



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	Cranbrook Gardens Community Centre
Scheme Address :	Cranbrook Gardens Ashton-Under-Lyne OL7 9AB
Date of Assessment:	09/04/2026
Date of Next Assessment:	09/04/2029
FRA Frequency:	3 Year 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		Cranbrook Gardens Community Centre
Region:		North West
Scheme Name:		Cranbrook Gardens Community Centre
Site Address:	Street:	Cranbrook Gardens
	Town:	Ashton-Under-Lyne
	Post Code:	OL7 9AB
Block & Asset No.		Asset No: 33288
Date of this Assessment		09/04/2026
Date of Next Review		09/04/2029
Fire Risk Assessment Frequency		3 Years
Purpose of Fire Risk Assessment		3 Year Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor		Ian Potter FIFireE DipFD
Director of Customer Experience		John Place
Housing Partner Manager		Jamie Trotter
Contract Manager		Karen Anthony
Scheme Manager/Customer Partner		Kellie Boothman
Other staff in attendance		None
Use of Building		Community Centre and Office
Approximate Number of occupants		50 when in use
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
		Contract cleaners in common areas
Number of other (non-Accent) staff		
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Full (Simultaneous) 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		Places of Assembly guide
		Offices guide

Building Details	Cranbrook Gardens Community Centre
Construction Date	1987
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete Tile
External Wall Finish	Brick
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)	0
Number of storeys above ground Not including Basements	One
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	None
Number of External Staircases per Block	None
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	Residential
Fire Provision Currently in Place	
Fire Detection and Warning System	Common areas only
Grade of fire alarm (Flats)	N/A
Category of fire alarm (Flats)	N/A
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD1 Maximum Protection
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System Common Areas
Additional Comments:	
Portable Fire Extinguishers	Carbon Dioxide
	Water
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Cranbrook Gardens Community Centre				09/04/2026		
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 7th Jan 26 Satisfactory	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	N/A	Not Required - no flats in this building	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	Pat testing carried out 19th August 25.	.		
1.5	Absence of trailing leads and adapters	Yes	None within the communal areas	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	None seen at time of inspection	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed within the communal areas. There are smoking signs present within the communal areas.	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	Building secured when not in use. CCTV covering external areas.	.		

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?	Yes	Single domestic gas boiler Last checked 27th August 25	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	No flats in this building	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Domestic style kitchen no oven or hob - Microwave only	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	Vent axia only	.		
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?	No	Store cupboard containing electrical distribution board contains too much flammable storage and requires some removal. HP to arrange	Low	30/4/26	Housing Partner
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	No	See 7.1	.		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	No	See 7.1	.		
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	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.	Yes	All in good condition	.		
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	Small building with adequate escape routes from each area.	.		
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 had pushbar/pads or thumb-turn	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All within acceptable limits	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Checked	.		
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	All on ground level and ramped access	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	No obvious breaches seen at time of inspection	.		

11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Reasonable limitation of all surfaces	.		
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?	N/A	No Access to roof space from Common Area	.		
11.5	Loft hatches fire resisting?	N/A	None fitted within the communal area.	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No Cross Corridor Doors at this scheme	.		
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	Brick 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	All checked and satisfactory at time of inspection	.		
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	Dorgard fitted to Kitchen door. Door locked shut at time of inspection (opened by key). Dorgard tested and working OK.	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	N/A	No flats in this building	.		
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	See 13.1	.		
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	See 13.1	.		
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	Tested along with the residential blocks. No specific report for the community centre. Spoken to Tunstall engineer who confirmed that testing is carried out. E-mailed contract administrator for Tunstall to ensure that Community centre testing is reported separately in future. Last tested 8th April 26	.		
15.10	Are records of annual testing available?	Yes	Tested along with the residential blocks. No specific report for the community centre. Spoken to Tunstall engineer who confirmed that testing is carried out. E-mailed contract administrator for Tunstall to ensure that Community centre testing is reported separately in future. Last tested 29th July 25	.		
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		.		
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	Full evacuation Detection is appropriate for evacuation strategy	.	
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	Tested along with the residential blocks. No specific report for the community centre. Spoken to Tunstall engineer who confirmed that testing is carried out. E-mailed contract administrator for Tunstall to ensure that Community centre testing is reported separately in future. Last tested 29th July 25	.	
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes	Throughout building	.	
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	Not remotely 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 flats in this building	.	
18	Fire Extinguishing Equipment:				
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes		.	
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?	Yes	Checked	.	
18.4	Hose Reels - fitted, maintained?	N/A	None fitted	.	

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	.		
18.6	Records available of fire fighting equipment servicing within past 12 months	Yes	Labels on extinguishers indicate last test April 25	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	999 by those in attendance	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Housing Partners do scheme inspections. Last inspection 12th March 26	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	Not required	.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A	One desk office rarely staffed	.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A	One desk office rarely staffed	.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A	One desk office rarely staffed	.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	Yes	Car park at the side	.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A	Not required	.		
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.	.		

Photographs - Fire	
09/04/2026	Cranbrook Gardens Community Centre



Photo No. 1	Store cupboard/electrical intake excess flammable storage
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Photo No. 2	Escape doors open onto clear area.
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Photographs - Fire

09/04/2026

Cranbrook Gardens Community Centre



Photo No. 3

Extinguishers in test

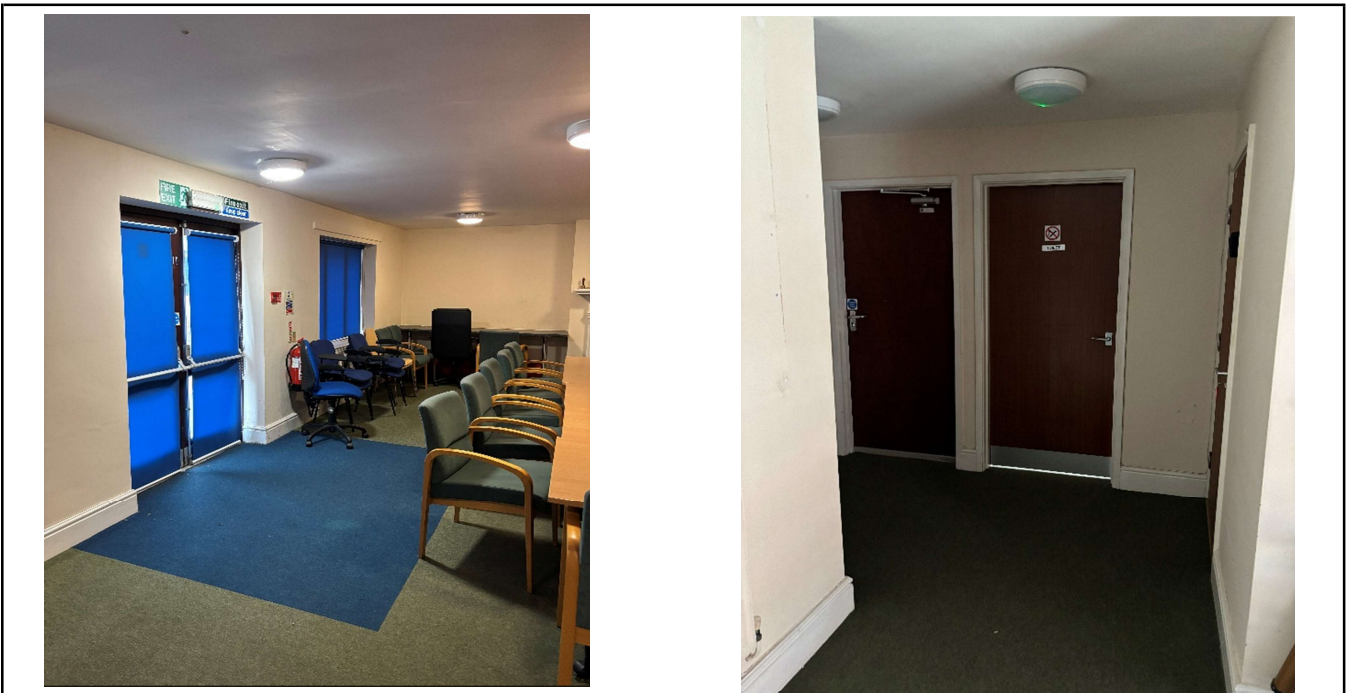


Photo No. 4

Escape routes kept clear

Photographs - Fire	
09/04/2026	Cranbrook Gardens Community Centre



Photo No. 5	Fire alarm panel no faults
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Photo No. 6	Microwave cooking only
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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

X

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

X

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					
Cranbrook Gardens Community Centre				09/04/2026	
Trivial					
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?	Store cupboard containing electrical distribution board contains too much flammable storage and requires some removal.HP to arrange	Low	30/04/26	Housing Partner	2120510