

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

**Asset ID: 30986**      **1-42 Regent Court Block 1-42, Preston1-42 Regent Court Block 1-42, Preston**

## Cover Sheet

Photo



Date of Fire Risk Assessment	31 Aug 2023
Date of Next Fire Risk Assessment	31 Aug 2026
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Ian Potter, Ian Potter

**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	Regent Court
Scheme Address	1-42 Regent Court Block 1-42, Preston1-42 Regent Court Block 1-42, Preston
Postcode	PR2 9XWPR2 9XW
Region	North West
Scheme Manager	
Scheme Tel. No	NANA
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lancashire Lancashire
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	NoneNone

**The Building**

Accommodation Type	Leasehold for Older People (S60)
Build Date	Jul 9 1986
Number Of Homes	42
Homes breakdown	FlatFlat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	1
Number of floors on which car parking is provided	0
Is there a habitable basement?	NoNo
Number of internal Staircases (protected or unprotected?)	0
Number of External Staircases	0
External Balcony part of escape route?	N/A
Unusual features	NoneNone
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade F
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Not fitted
Portable Fire Extinguishers supplied/fitted	No, No
Fixed Fire Fighting Installations	No, No

## Customers

Number of occupants	1
Occupant tenure type breakdown	Leasehold for Older People, LeaseholdLeasehold for Older People, Leasehold

## 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	
Overdue Annual Emergency Lighting tests	
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	

## 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	31/08/2023
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Ian Potter
Enforcing Fire Authority	Lancashire
Scheme Tel. No	NA
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	None
Scheme Inspection completed	Yes
Number of occupants	1
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	1
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	0
Number of external staircases	0
External balcony part of escape route?	N/A
Unusual features	None

## Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Flats only
Grade of Fire Alarm	Grade F
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Not fitted
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	No
Fire Blanket(s) present	No
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	Guest Flat
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Not due until 31 Mar 27
Electrical App/PA Testing - tested within past 12 months?	No
Comment	No record of PAT testing refet to Customer safety surveyor- electrical
Absence of trailing leads and adapters?	Yes
Comment	None seen
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	Guest flat
Is there a purpose built mobility scooter store/charging area?	N/A

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Comment      Guest Flat

Does the building have a lightning protection system?      No

Comment      Not required

**Gas installations**

Is there a commercial/domestic gas supply to the scheme?      No

Comment

**Other Sources of Ignition**

Is there a no smoking policy in place, which is enforced and adhered to?      Yes

Comment      No smoking in Guest flat

Adequate security against arson?      Yes

Comment      Locked when not in use

Are refuse/recycling bin areas managed and suitably located?      N/A

Comment      Single guest Flat

Are there communal cooking facilities at this scheme?      No

Comment

**Housekeeping**

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

Comment

Are unnecessary accumulations of combustible materials or waste avoided?      Yes

Comment      None seen

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

Comment      None

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

Comment

**Other Significant Fire Hazards**

Are all other significant fire hazards adequately controlled?      Yes

Comment      None

## Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes
Comment	
Escape routes unobstructed and safe to use?	Yes
Comment	
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	Thumb turn
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	V short
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	

## Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	Single guest Flat
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A
Comment	None
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	Yes
Comment	Checked
Loft hatches fire resisting?	Yes
Comment	
As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?	N/A
Comment	None
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Brick
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

### **Emergency Escape Lighting**

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

Comment      None fitted single guest flat

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

Comment      None fitted

Records of monthly/annual testing available?      N/A

Comment      None fitted

### **Fire Safety Signs and Notices**

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

Comment      Near door

Directional fire escape signage in place and adequate?      N/A

Comment      Not required

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

Comment      Not required

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

Comment      Single guest flat

### **Means of giving Warning in case of Fire**

Is the scheme fitted with a communal area fire alarm?      No

Comment      Single guest Flat with battery detectors tested at time of FRA

### **Fire Extinguishing Equipment**

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?      No

Comment      Not required



## Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act? No

Comment

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? No

Comment Single guest Flat

## Passenger Lift

Is the scheme fitted with a passenger lift? No

Comment

## Premises Inspection Box

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

Comment Not required

## Evacuation Policy

Are there suitable arrangements for summoning the fire service? Yes

Comment 999

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance? Yes

Comment

## Engagement with Residents

Has information of fire procedures been disseminated to residents? N/A

Comment Guest flat

Is general fire safety information disseminated to residents? N/A

Comment Guest Flat

## FRA Frequency

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

Comment

**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? Comment	No
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.	No
Some minor works were required which have been raised with our contractors.	No
Unauthorised items were found in communal areas and arrangements were made for their removal.	No
Not all records were up to date, as noted in the table below. Arrangements have been made for these to be completed.	Yes
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**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**