



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

Asset ID: 9308 Richmond House Pall Mall, Chorley

Cover Sheet

Photo



Date of Fire Risk Assessment	02 Oct 2025
Date of Next Fire Risk Assessment	02 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	Pall Mall Chorley
Scheme Address	Richmond House Pall Mall, Chorley
Postcode	PR7 3HJ
Region	North West
Scheme Manager	Rachel Ullah
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lancashire
Other staff in attendance	Specialist Housing Partner
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	53
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	No
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: 9308 **Richmond House Pall Mall, Chorley**

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	Mixed system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	54
Occupant tenure type breakdown	CAT2 Housing for Older People

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	1
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	02/10/2025
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	Specialist Housing Partner
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	54
Personal Emergency Evacuation Plans in place	No
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	Mixed system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	Yes
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	None seen at time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	In date - Last tested 13th November 2023
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last tested 23rd July 25
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?	Yes
Comment	None seen at time of inspection
Is there a purpose built mobility scooter store/charging area?	Yes

Comment

External away from the building

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

No gas supply to the scheme. Electric only

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 and external areas only. Signage in place

Adequate security against arson?

Yes

Comment

All external doors secure and building covered by CCTV

Are refuse/recycling bin areas managed and suitably located?

No

Comment

Rubbish bags were found in the bin store lobby. Signage was in place to inform residents not to leave rubbish in this location. The rubbish was removed at the time by the scheme manager

Are there communal cooking facilities at this scheme?

Yes

Comment

Not used for cooking meals, warming food only and making hot drinks

Are reasonable measures taken to prevent fires as a result of cooking?

Yes

Comment

See above

Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?

N/A

Comment

Expelair 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	Some store rooms found to be full of old paperwork and other flammable objects. These need to be cleared to minimum requirements to reduce the fire loading. Flat 45 had combustibile items hanging from the front door. SHP to arrange removal
Are combustibile 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	Checked

Observation	Priority	Referred To	Required By:	Task ID
The following areas of housekeeping need to be addressed. 1. Flammable materials on the front door of Flat 45 2. Several cupboards need clearing out of excess materials 3. Leaflets on table in foyer SHP informed to arrange removal	Internal - Low			
				
				

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
Comment	Nothing 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	3 staircases all leading to final exits. Corridors have cross doors
Escape routes unobstructed and safe to use?	Yes
Comment	No obstructions seen at time of inspection
Exits immediately openable without a key and/or failsafe's function correctly?	Yes

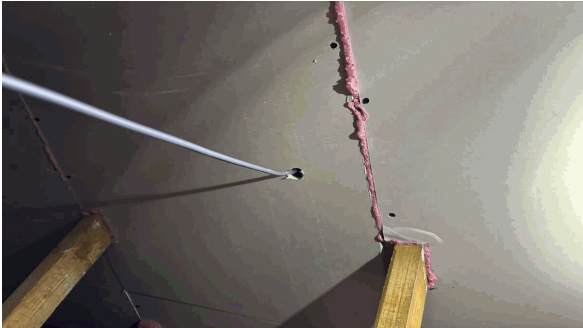
Comment	Some with maglocks linked to Fire Alarm. Others with panic bolts - tested at time of inspection.
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	All within acceptable limits
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	Checked

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	No
Comment	Several doors were found to require attention to ensure they are effectively self closing and close fitting into their frame - See observations section below Lift room door has air transfer grills which may not have an intumescent liner. Recommend compliance check by suitably accredited contractor Compartmentation breaches in several areas were observed and are detailed in the observations section below
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Class 0 materials used
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 works carried out in loft spaces by approved contractor
Loft hatches fire resisting?	Yes
Comment	1 hour rated
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	Spot checked where able to lift ceiling tiles
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	
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?	Yes

Comment

Kitchen serving hatch

Observation	Priority	Referred To	Required By:	Task ID
Breaches of compartmentation were observed in the following locations: 1. In store room next to lift motor room GF 2. In guest room on wall above the front door 3. Above loft hatch in staircase nr Flat 37 - hole with cable passing though and pink foam used to seal. Repairs raised with approved contractor	Repair - Non Emergency			
				
				

Observation	Priority	Referred To	Required By:	Task ID
Doors in the following locations require attention: 1. Corridor door between Flat 52 and 2nd Floor Lounge - Door warped beyond tolerances 2. Kitchen Fire Door - Hold back device on self closer not engaging 3. Corridor door between Flats 43 and 44 - Door not self closing 4. Integrity of lift door requires verification due to air transfer grills. Repairs arranged with approved contractor	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 damage seen at time of inspection

Records of monthly/annual testing available?	No			
Comment	Last Monthly test carried out: 15th April 25 and not recorded since. SHP to be informed Annual test carried out: 2nd April 25 by Tunstall			
Observation	Priority	Referred To	Required By:	Task ID
Weekly test records not updated on activeH. SHP informed to ensure they are inputted	Internal - Low			

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	All in place
Is there suitable LIFT signage i.e. do not use in case of fire?	Yes
Comment	On each floor
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	
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	Tested 2nd April by Tunstall
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	No obvious damage observed at time of inspection
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	Checked weekly by Scheme Manager.
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	Link with Astraline tested weekly by Scheme Manager. Unable to find records on ActiveH. SHP to be informed.			
Observation	Priority	Referred To	Required By:	Task ID
Weekly test records not updated on activeH. SHP informed to ensure they are inputted	Internal - Low			

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	In risk areas
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	Checked
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	All tested May 25 by Morgan Fire

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	No
Comment	Low Rise
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	Not staffed outside working hours
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 Rear gardens

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 during inspection

Is the lift fitted with a firefighters switch? No

Comment Not required

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

Comment Last inspection 25th July

Premises Inspection Box

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

Comment Master key and emergency residents information sheet kept in key-safe accessible by Fire Service

Evacuation Policy

Are there suitable arrangements for summoning the fire service? Yes

Comment Warden Call and 999 by residents

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	Start of tenancy and as part of Wellbeing checks. Letter sent out by Accent to all
Is general fire safety information disseminated to residents?	Yes
Comment	As part of wellbeing check and letter sent out by Accent to all

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	Minor works only
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.	Yes
Some minor works were required which have been raised with our contractors.	Yes
Unauthorised items were found in communal areas and arrangements were made for their removal.	Yes
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

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