



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

Asset ID: 9055 **Kirk House Tanpits Road, Accrington**

Cover Sheet

Photo



Date of Fire Risk Assessment	16 Oct 2025
Date of Next Fire Risk Assessment	16 Oct 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	Kirk House
Scheme Address	Kirk House Tanpits Road, Accrington
Postcode	BB5 4HD
Region	North West
Scheme Manager	Rachel Ullah
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lancashire
Other staff in attendance	None
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 1983
Number Of Homes	44
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	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 9055 **Kirk House Tanpits Road, Accrington**

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	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	46
Occupant tenure type breakdown	CAT1 Housing for Older People, 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	0
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	16/10/2025
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	N/A
Other staff in attendance	None
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	46
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	None

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	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
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 appeared fine at time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last inspection 29th May 2025
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Lat tested 7th August 25
Absence of trailing leads and adapters?	No
Comment	Extension lead found running through the serving hatch in the kitchen from the lounge. SHP to arrange removal
Evidence that mobility scooters are not being stored/charged in common areas?	No

Comment	Large mobility scooter stored outside of Flat 19. This was also present on the last inspection 12 months ago. SHP to be informed to ensure it is not stored there
Is there a purpose built mobility scooter store/charging area?	Yes
Comment	External to building
Does the building have a lightning protection system?	No
Comment	Not required due to height
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Large mobility scooter observed in the communal corridor outside Flat 19. This has been mentioned on previous Fire Risk Assessments and the scooter needs storing in the dedicated store or in the customers flat. E-mail sent to SHP 31/10/25	Internal - High			
				

Gas installations

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	Communal Gas Boilers
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	Yes
Comment	Last tested 16th July 25
Valid LGSR held on file for residential flats that contains gas appliances?	N/A
Comment	Communal Heating System
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
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Comment	Signage in place. Residents allowed to smoke in flats. Residents observed following the rules
Adequate security against arson?	Yes
Comment	All external doors secure. CCTV system in operation. Extra Care staff on site 24/7
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Clean and tidy at time of inspection.
Are there communal cooking facilities at this scheme?	Yes
Comment	Seldom used for cooking, Mainly tea and coffee making and warming food.
Are reasonable measures taken to prevent fires as a result of cooking?	Yes
Comment	Only used for warming food occasionally
Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?	N/A
Comment	Xpelair only

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?	Yes
Comment	None seen at time of inspection
Are unnecessary accumulations of combustible materials or waste avoided?	No
Comment	Store rooms in 2 locations were found to be full of excess flammable items and need to be cleared 1st Floor store room within the lounge Store room opposite Flat 30 1st Floor
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	Labels checked

Observation	Priority	Referred To	Required By:	Task ID
Excess flammable items were found to be kept in the storerooms as follows: 1. Bed frame and mattress kept in store opposite Flat 30 2. Bags of confidential waste found in store within First floor communal lounge. Email sent to SHP to arrange removal 31/10/25	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 and protected staircases throughout the building
Escape routes unobstructed and safe to use?	No
Comment	All internal routes clear at time of inspection apart from the immediate area outside Flat 19 due to mobility scooter mentioned above. Externally, the path from the two rear fire exits are grassed and slippery. This is an ongoing issue raised on the last 2 FRA's which has yet to be resolved. Contractor is aware.
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	All checked
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	All within acceptable tolerances
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	Checked

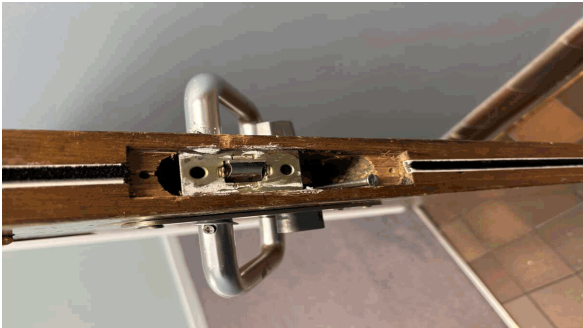
Observation	Priority	Referred To	Required By:	Task ID
The route from the rear fire exit doors to rear gate is grassed and can become muddy and slippery when wet. A work order has been requested for a path to be installed. At the time of inspection the path was not started however, since that time a path has now been installed.	Repair - Non Emergency			
				

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	No
Comment	Several doors require attention to ensure they are capable of performing their function as an Fire Door. They are listed in the observations below.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	All inert
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	Recent compartmentation survey and remedial works carried out in all loft spaces. Random checks show that the compartmentation has not been subsequently breached in the areas I checked.
Loft hatches fire resisting?	Yes
Comment	Where able to observe. Some are contained with individual flats.
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	See above regarding recent compartmentation works
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	All 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?	No
Comment	Kitchen serving hatch - extension lead running through the hatch into lounge which needs removing

Observation	Priority	Referred To	Required By:	Task ID
An extension wire feeding kitchen appliances has been fed through the serving hatch from the lounge into the kitchen preventing the serving hatch from closing. E-mail sent to SHP 31/10/25	Internal - Low			
				
				

Observation	Priority	Referred To	Required By:	Task ID
Kitchen door has had the lock removed and is missing a smoke seal. Work Order 1321355	Repair - Non Emergency			
				

Observation	Priority	Referred To	Required By:	Task ID
Several doors in the following locations require attention to ensure they are effectively self closing and close fitting in their frame: 1. Corridor door nr Flat 44 not Self Closing fully - warped at the bottom 2. Staircase door nr Flat 29 - Combined seal loose at bottom of leading edge 3. Corridor door nr Flat 34 - Not self closing fully 4. Staircase door nr Flat 16 - Not self closing fully 5. Staircase door opposite Flat 11 - Not self closing fully 6. Door to Guest bedroom - Not self closing 7. Staircase door opposite kitchen door - not self closing. Door was adjusted by assessor at time of inspection. 8. Laundry door - smoke seal missing off leading edge. 9. Cross corridor doors nr Laundry - not closing together, getting caught on smoke seal 10. Lounge doors on first floor - not closing together Work order: 1321349	Repair - Non Emergency			



Emergency Escape Lighting

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

Yes

Comment

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

Yes

Comment

No obvious damage seen

Records of monthly/annual testing available?

Yes

Comment

Annual - 17th June 25
Monthly - 3rd October 25

Fire Safety Signs and Notices

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

Yes

Comment

Checked

Directional fire escape signage in place and adequate?

Yes

Comment	Checked
Is there suitable LIFT signage i.e. do not use in case of fire?	Yes
Comment	Checked
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	Checked

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?	Yes
Comment	Grade A
Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?	Yes
Comment	
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Last tested 3rd Dec 24
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	No obvious damage seen 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	Tested with Warden Call service weekly by Scheme Manager

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Fire Extinguishers and Blanket
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	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 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	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	ILS
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	ILS
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	ILS
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Front car park
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	ILS

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 working at all levels at the time of inspection
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 tested 15th August 25

Premises Inspection Box

Is there a premises information box for fire & rescue service use?	No
Comment	There is a warden call controlled safe which houses a Master key and resident emergency information

Evacuation Policy

Are there suitable arrangements for summoning the fire service?	Yes
Comment	Fire alarm via Warden Call and 999 service
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	Letter sent to all and included as part of wellbeing checks
Is general fire safety information disseminated to residents?	Yes
Comment	See above

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.	N/A
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	Minor repair works
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