

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	St James St
Scheme Address :	15-21 St James St Accrington BB5 1NT
Date of Assessment:	30/11/2023
Date of Next Assessment:	30/11/2026
FRA Frequency:	3 Year Re-Assessment
Fire & Safety Assessor	Ian Potter

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

Scheme Details		St James St
Region:		North West
Scheme Name:		St James St
Site Address:	Street:	15-21 St James St
	Town:	Accrington
	Post Code:	BB5 1NT
Block & Asset No.		Block 15-15a 9328
Block & Asset No.		Block 17-17a 9329
Block & Asset No.		Block 19-19a 9330
Block & Asset No.		Block 21-21a 9331
Scheme Tel. No:		N/A
Date of this Assessment		30/11/2023
Date of Next Review		30/11/2026
Fire Risk Assessment Frequency		3 Years
Purpose of Fire Risk Assessment		3 Year Re-Assessment
Fire & Safety Assessor		Ian Potter
Director of Property Services		Louise Graham-Smith
Customer Partnership Manager		Jamie Trotter
Contract Manager		Emma Watkinson
Scheme Manager/Customer Partner		Mandy Clarke
Other staff in attendance		None
Use of Building		General Needs
Approximate Number of occupants		2 per block
Occupancy Profile		Mixed
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
Number of other (non-Accent) staff		None
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Full (Simultaneous) Evacuation
Evidence that residents have been notified of the evacuation procedure		Advice notices displayed in common areas
History of fires in the building		None
Business Continuity Plan in place?		Yes
Scope of Assessment		Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance		LACORS Guide

Building Details	St James St
Construction Date	1900
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Slate Tile
External Wall Finish	Stone
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	Two
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	Staircase to first floor flat behind residents front door - not communal
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 Place	
Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade A
Category of fire alarm	LD2 Additional Protection
Additional Comments:	
Evacuation Alert System (EAS)	No
Additional Comments:	
Emergency Lighting Provision	Maintained system - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
St James St				30/11/2023		
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 in date on ActiveH	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	All checked and in 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	No scooters on site	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	Yes	Customers allowed to smoke in flats but not in communal areas	.		
3	Arson:					
3.1	Adequate security against arson?	Yes		.		
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 & General Needs Residential flats.					
4.1	If portable heaters are used, are there suitable controls?	N/A	None in communal areas	.		
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 in 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	No Communal cooking facilities	.		
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 and junk mail were found in all 4 communal hallways. 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		.		
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, aerosols)	N/A	None in Communal areas	.		
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	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 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. Small amount of obstruction not significant	.		
10.3	Exits easily and immediately openable where necessary, without a key?	No	Block 15 requires thumbturn on exit door. All other blocks have them fitted.	Med	28/1/24	Fire Safety Manager
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Short hallway	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Door opens inwards	.		
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 Development:						
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	As far as could be observed	.		
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Painted	.		
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	.		

11.4	Compartmentation within roof spaces of a satisfactory standard?	Other	Unable to access. Loft hatch in upstairs flat	.		
11.5	Loft hatches fire resisting?	Other	See 11.4	.		
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 in Communal areas	.		
11.8	Roller shutter doors (fire resisting)	N/A	None in Communal areas	.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Stone 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,	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 Areas)					
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 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	.		
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	No balconies	.		

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		.		
15.9	Are records of monthly testing available?	Yes	All blocks 18th Dec 23	.		
15.10	Are records of annual testing available?	Yes	All blocks 6th June 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	Some replaced at thime of inspection	.		
16.3	Directional fire escape signage in place and adequate?	N/A	Not required	.		
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	All completed 19th Dec 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 remoteley 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)	Yes	Checked	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	None fitted	.		
18.2	Correct signage displayed by each fire extinguisher?	N/A		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
18.4	Hose Reels - fitted, maintained?	N/A		.		
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		.		
18.6	Records available of fire fighting equipment servicing within past 12 months	N/A		.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	999	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes		.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		

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						
St James St					30/11/2023	
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:
15	No		All appears OK from external inspection	-		
15a	No		All appears OK from external inspection	-		
17	No		All appears OK from external inspection	-		
17a	No		All appears OK from external inspection	-		
19	No		All appears OK from external inspection	-		
19a	No		All appears OK from external inspection	-		
21	No		All appears OK from external inspection	-		
21a	No		All appears OK from external inspection	-		

Photographs - Fire

30/11/2023

St James St



Photo No. 1

Personal items and mail in Communal area

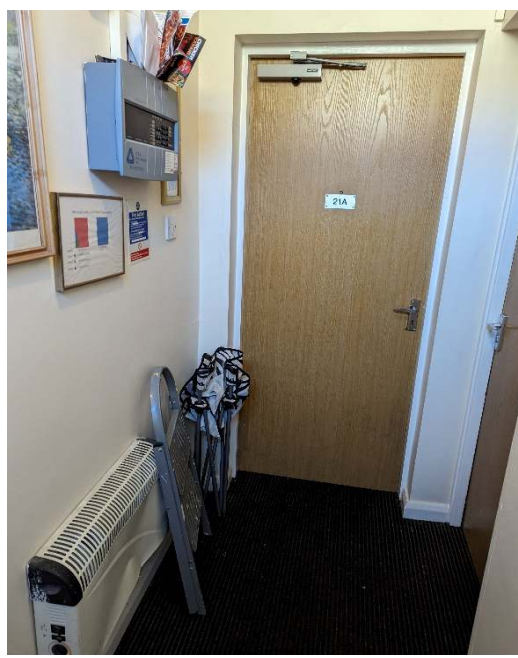


Photo No. 2

Personal items and mail in communal area

Photographs - Fire	
30/11/2023	St James St



Photo No. 3	No Thumbturn on Block 15
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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					
St James St				30/11/2023	
Tolerable					
Housekeeping:					
Is the standard of housekeeping adequate?	Personal items and junk mail were found in all 4 communal hallways. HP to arrange removal	Med	28/01/24	Customer Partner	
Means of Escape from Fire:					
Exits easily and immediately openable where necessary, without a key?	Block 15 requires thumbturn on exit door. All other blocks have them fitted.	Med	28/01/24	Fire Safety Manager	