



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

06 Nov 2025

Date of Next Fire Risk Assessment

06 Nov 2026

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	Rachel Ullah
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	LD1 Maximum 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	06/11/2025
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	LD1 Maximum 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 to be in order at time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	In date - Last tested, 21st Feb 2025
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last tested 25th July 2025
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?	No

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Comment

Mobility scooter seen in the communal corridor outside Flat 12. This has been reported previously. SHP informed at time of inspection and followed up by e-mail 21st November 25

Is there a purpose built mobility scooter store/charging area?

No

Comment

None on site

Does the building have a lightning protection system?

No

Comment

Not required

Comment

Observation	Priority	Referred To	Required By:	Task ID
A mobility scooter is being kept in communal corridor nr Flat 12. This has been observed on previous visits and the customer has been advised to store it in the flat. SHP has been informed via email on 21st Nov 25	Internal - High	Housing Partner	28/11/2025	2049142



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 3 boilers last tested 14th Feb 2025

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 Scheme

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. No smoking in communal areas, signage in place

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Adequate security against arson?	Yes
Comment	All external doors secure. Door entry system and CCTV in place.
Are refuse/recycling bin areas managed and suitably located?	No
Comment	Internal bin store clean and tidy. External recycling area away from building. A paper recycling dumpster bin was located adjacent to the building under a canopy and needs to be relocated. SHP informed at time of inspection, bin was moved to a new area. SHP informed formally by e-mail 21st Nov to ensure it stays away from the building.
Are there communal cooking facilities at this scheme?	Yes
Comment	Small domestic style kitchen used only for warming food occasionally and for tea and coffee making
Are reasonable measures taken to prevent fires as a result of cooking?	Yes
Comment	Kitchen never used for cooking meals
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?	No
Comment	Electrical personal items stored in riser cupboard nr Flat 16
Are unnecessary accumulations of combustible materials or waste avoided?	No
Comment	Several flats have placed Flammable ornamental items outside their front doors which need to be removed. SHP informed at time of inspection. E-mail sent to SHP 21/12/25
Are combustible materials and substances separated from ignition sources and stored appropriately?	Yes
Comment	None seen at time of inspection
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	Yes
Comment	Spot checked for labels

Observation	Priority	Referred To	Required By:	Task ID
Personal electrical items found in riser cupboard nr Flat 16 Items found underneath stairs nr basement door. SHP emailed 21/11/25	Internal - Low			
				
				

Observation	Priority	Referred To	Required By:	Task ID
Several flats are displaying Flammable ornaments outside their front doors which need to be removed. E-mail sent to SHP 21/11/25	Internal - Low			
				
				

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 and protected routes from all areas. All signposted.
Escape routes unobstructed and safe to use?	Yes
Comment	No obstructions observed at time of inspection
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	All checked at time of inspection

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

Yes

Comment

All flats have 2 ways to escape except flat 2 which has a very 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 large number of service/riser cupboards have breaches of the compartmentation due to wires/pipes penetrating but not fire stopped correctly afterwards. A compartmentation survey will be required in all service cupboards.
A couple of communal fire doors require attention to ensure they are effectively self closing into their frames.
A fire door in the boiler room was detached from its frame and requires re hanging

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?

N/A

Comment

None fitted

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

Yes

Comment

Compartmentation works were carried out recently in the roof spaces. Checks in loft hatches show certification labels and recent firestopping works 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?

Yes

Comment

As far as can be ascertained from the access able to be gained.

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

Yes

Comment

No Cladding, 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
A fire door within the boiler room connecting to an ante room has been removed from its hinges and is propped up next to the opening. This requires rehangng and the compartmentation reinstating Work order 1329300	Repair - Non Emergency			
				

Observation	Priority	Referred To	Required By:	Task ID
Doors in the following locations require attention to ensure they are close fitting and effectively self closing into their frames. 1. Corridor door nr Flat 37 - not closing into frame 2. Corridor door adjacent to Flat 15 - not closing into frame Work Order 1329300	Repair - Non Emergency			
				

Observation	Priority	Referred To	Required By:	Task ID
Large recycling dumpster containing paper stored adjacent to external wall and under a canopy which poses a high fire risk. SHP informed at the time and the dumpster was removed to a safer location. SHP informed by e-mail 21/11/25 to ensure it is stored away from the building	Internal - Low			
				

Observation	Priority	Referred To	Required By:	Task ID
The majority of service/riser cupboards have breaches of the compartmentation by pipes and cables. A compartmentation survey is required to identify all the areas and all breaches to me reinstated to 1 hour fire resistance. Work Order 1329291	Repair - Non Emergency			
				

Emergency Escape Lighting

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

Yes

Comment

Recently replaced and upgraded

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

Yes

Comment

No obvious damage seen at time of inspection

Records of monthly/annual testing available?

Yes

Comment

Annual test carried out 10th June 25
Last Monthly test carried out 14th November 25

Fire Safety Signs and Notices

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

No

Comment

All replaced at time of inspection by assessor

Directional fire escape signage in place and adequate?

Yes

Comment

All checked and in place

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

No

Comment

Signs on 2nd, 1st and Lower Ground Floors were missing. These were replaced at the time of inspection by assessor

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

No

Comment

Majority in place - some replaced at time of inspection by assessor

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

All flats have been recently upgraded to Part 6 Grade A LD1 system

Is the fire detection and warning system maintained/tested and all certificates saved on file?

Yes

Comment

Last tested 10th June 25 by Tunstall

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

No damage observed at time of inspection

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?

Yes

Comment

Tested by scheme manager weekly

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

The fire alarm is linked to a warden call service who will call 999 if required. This link is tested by SHP weekly

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

Yes

Comment	In higher risk areas
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	
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	Last tested May 25

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	IL Scheme
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	SHP works weekdays and scheme is unstaffed outside of working hours
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A
Comment	IL Scheme
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	IL Scheme
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	IL Scheme
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Car park at side of building
Offices - Are fire drills carried out at appropriate intervals?	N/A

Comment

IL Scheme

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 a firefighting lift

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

Yes

Comment

Last maintenance 11th November 25

Premises Inspection Box

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

No

Comment

Master Key and Emergency resident information contained within wall mounted safe accessed by call button to Astraline

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Astraline service or 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

As part of annual wellbeing check. Annual letter sent out by Accent

Is general fire safety information disseminated to residents?

Yes

Comment

As part of annual letter drop from Accent and PCFRA process

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.

Yes

Action leading to a repair

Yes

Internal administrative Action

Yes

Are there fire related remedial works required at this property, that will affect the fabric of the building?

No

Comment

Were there any unsatisfactory aspects of the Fire Risk Assessment ?
(Visible on Building Safety Report).

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