



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	Holly House
Scheme Address :	Holmes St Burnley BB11 3BE
Date of Assessment:	9th July 2026
Date of Next Assessment:	9th July 2028
FRA Frequency:	2-Yearly Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor	Ian Potter FIFireE DipFD

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

Scheme Details		Holly House
Region:		North West
Scheme Name:		Holly House
Site Address:	Street:	Holmes St
	Town:	Burnley
	Post Code:	BB11 3BE
Block & Asset No.		1-32 Holly House. Asset 9161
Date of this Assessment		9th July 2026
Date of Next Review		9th July2028
Fire Risk Assessment Frequency		2-Yearly
Purpose of Fire Risk Assessment		2-Yearly Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor		Ian Potter FIFireE DipFD
Director of Customer Experience		Jon Place
Housing Partner Manager		Jamie Trotter
Contract Manager		Karen Anthony
Scheme Manager/Customer Partner		Samantha Duerden
Other staff in attendance		None
Use of Building		General Needs living Sleeping accommodation
Approximate Number of occupants		32
Occupancy Profile		Mixed
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Sleeping Familiar
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.		Stay Put (Stay Safe) Evacuation
Evidence that residents have been notified of the evacuation procedure		Fire Evacuation notices displayed in common areas and in place
History of fires in the building		None
Scope of Assessment		Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance		Purpose-built flats guide

Building Details	Holly House
Construction Date	1993
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Slate Tile
External Wall Finish	Brick
	Cement Render
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	32
Number of storeys above ground Not including Basements	Two
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	Two-Protected One-Unprotected
Number of External Staircases per Block	One
External Balcony part of escape route?	No
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm (Flats)	Grade A
Category of fire alarm (Flats)	LD3 Minimum Protection
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD1 Maximum Protection
Additional Comments:	Flat detection is separate for each flat but linked to main panel to indicate node activated
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Mixed System Common Areas
Additional Comments:	
Portable Fire Extinguishers	Carbon Dioxide
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Holly House				9th July 2026		
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 common area sockets and fittings in a satisfactory condition at the time of inspection	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Valid communal area EIC Reports uploaded to property file all In date at time of inspection Last Inspection Date 19th June 2025 Satisfactory	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	Valid General Needs flats EIC Reports uploaded to M-Files and ActiveH. All checked and in date Satisfactory	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	All tested 8th May 26	.		
1.5	Absence of trailing leads and adapters	Yes	None seen within the communal areas at time of inspection	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No evidence or reports that any of the residents own a mobility scooter	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed within the communal areas. Smoking is only permitted within flats. There are smoking signs present within the communal areas.	.		
3	Arson:					

3.1	Adequate security against arson?	Yes	Secure main entrance. All emergency exit doors secured by magnetic locks which release on activation of the fire alarm	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	None seen at time of inspection	.		
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	There are no portable heaters within the communal area.	.		
4.2	Are fixed heating installations subject to regular maintenance?	N/A	No gas supply to scheme	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	No Gas supply within the communal area. There is no gas supply to individual flats.	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	Cooking only permitted within flats	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/cleaned and ductwork cleaned regularly?	N/A	No communal kitchen	.		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	No lightning conductor system fitted	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	Yes	In general the scheme is clean and tidy. Only able to access 2 store cupboards .Store 4 on the ground floor had excess storage of flammable items. HP to arrange removal and to check other store cupboards for flammable storage.	Low	10/8/26	Housing Partner
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	None found at time of inspection	.		

7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	None seen at time of inspection	.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	No	See 7.1 above	.		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No evidence of hazardous materials stored on site	.		
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	Furniture not permitted in communal areas at general needs schemes	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	None seen at time of inspection	.		
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	Clear exit routes and staircases throughout the building	.		
10.2	Escape routes unobstructed and safe to use?	Yes	There were no obstructions on the means of escape at the time of inspection.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	All exit doors bar the main entrance secured by mag locks which relaease on activation of the alarm.	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All within acceptable limits according to current guidance	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	All checked at time of inspection	.		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	Tested via Fire alarm at time of inspection	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Ground floor only suitable for people who have difficulty with mobility.	.		

11	Measures to Limit Fire Spread and Development:				
11.1	Is it considered that the compartmentation is of a reasonable standard?	No	Recent compartmentation survey and subsequent firestopping carried out following last inspection. Please see 11.4 below regarding roof spaces.	.	
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Reasonable limitation in place	.	
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A	None fitted within this scheme	.	
11.4	Compartmentation within roof spaces of a satisfactory standard?	No	Inspection of the roof void identified a continuous, unsegregated loft space extending above multiple dwellings. No compartmentation or fire-stopping was observed at the line of flat separating walls. This presents a potential route for fire and smoke spread between dwellings, compromising the intended fire-resisting separation between flats. A suitably qualified fire engineer or compartmentation contractor should undertake intrusive investigation and provide recommendations for remedial works if required.	Med	31/8/26 Building Safety Project manager
11.5	Loft hatches fire resisting?	Yes	Checked	.	
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	Yes	Spot checked where able to access	.	
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	No Automatic vents fitted at this scheme	.	
11.8	Roller shutter doors (fire resisting)	N/A	Not fitted at this scheme.	.	
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Standard construction.	.	

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,	No	All checked at time of inspection. Laundry door - lock has been removed and has left a hole. Requires replacing. Work Order 1391018	Med	15/8/26
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	Checked	.	
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	Yes	Tested via Fire alarm at time of inspection	.	
13	Flat entrance doors (Internal Common Areas)				
13.1	Do flat entrance doors open onto internal escape routes?	Yes	All appear fine at time of inspection. Due to be replaced shortly under planned maintenance programme.	.	
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	None at scheme	.	
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	None at scheme	.	
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 in good condition at the time of inspection.	.	
15.9	Are records of monthly testing available?	Yes	Monthly test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 15th June 26	.	
15.10	Are records of annual testing available?	Yes	Annual test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 22nd May 26	.	

16	Fire Safety Signs and Notices:				
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	The correct Notices are displayed throughout the scheme.	.	
16.3	Directional fire escape signage in place and adequate?	Yes	Checked and in place	.	
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No lift present at this scheme.	.	
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	Part 1 system in communal areas and Part 6 in individual flats.	.	
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 tested 22nd May 26	.	
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes	Checked in required rooms	.	
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	No	Fire panel is not monitored	.	
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)	N/A	no gas supply to this scheme.	.	
18	Fire Extinguishing Equipment:				
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes	High risk areas only	.	
18.2	Correct signage displayed by each fire extinguisher?	Yes	Checked	.	

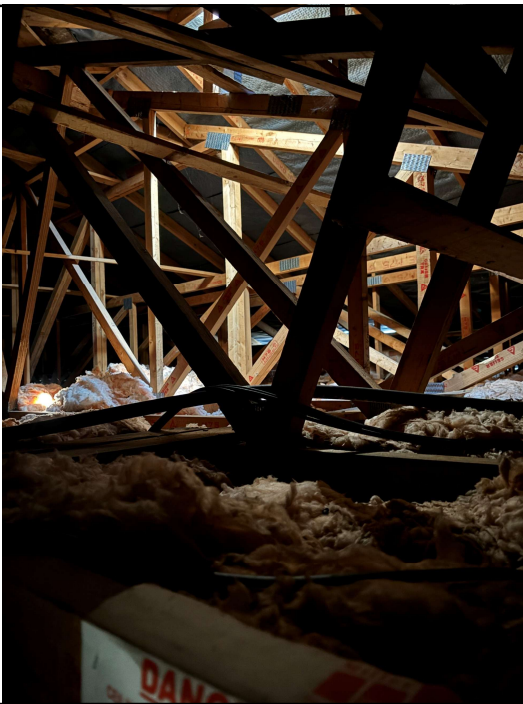
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A	No communal kitchen	.		
18.4	Hose Reels - fitted, maintained?	N/A	None fitted within this scheme	.		
18.5	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	N/A	None fitted within this scheme	.		
18.6	Records available of fire fighting equipment servicing within past 12 months	Yes	Extinguishers last tested June 26	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Residents responsible for calling fire service	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Housing Partners do scheme inspections.	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	General Needs scheme	.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A	General Needs scheme	.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A	General Needs scheme	.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A	General Needs scheme	.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A	General Needs scheme	.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A	General Needs scheme	.		
20	Evacuation Policy					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	The evacuation policy is correct for this type of building. The flats were Purpose built to allow residents to stay safely within ther flats.	.		

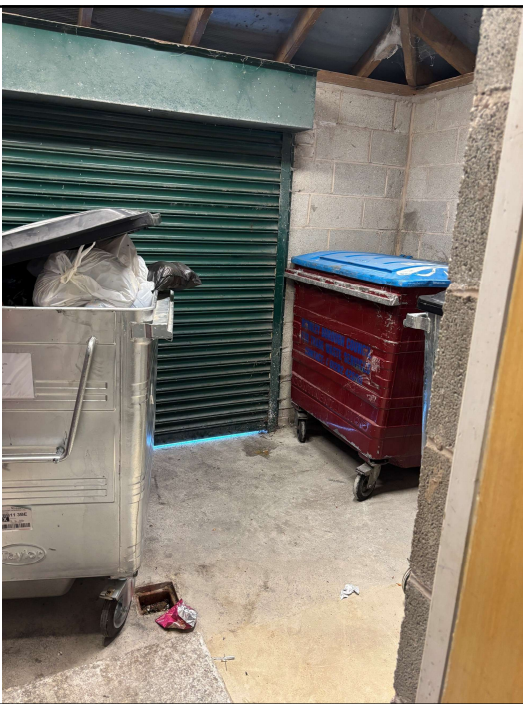
Photographs - Fire	
9th July 2026	Holly House

	
Photo No. 1	Store room 4

	
Photo No. 2	Loft space - no separation above flats

Photographs - Fire	
9th July 2026	Holly House

	
Photo No. 3	Loft space - no separation above flats

	
Photo No. 4	Bin store clean, tidy and secure

Photographs - Fire	
9th July 2026	Holly House



Photo No. 5	Mag locks on exit doors releasing on fire alarm activation
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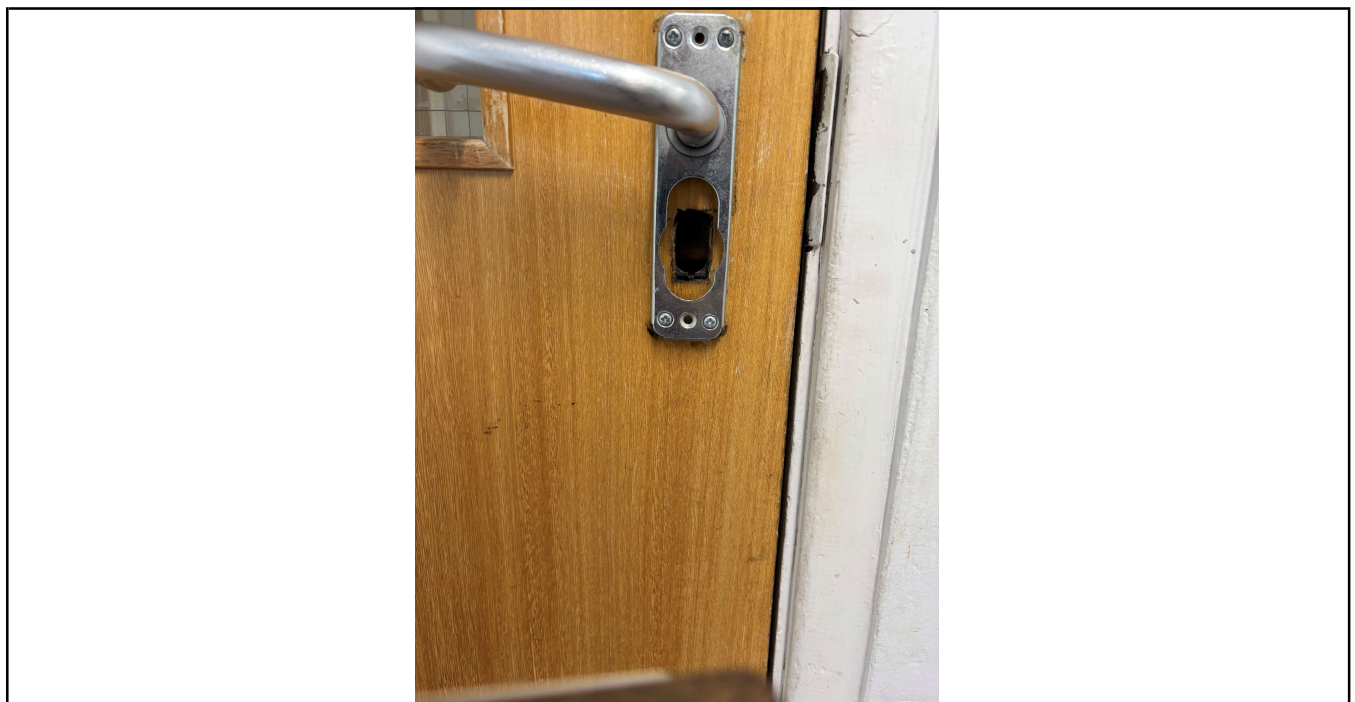


Photo No. 6	Laundry door lock missing
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Photographs - Fire

9th July 2026Holly House



Photo No. 7

Fire alarm panel showing no faults

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:

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

Action Plan - Fire					
Holly House			9th July 2026		
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?	In general the scheme is clean and tidy. Only able to access 2 store cupboards .Store 4 on the ground floor had excess storage of flammable items. HP to arrange removal and to check other store cupboards for flammable storage.	Low	10/08/26	Housing Partner	2159615
Measures to Limit Fire Spread and					
Compartmentation within roof spaces of a satisfactory standard?	Inspection of the roof void identified a continuous, unsegregated loft space extending above multiple dwellings. No compartmentation or fire-stopping was observed at the line of flat separating walls. This presents a potential route for fire and smoke spread between dwellings, compromising the intended fire-resisting separation between flats. A suitably qualified fire engineer or compartmentation contractor should undertake intrusive investigation and provide recommendations for remedial works if required.	Med	31/08/26	Building Safety Project manager	2159623
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,	All checked at time of inspection. Laundry door - lock has been removed and has left a hole. Requires replacing.Work Order 1391018	Med	15/08/26	0	

