communal area	•		
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?	A/N	None fitted	•		

11.4	Compartmentation within roof spaces of a satisfactory standard?	Other	Unable to check. Loft hatch in upstairs flat			
11.5	Loft hatches fire resisting?	Other 0	see 11.5			
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	None in communal areas			
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	None fitted			
11.8	Roller shutter doors (fire resisting)	N/A	None fitted	•		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Brick	ı		
12	· · ·		de - construction, hinges, closure devices, intum	esce	nt/smoke s	eal condition,
	glazing systems and maximum gaps betwe		oor and frame.	1	E	
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	Yes		•		
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 Area	is)	•		•	
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	sing	le 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	No balconies			
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?	A/N	No balconies	ı		

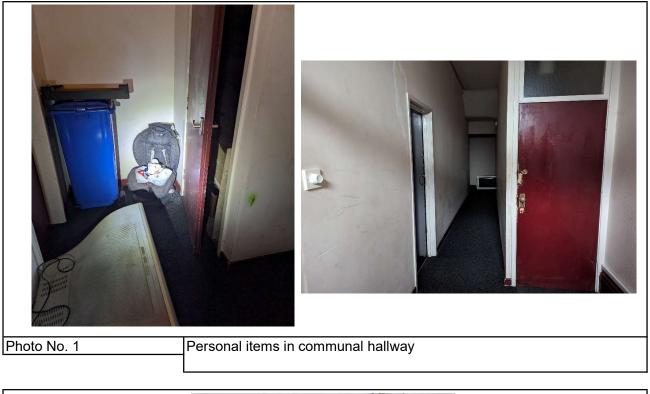
15	Emergency Escape Lighting:				
	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes		•	
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes			
15.9	Are records of monthly testing available?	Yes	Tested 18th Dec 23	•	
15.10	Are records of annual testing available?	Yes	Tested 09th May 23	•	
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?	N/A	Not required	ı	
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	Tested 07th August 23	•	
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	None	•	
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	Not monitored	•	

47.0			Observed and in data an Astro-11		1	
17.6	Are smoke/heat detectors within General		Checked and in date on ActiveH			
	Needs flats subject to an annual inspection	S				
	and the results recorded on an in date	Yes		•		
	Landlord Gas Safety Record (LGSR)					
	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate	A	None fitted			
	type/number/position?	N/A		•		
18.2	Correct signage displayed by each fire	A				
	extinguisher?	N/A				
18.3	Fire blanket in communal kitchen, secured to					
10.0	the wall, complete with signage?	N/A		•		
18.4	Hose Reels - fitted, maintained?					
10.4		N/A		•		
18.5	Dry/wet risers - Full access to all inlet/outlet					
	boxes. All inlet/outlets secured and/or	A				
	securing straps fitted to outlet valves?	N/A		•		
18.6	Records available of fire fighting equipment					
10.0	servicing within past 12 months	N/A				
		Z		-		
19		M	anagement of Fire Safety			
19.1	Are there suitable arrangements for	Yes	999			
	summoning the fire service?	\succ				
19.2	Do relevant staff carry out regular fire safety	Yes	As part of scheme inspection			
	checks	¥		•		
19.3	Sheltered Schemes & Regional Offices - Are					
	there sufficient number of qualified Fire	N/A				
	wardens.	Z				
10.4						
19.4	Offices - Are there suitable arrangements for	N/A				
	ensuring the premises are evacuated?					
19.5	Offices - Are there suitable arrangements for	N/A				
	evacuating disabled people?	Ζ				

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			
21.1				

	Residents Front Doors								
	07/12/2023								
	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:			
34	No		Checked externally	-					
34a	No		Checked externally	-					
49	No		Checked externally	-					
49a	No		Checked externally	-					

Photographs - Fire					
07/12/2023	Henrietta St				





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)

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:





The definition of the above terms is as follows:

FRA Review I	quency				
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	evel 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											
	07/12/2023										
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?	Personal items stored in communal hallway. HP to arrange removal	Med	28/01/24	Customer Partner							
Fire Protection Measures				•							
Means of Escape from Fire:											
Exits easily and immediately openable where necessary, without a key?	Block 49 requires thumb turn to be fitted	Med	28/01/24	Fire Safety Manager							