

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

Asset ID: 9057 **Netherton House Clayton Street, Blackburn**

Cover Sheet

Photo



Date of Fire Risk Assessment	07 Nov 2024
Date of Next Fire Risk Assessment	07 Nov 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 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	Netherton House
Scheme Address	Netherton House Clayton Street, Blackburn
Postcode	BB6 7AZ
Region	North West
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lancashire
Other staff in attendance	Scheme Manager
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 1984
Number Of Homes	38
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Interlocking 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	No
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	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	47
Occupant tenure type breakdown	CAT2 Housing for Older People, Staff Accommodation

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	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	07/11/2024
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 FIFireE
Enforcing Fire Authority	Lancashire
Scheme Tel. No	
Other staff in attendance	Scheme Manager
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	47
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	No

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	Maintained system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	Yes
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	All appears ok no obvious damage
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	In date until 16th September 2025 on ActiveH
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last inspection 8th August 2024
Absence of trailing leads and adapters?	Yes
Comment	None seen st time of inspection
Evidence that mobility scooters are not being stored/charged in common areas?	No
Comment	Mobility scooter observed outside Flat 12. This has been mentioned previously. SHP to inform resident to store in a safe place within the flat

Is there a purpose built mobility scooter store/charging area?	No
Comment	Planned for the future
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 in basement
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	Yes
Comment	All boilers tested and inspected 9th March 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	ILS

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Residents allowed to smoke in flats and external areas. Signage in place
Adequate security against arson?	Yes
Comment	All external doors secure and CCTV in place
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Internal and external bin storage areas all clean and tidy. No overflowing rubbish
Are there communal cooking facilities at this scheme?	Yes
Comment	Small domestic style kitchen used on rare occasions for warming food and often for tea coffee making
Are reasonable measures taken to prevent fires as a result of cooking?	Yes
Comment	Kitchen never used for cooking
Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?	N/A
Comment	Small extraction fan only

Housekeeping

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

Comment

Checked where accessible

Are unnecessary accumulations of combustible materials or waste avoided?

Comment

No

Desks in foyer with leaflets and other flammable materials on. Used battery collection point in foyer. Music system in foyer
Scheme Manager to arrange removal

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

Comment

Yes

None seen at time of inspection

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

Comment

No

Furnishings in the communal corridors and foyer had no labels attached to indicate that they were compliant

Observation

Priority

Referred To

Required By:

Task ID

Desks in foyer with leaflets and other flammable materials on. Used battery collection point in foyer. Music system in foyer. Scheme Manager to arrange removal

Internal - Medium



Observation

Priority

Referred To

Required By:

Task ID

Furniture in communal areas did not display any fire retardant labelling. Scheme Manager to check that Furniture is compliant

Internal - Medium



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

Multiple exits. All sign posted

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 final exits checked

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

Yes

Comment

All flats have 2 ways out except Flat 2 which has a short corridor to a final exit

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

Yes

Comment

Checked

Fire Spread and Development

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

No

Comment

A number of Fire Doors require attention to ensure they are self closing and close fitting in their frames. Unable to check a small number of Fire doors on the First floor due to redcoration contractors working in the area. Will return and check these doors when works are complete

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

Yes

Comment

Painted walls etc

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

N/A

Comment

None on scheme

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

No

Comment

Several breaches were observed in roof spaces and above cross corridor doors. Compartment survey requested last year on FRA. Still not been carried out

Loft hatches fire resisting?

Yes

Comment

Checked

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

See above

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

Observation	Priority	Referred To	Required By:	Task ID
<p>A number of Fire doors were found to be in need of repair as follows:</p> <ul style="list-style-type: none"> Door into staircase nr Flat 1 excess gap on hinge side Door into staircase nr Flat 31 excess gap Corridor door nr Flat 29 not self closing Door into staircase nr Flat 28 not self closing Door into staircase nr Flat 39 not self closing Corridor door catching on Emergency light luminarie adjacent to Flat 25 Door into store GF nr refuse area not self closing Door/Panel in main foyer large gap at top Door to small lounge not self closing 	<p>Repair - Non Emergency</p>	<p>Project Manager (Building Safety)</p>	<p>31/12/2024</p>	<p>1886806</p>



Observation	Priority	Referred To	Required By:	Task ID
<p>Several breaches were observed in roof spaces and above cross corridor doors. Compartment survey requested last year on FRA. Still not been carried out New contractor to be requested to carry out the survey</p>	<p>Repair - Non Emergency</p>	<p>Project Manager (Building Safety)</p>	<p>31/12/2024</p>	<p>1886807</p>



Emergency Escape Lighting

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

Yes

Comment

Recent replacement of all emergency lighting

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

Yes

Comment

See above

Records of monthly/annual testing available?

Yes

Comment

Annual drop test carried out 12th June 24
 Monthly test carried out 30th October 24

Fire Safety Signs and Notices

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

Yes

Comment

Requires updated versions. Assessor will provide once redecoration works are completed

Directional fire escape signage in place and adequate?

Yes

Comment

Some not in correct position due to redecoration works. Assessor will check signage again once completed

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

Yes

Comment

See above

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

Yes

Comment

See above

Observation **Priority** **Referred To** **Required By:** **Task ID**

Older style evacuation notices displayed throughout. Internal - Low
 Risk Assessor to provide updated signs once redecoration is complete



Means of giving Warning in case of Fire

<p>Is the scheme fitted with a communal area fire alarm?</p> <p>Comment</p>	<p>Yes</p>
<p>Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?</p> <p>Comment</p>	<p>Yes</p> <p>In accordance with guidelines</p>
<p>Is the fire detection and warning system maintained/tested and all certificates saved on file?</p> <p>Comment</p>	<p>Yes</p> <p>Fault on system related to isolation of redundant repeater panel. Current issue with alarm sounding in Communal areas. Fire alarm contractors (Durcan) currently arranging repair</p>
<p>Fire alarm components in good condition and securely fixed to walls/ceilings?</p> <p>Comment</p>	<p>All appear OK at time of inspection</p>
<p>Hold open devices operate at the sounding of the alarm and are in a serviceable condition?</p> <p>Comment</p>	<p>Yes</p> <p>Checked by Scheme Manager weekly</p>
<p>Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?</p> <p>Comment</p>	<p>Yes</p> <p>Checked</p>
<p>Is the fire alarm panel remotely monitored, and if so are there records of regular testing?</p> <p>Comment</p>	<p>Yes</p> <p>Scheme Manager checks weekly</p>

Observation	Priority	Referred To	Required By:	Task ID
Fault on system related to isolation of redundant repeater panel. Current issue with alarm sounding in Communal areas. Fire alarm contractors (Durcan) currently arranging repair	Repair - Non Emergency	Project Manager (Building Safety)	31/12/2024	1886808

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Extinguishers only
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	In high risk areas
Correct signage displayed by each fire extinguisher?	Yes
Comment	Checked
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 May 24

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?	Yes
Comment	ILS
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	Not office

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Offices - Are there suitable arrangements for evacuating disabled people? N/A

Comment See above

Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information? N/A

Comment See above

Offices/IL Schemes - Is there a suitable assembly point? Yes

Comment Main car park

Offices - Are fire drills carried out at appropriate intervals? N/A

Comment See above

Passenger Lift

Is the scheme fitted with a passenger lift? Yes

Comment One only

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

Comment Observed in use

Is the lift fitted with a firefighters switch? No

Comment Not required

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

Comment Last inspection 14th August 24

Premises Inspection Box

Is there a premises information box for fire & rescue service use? No

Comment Master key and emergency residents information available in safe controlled by Warden call service

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

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Comment	By letter annually and on induction
Is general fire safety information disseminated to residents?	Yes
Comment	By letter annually and occasional visits by Fire Service

FRA Frequency

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

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.	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

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**