



## **ACCENT HOUSING - FIRE RISK ASSESSMENT**



|                                   |                                                                                          |
|-----------------------------------|------------------------------------------------------------------------------------------|
| <b>Region :</b>                   | <b>North West</b>                                                                        |
| <b>Scheme Name :</b>              | <b>Blandford House</b>                                                                   |
| <b>Scheme Address :</b>           | <b>Cocker Hill<br/>Stalybridge<br/>SK15 1AQ</b>                                          |
| <b>Date of Assessment:</b>        | <b>17/06/2026</b>                                                                        |
| <b>Date of Next Assessment:</b>   | <b>17/06/2027</b>                                                                        |
| <b>FRA Frequency:</b>             | <b>Annual Re-Assessment under the<br/>Regulatory Reform (Fire Safety) Order<br/>2005</b> |
| <b>Fire &amp; Safety Assessor</b> | <b>Ian Potter FIFireE DipFD</b>                                                          |

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

| Scheme Details                                                         |            | Blandford House                                                           |
|------------------------------------------------------------------------|------------|---------------------------------------------------------------------------|
| Region:                                                                |            | North West                                                                |
| Scheme Name:                                                           |            | Blandford House                                                           |
| Site Address:                                                          | Street:    | Cocker Hill                                                               |
|                                                                        | Town:      | Stalybridge                                                               |
|                                                                        | Post Code: | SK15 1AQ                                                                  |
| Block & Asset No.                                                      |            | Block: Blandford House. Asset No: 9409                                    |
| Date of this Assessment                                                |            | 17/06/2026                                                                |
| Date of Next Review                                                    |            | 17/06/2027                                                                |
| Fire Risk Assessment Frequency                                         |            | Annual                                                                    |
| Purpose of Fire Risk Assessment                                        |            | Annual 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                                                |            | Louise Leatherbarrow                                                      |
| Contract Manager                                                       |            | Karen Anthony                                                             |
| Scheme Manager/Customer Partner                                        |            | Daniel O'Sullivan                                                         |
| Other staff in attendance                                              |            | None                                                                      |
| Use of Building                                                        |            | Catergory 2 Independent Living                                            |
| Approximate Number of occupants                                        |            | 40                                                                        |
| Occupancy Profile                                                      |            | Elderley                                                                  |
| Familiarity of the occupants                                           |            | Fully Familiar                                                            |
| Likely state of the Occupants                                          |            | Sleeping Familiar                                                         |
| PEEPs in place where necessary                                         |            | No                                                                        |
| Number of on-site Accent staff                                         |            | Scheme Manager weekdays                                                   |
| Number of other (non-Accent) staff                                     |            | Contract cleaners in common areas                                         |
| Support Agency (Supported Housing)                                     |            | N/A                                                                       |
| Current Evacuation Strategy.                                           |            | Dual system Communal full evacuation flats stay put(Stay Safe)            |
| 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                                        |            | Specialised housing guide                                                 |

| Building Details                                                    | Blandford House                                                                                   |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Construction Date                                                   | 1987                                                                                              |
| Construction Type                                                   | Concrete Frame                                                                                    |
| Roof Finish                                                         | Pitched-Slate 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)        | 39                                                                                                |
| Number of storeys above ground Not including Basements              | Three                                                                                             |
| Number of storeys below ground                                      | None                                                                                              |
| Is there a habitable basement?                                      | No                                                                                                |
| Number of internal Staircases per Block (protected or unprotected?) | Three-Protected                                                                                   |
| 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                                                                                       |
| <b>Fire Provision Currently in Place</b>                            |                                                                                                   |
| Fire Detection and Warning System                                   | Flats and common areas linked                                                                     |
| Grade of fire alarm (Flats)                                         | Grade A                                                                                           |
| Category of fire alarm (Flats)                                      | LD1 Maximum Protection                                                                            |
| Grade of fire alarm (Communal)                                      | Grade A                                                                                           |
| Category of fire alarm (Communal)                                   | LD1 Maximum Protection                                                                            |
| Additional Comments:                                                | Alarm panel shows individual flat activations. Flat activations only sound in the flat of origin. |
| Evacuation Alert System (EAS)                                       | Not Fitted                                                                                        |
| Additional Comments:                                                |                                                                                                   |
| Emergency Lighting Provision                                        | Non Maintained System -                                                                           |
| Additional Comments:                                                |                                                                                                   |
| Portable Fire Extinguishers                                         | Carbon Dioxide                                                                                    |
| Additional Comments:                                                |                                                                                                   |
| Fixed Fire Fighting Installations                                   | None fitted                                                                                       |
| Additional Comments:                                                |                                                                                                   |

| Significant Findings - Fire |                                                                                                                                       |            |                                                                                                                                                      |             |                        |                            |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------|----------------------------|
| Blandford House             |                                                                                                                                       |            |                                                                                                                                                      | 17/06/2026  |                        |                            |
| Action Ref:                 | Potential Area of Fire Risk                                                                                                           | Yes-No-N/A | Observation/Comments/<br>Actions Required                                                                                                            | Risk Rating | Target Completion Date | Referred To:               |
| <b>Fire Hazards</b>         |                                                                                                                                       |            |                                                                                                                                                      |             |                        |                            |
| <b>1</b>                    | <b>Electrical Sources of Ignition:</b>                                                                                                |            |                                                                                                                                                      |             |                        |                            |
| 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 4th October 21 Satisfactory         | .           |                        |                            |
| 1.3                         | Valid Electrical Installation Condition Reports held on file. (General Needs Flats)                                                   | N/A        | Specialist Housing                                                                                                                                   | .           |                        |                            |
| 1.4                         | Electrical App/PA Testing - all portable appliances tested within past 12 months                                                      | Yes        | Last test date 5th August 25                                                                                                                         | .           |                        |                            |
| 1.5                         | Absence of trailing leads and adapters                                                                                                | Yes        | None seen within the communal areas                                                                                                                  | .           |                        |                            |
| 1.6                         | Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat                                                 | No         | Mobility scooter observed in communal corridor outside Flat 27. SHP to speak to customer to advise on safe storage.                                  | Med         | 30/6/26                | Specialist Housing Partner |
| <b>2</b>                    | <b>Smoking:</b>                                                                                                                       |            |                                                                                                                                                      |             |                        |                            |
| 2.1                         | Are there any risks associated with smoking in the building?                                                                          | No         | Smoking is not allowed within the communal areas. Smoking is only permitted within flats. There are smoking signs present within the communal areas. | .           |                        |                            |
| <b>3</b>                    | <b>Arson:</b>                                                                                                                         |            |                                                                                                                                                      |             |                        |                            |



|          |                                                                                                                           |     |                                                                                          |   |  |  |
|----------|---------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------|---|--|--|
| 3.1      | Adequate security against arson?                                                                                          | Yes | All external doors secure at time of inspection.<br>CCTV in operation.                   | . |  |  |
| 3.2      | Is there an absence of unnecessary fire load in close proximity to building?                                              | Yes |                                                                                          | . |  |  |
| <b>4</b> | <b>Heating Installations (Portable/fixed)<br/>Gas Installations - Common Areas &amp; General Needs Residential flats.</b> |     |                                                                                          |   |  |  |
| 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 | All boilers serviced and checked 24th Dec 25 on ActiveH                                  | . |  |  |
| 4.3      | Valid LGSC held on file for each residential flat that contains gas appliances.                                           | N/A | Gas supply is a communal system. There is no gas supply to individual flats.             | . |  |  |
| <b>5</b> | <b>Cooking:</b>                                                                                                           |     |                                                                                          |   |  |  |
| 5.1      | Are reasonable measures taken to prevent fires as a result of cooking?                                                    | Yes | Communal kitchen seldom used for cooking food.<br>Warming of food and making hot drinks. | . |  |  |
| 5.2      | Where there is extraction ventilation in communal kitchens are filters changed/cleaned and ductwork cleaned regularly?    | N/A | Vent axia in external window only                                                        | . |  |  |
| <b>6</b> | <b>Lightning Protection System:</b>                                                                                       |     |                                                                                          |   |  |  |
| 6.1      | Does the building have a lightning protection system, If so, is it adequately maintained?                                 | N/A | No lightning conductor system fitted                                                     | . |  |  |
| <b>7</b> | <b>Housekeeping:</b>                                                                                                      |     |                                                                                          |   |  |  |

|                                 |                                                                                                                                             |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |         |                            |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|----------------------------|
| 7.1                             | Is the standard of housekeeping adequate?                                                                                                   | No  | Combustible materials were found in several areas of the communal hallways, means of escape and other areas as follows:<br>1. Large number of Personal items in the corridor nr Flat 28<br>2. Bags of waste found in the refuse chute areas on the 1st Floor<br>3. Plastic chair in corridor nr Flat 12<br>4. Upholstered chair in the staircase nr Flat 5<br>5. Plastic commode chair in the corridor nr Flat 8<br>6. Store next to managers office is full of flammable materials and as found to unlocked.<br>SHP tasked with removing all the above. | Med | 30/6/26 | Specialist Housing Partner |
| 7.2                             | Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.             | Yes | None seen at time of inspection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | .   |         |                            |
| 7.3                             | Are combustible materials separated from ignition sources and stored appropriately?                                                         | Yes | None seen at time of inspection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | .   |         |                            |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | .   |         |                            |
| <b>8</b>                        | <b>Furniture/furnishings on escape routes and other communal areas:</b>                                                                     |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |         |                            |
| 8.1                             | Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.                                                 | Yes | Labels checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | .   |         |                            |
| <b>9</b>                        | <b>Other Significant Fire Hazards:</b>                                                                                                      |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |         |                            |
| 9.1                             | Are there other significant fire hazards that are inadequately controlled?                                                                  | No  | None seen at time of inspection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | .   |         |                            |
| <b>Fire Protection Measures</b> |                                                                                                                                             |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |         |                            |

| 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 | All areas lead to a protected route which discharges to an emergency exit door                                                                                                                                                                                                      | .   |                                           |
| 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?                                                | No  | Some of the emergency exits have break glass bolts fitted for security. The hammer was missing from the break glass bolt on the exit door near flat 5. Replace security bolts on both doors where fitted with Push pads. Work order 1388028                                         | Low | 30/6/26                                   |
| 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?                                                               | Yes | Checked by Scheme Manager as part of weekly alarm test.                                                                                                                                                                                                                             | .   |                                           |
| 10.7 | Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people? | No  | The scheme manager is relatively new in post and advised that he had not carried out many PCFRA's and had no PEEPS as he was not aware he had to do them. Specialist Housing Manager has been tasked with ensuring he has had the appropriate input to carry out these assessments. | Med | 30/6/26<br><br>Specialist Housing Partner |
| 11   | Measures to Limit Fire Spread and Development:                                                                       |     |                                                                                                                                                                                                                                                                                     |     |                                           |
| 11.1 | Is it considered that the compartmentation is of a reasonable standard?                                              | Yes | No evidence of compartmentation breaches observed at time of inspection.                                                                                                                                                                                                            | .   |                                           |
| 11.2 | Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?         | Yes | Reasonable limitation in place.                                                                                                                                                                                                                                                     | .   |                                           |

|           |                                                                                                                                                                                            |     |                                                                                                                                                                                                                                                                          |     |         |  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|--|
| 11.3      | Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?                                                          | Yes | Refuse chutes are contained within a protected room with a lobby between them and internal areas. Smoke detection contained within the room.                                                                                                                             | .   |         |  |
| 11.4      | Compartmentation within roof spaces of a satisfactory standard?                                                                                                                            | Yes | From what could be observed from the central loft access on 2nd floor.                                                                                                                                                                                                   | .   |         |  |
| 11.5      | Loft hatches fire resisting?                                                                                                                                                               | Yes |                                                                                                                                                                                                                                                                          | .   |         |  |
| 11.6      | Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard                                                                                     | Yes | Suspended ceiling difficult to lift in places and so limited inspection of these areas could be carried out. Where observation took place, compartmentation was in place.                                                                                                | .   |         |  |
| 11.7      | Smoke Control Systems (AOV's)<br>Are records of annual testing available?                                                                                                                  | N/A | No Automatic vents fitted at this scheme                                                                                                                                                                                                                                 | .   |         |  |
| 11.8      | Roller shutter doors (fire resisting)                                                                                                                                                      | Yes | In communal kitchen through to lounge                                                                                                                                                                                                                                    | .   |         |  |
| 11.9      | Do the external walls, windows, balconies etc pose a risk of significant fire spread?                                                                                                      | No  | Standard brick construction                                                                                                                                                                                                                                              | .   |         |  |
| <b>12</b> | <b>Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.</b> |     |                                                                                                                                                                                                                                                                          |     |         |  |
| 12.1      | Communal fire doors to FD30s standard and in a serviceable condition,                                                                                                                      | No  | All in good condition except the following:<br>1. Combined seal damaged on staircase door opposite the lounge Ground Floor Work order 1384342<br>2. Corridor door wedged open with books 1st floor near small lounge - books removed at time of inspection. SHP informed | Low | 30/6/26 |  |
| 12.2      | "Fire door keep shut/locked" signage displayed on both sides of all applicable doors.                                                                                                      | No  | Missing from the following doors - Laundry door and Store room next to guest flat.<br>All replaced at time of inspection.                                                                                                                                                | .   |         |  |
| 12.3      | Hold open devices operate at the sounding of the alarm and are in a serviceable condition                                                                                                  | Yes | Checked                                                                                                                                                                                                                                                                  | .   |         |  |
| <b>13</b> | <b>Flat entrance doors (Internal Common Areas)</b>                                                                                                                                         |     |                                                                                                                                                                                                                                                                          |     |         |  |

|           |                                                                                                                                                  |     |                                                                                                                     |   |  |  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------|---|--|--|
| 13.1      | Do flat entrance doors open onto internal escape routes?                                                                                         | Yes | If yes, see "Residents Front Doors Sheet"                                                                           | . |  |  |
| <b>14</b> | <b>Flats with a single direction of escape to a single escape stairway. (External Balcony)</b>                                                   |     |                                                                                                                     |   |  |  |
| 14.1      | Do the flat entrance doors that open onto an external balcony have to be passed during an escape?                                                | N/A | None at this scheme                                                                                                 | . |  |  |
| 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 | None at this scheme                                                                                                 | . |  |  |
| <b>15</b> | <b>Emergency Escape Lighting:</b>                                                                                                                |     |                                                                                                                     |   |  |  |
| 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 | Monthly test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 27th May 26    | . |  |  |
| 15.10     | Are records of annual testing available?                                                                                                         | Yes | Annual test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 16th October 25 | . |  |  |
| <b>16</b> | <b>Fire Safety Signs and Notices:</b>                                                                                                            |     |                                                                                                                     |   |  |  |
| 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. One replaced in Laundry room                               | . |  |  |
| 16.3      | Directional fire escape signage in place and adequate?                                                                                           | Yes | Checked                                                                                                             | . |  |  |
| 16.4      | Is there a suitable LIFT sign i.e. do not use in case of fire.                                                                                   | Yes | On all 3 levels                                                                                                     | . |  |  |
| <b>17</b> | <b>Means of giving Warning in case of Fire:</b>                                                                                                  |     |                                                                                                                     |   |  |  |
| 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 | Last inspection by Tunstall 1st April 26                                                                                             | . |  |  |
| 17.4      | Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?                                                                             | Yes | Checked                                                                                                                              | . |  |  |
| 17.5      | Is the fire alarm panel remotely monitored, and if so are there records of regular testing?                                                                  | Yes | Alarm is connected to a Warden Call system which monitors the alarm when the SHP is not present. This system is tested by SHP weekly | . |  |  |
| 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 | Specialist Housing                                                                                                                   | . |  |  |
| <b>18</b> | <b>Fire Extinguishing Equipment:</b>                                                                                                                         |     |                                                                                                                                      |   |  |  |
| 18.1      | Portable fire extinguishers - appropriate type/number/position?                                                                                              | Yes | High risk areas                                                                                                                      | . |  |  |
| 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 at scheme                                                                                                                       | . |  |  |
| 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 at scheme                                                                                                                       | . |  |  |
| 18.6      | Records available of fire fighting equipment servicing within past 12 months                                                                                 | Yes | Last checked August 25                                                                                                               | . |  |  |
| <b>19</b> | <b>Management of Fire Safety</b>                                                                                                                             |     |                                                                                                                                      |   |  |  |

|           |                                                                                                                       |     |                                                                                                                                               |   |  |  |
|-----------|-----------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------|---|--|--|
| 19.1      | Are there suitable arrangements for summoning the fire service?                                                       | Yes | Warden Call/SHP will call Fire Service on activation of alarm. Residents will also call fire service                                          | . |  |  |
| 19.2      | Do relevant staff carry out regular fire safety checks                                                                | Yes | Housing Partners do scheme inspections.                                                                                                       | . |  |  |
| 19.3      | Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.                         | N/A | Staffed only during office hours.                                                                                                             | . |  |  |
| 19.4      | Offices - Are there suitable arrangements for ensuring the premises are evacuated?                                    | N/A | Specialist Housing                                                                                                                            | . |  |  |
| 19.5      | Offices - Are there suitable arrangements for evacuating disabled people?                                             | N/A | Specialist Housing                                                                                                                            | . |  |  |
| 19.6      | Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information? | N/A | Specialist Housing                                                                                                                            | . |  |  |
| 19.7      | Offices/IL Schemes - Is there a suitable assembly point?                                                              | Yes | Main car park                                                                                                                                 | . |  |  |
| 19.8      | Offices - Are fire drills carried out at appropriate intervals?                                                       | N/A | Specialist Housing                                                                                                                            | . |  |  |
| <b>20</b> | <b>Evacuation Policy</b>                                                                                              |     |                                                                                                                                               |   |  |  |
| 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. The scheme was purpose built to allow residents to stay safely within ther flats. | . |  |  |

| Residents Front Doors                                                                                                                                                                                                                                           |               |           |                                                                    |             |                 |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|--------------------------------------------------------------------|-------------|-----------------|--------------|
| Blandford House                                                                                                                                                                                                                                                 |               |           |                                                                    |             | 17/06/2026      |              |
| 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: |
| 30                                                                                                                                                                                                                                                              | No            |           | Door wedged open at time of inspection                             | Med         | 21/06/26        |              |
| 14                                                                                                                                                                                                                                                              | Yes           |           | Self closer removed from door requires replacing Work order 138345 | Med         | 30/06/26        |              |

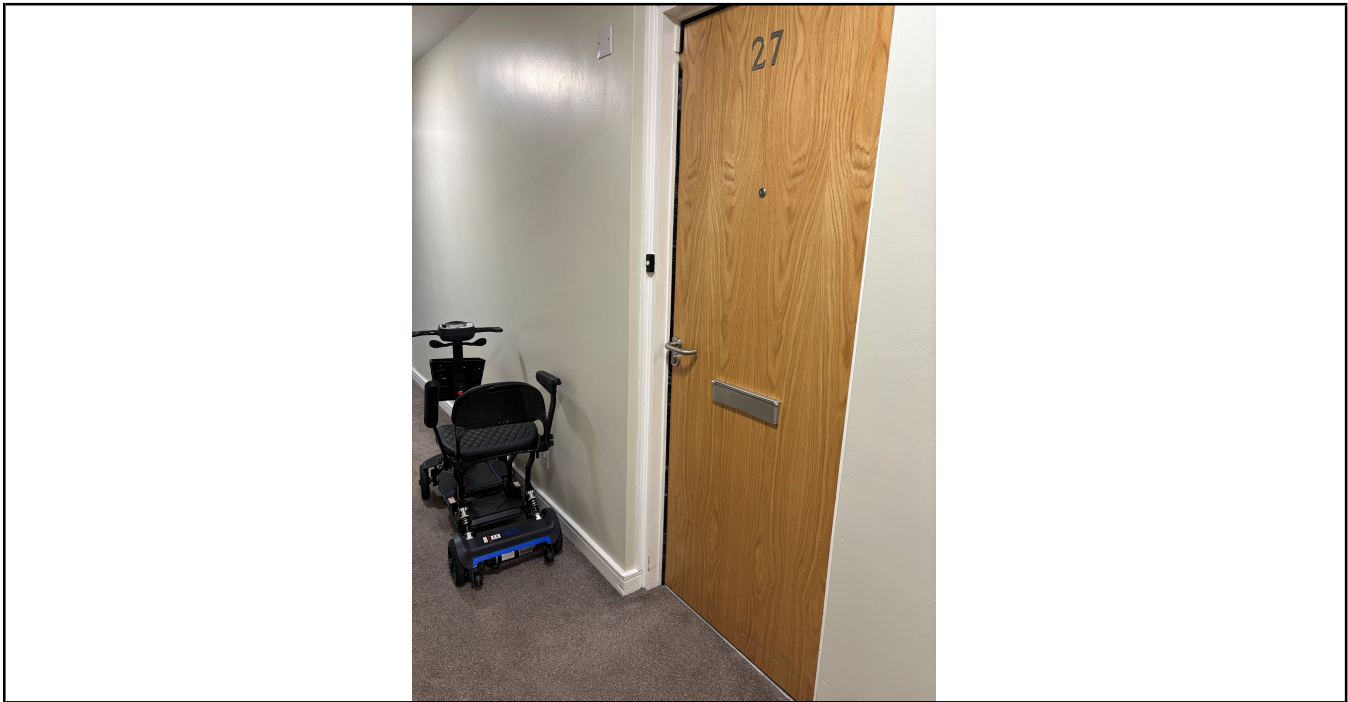


| Photographs - Fire |                 |
|--------------------|-----------------|
| 17/06/2026         | Blandford House |

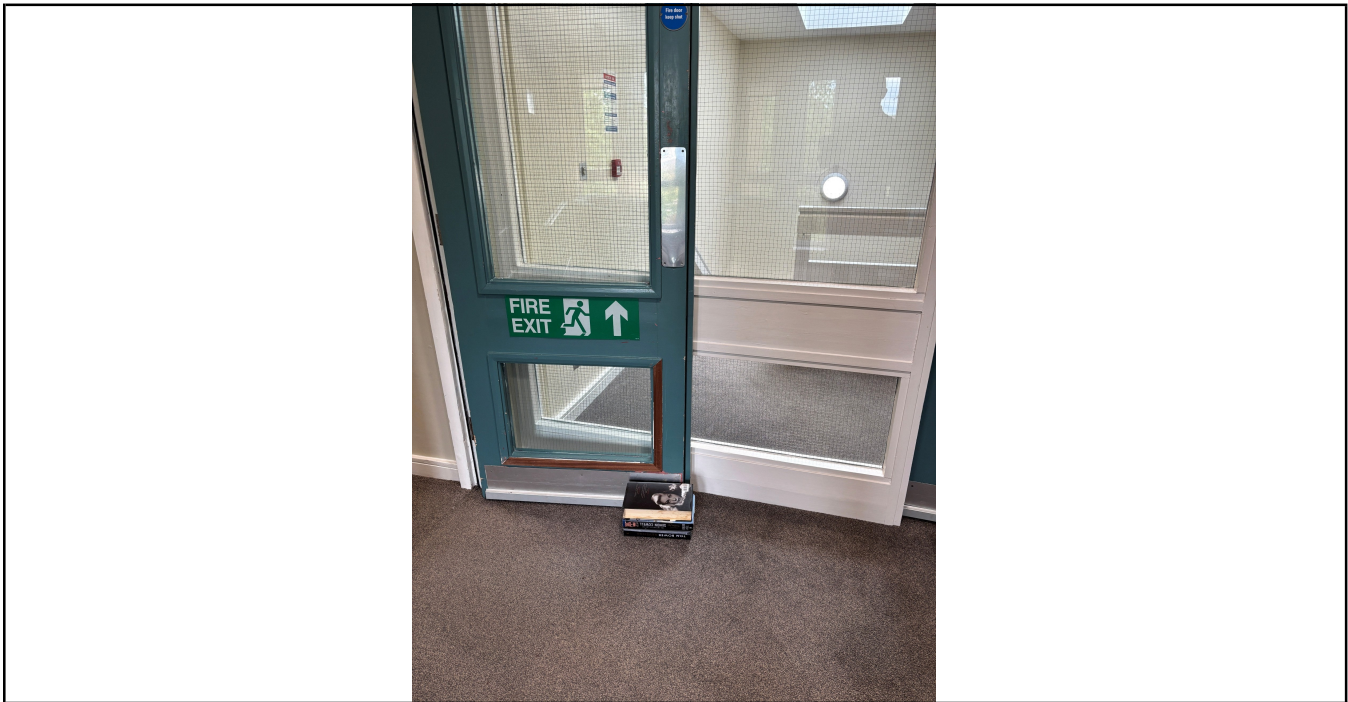
|             |                                                                                    |
|-------------|------------------------------------------------------------------------------------|
| Photo No. 1 |  |
|             | Self closer removed from Flat 14 front door                                        |

|             |                                                                                      |
|-------------|--------------------------------------------------------------------------------------|
| Photo No. 2 |  |
|             | Personal items in Communal hallway                                                   |

| Photographs - Fire |                 |
|--------------------|-----------------|
| 17/06/2026         | Blandford House |



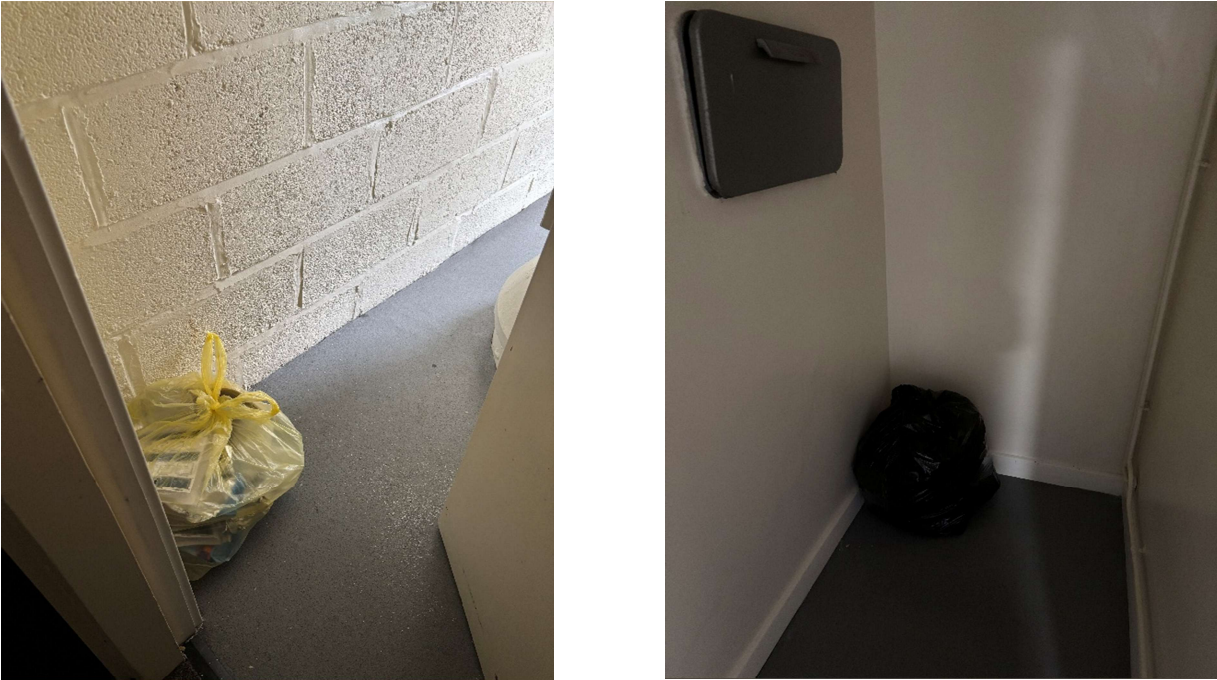
|             |                                  |
|-------------|----------------------------------|
| Photo No. 3 | Mobility scooter outside Flat 27 |
|-------------|----------------------------------|



|             |                                   |
|-------------|-----------------------------------|
| Photo No. 4 | Fire door propped open with books |
|-------------|-----------------------------------|



| Photographs - Fire |                 |
|--------------------|-----------------|
| 17/06/2026         | Blandford House |

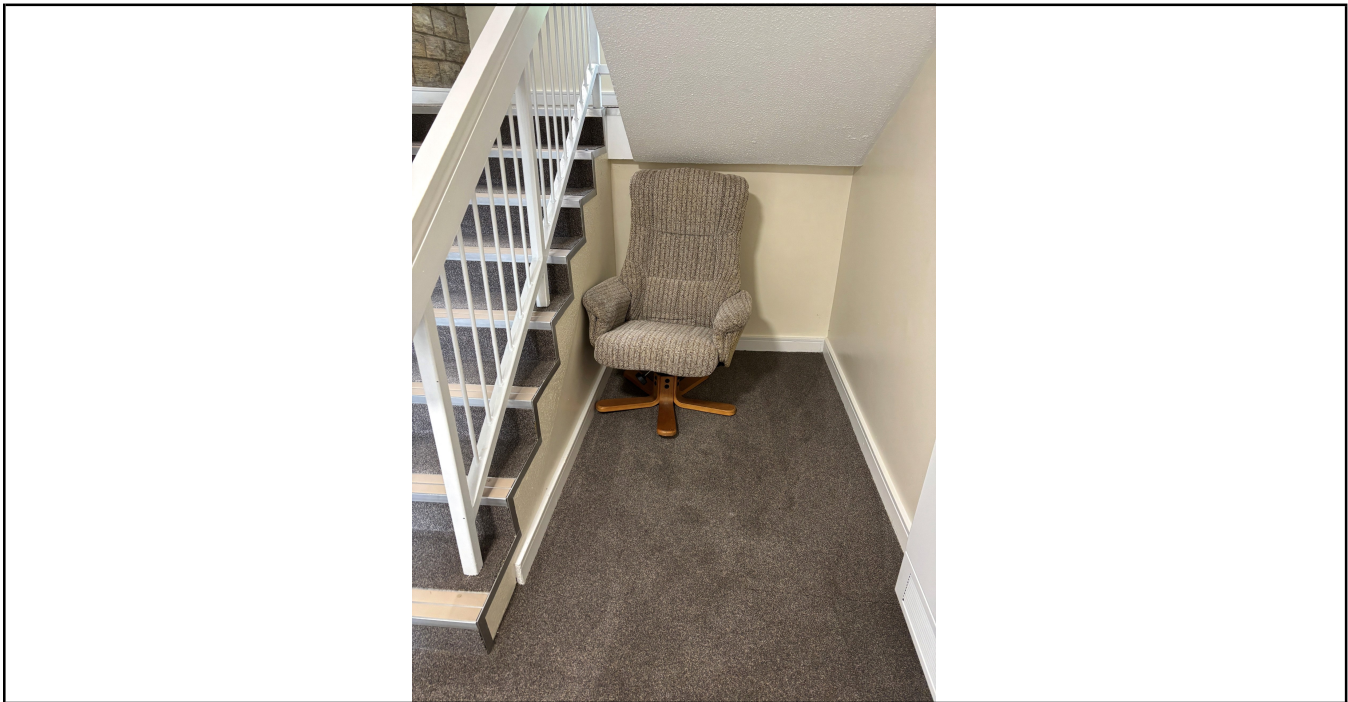
|                                                                                    |                                |
|------------------------------------------------------------------------------------|--------------------------------|
|  |                                |
| Photo No. 5                                                                        | Rubbish bags in bin chute area |

|                                                                                      |                                   |
|--------------------------------------------------------------------------------------|-----------------------------------|
|  |                                   |
| Photo No. 6                                                                          | Plastic chair in communal hallway |

| Photographs - Fire |                 |
|--------------------|-----------------|
| 17/06/2026         | Blandford House |



|             |                                      |
|-------------|--------------------------------------|
| Photo No. 7 | Hammer missing from break glass bolt |
|-------------|--------------------------------------|



|             |                             |
|-------------|-----------------------------|
| Photo No. 8 | Chair in communal staircase |
|-------------|-----------------------------|



| Photographs - Fire |                 |
|--------------------|-----------------|
| 17/06/2026         | Blandford House |



|             |                                   |
|-------------|-----------------------------------|
| Photo No. 9 | Commode chair in communal hallway |
|-------------|-----------------------------------|



|              |                                                          |
|--------------|----------------------------------------------------------|
| Photo No. 10 | Store room adjacent to Managers office full and unlocked |
|--------------|----------------------------------------------------------|

| Photographs - Fire |                 |
|--------------------|-----------------|
| 17/06/2026         | Blandford House |



Photo No. 11

Combined seal damaged on door nr lounge



Photo No. 12

Fire panel showing no faults

## 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***

|                 |                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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                                                                                                                         |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |                 |                            |             |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------|----------------------------|-------------|
| Blandford House                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             | 17/06/2026      |                            |             |
| Tolerable                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |                 |                            |             |
| Potential area of fire risk                                                           | Observation/Comments / Actions Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Risk Rating | Completion Date | Referred To:               | Task ID No. |
| Fire Hazards                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |                 |                            |             |
| Electrical Sources of Ignition:                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |                 |                            |             |
| Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat | Mobility scooter observed in communal corridor outside Flat 27. SHP to speak to customer to advise on safe storage.                                                                                                                                                                                                                                                                                                                                                                                                                                      | Med         | 30/06/26        | Specialist Housing Partner | 2148969     |
| Housekeeping:                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |                 |                            |             |
| Is the standard of housekeeping adequate?                                             | Combustible materials were found in several areas of the communal hallways, means of escape and other areas as follows:<br>1. Large number of Personal items in the corridor nr Flat 28<br>2. Bags of waste found in the refuse chute areas on the 1st Floor<br>3. Plastic chair in corridor nr Flat 12<br>4. Upholstered chair in the staircase nr Flat 5<br>5. Plastic commode chair in the corridor nr Flat 8<br>6. Store next to managers office is full of flammable materials and as found to unlocked.<br>SHP tasked with removing all the above. | Med         | 30/06/26        | Specialist Housing Partner | 2148969     |
| Fire Protection Measures                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |                 |                            |             |
| Means of Escape from Fire:                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |                 |                            |             |
| Exits easily and immediately openable where necessary, without a key?                 | Some of the emergency exits have break glass bolts fitted for security. The hammer was missing from the break glass bolt on the exit door near flat 5. Replace security bolts on both doors where fitted with Push pads.Work order 1388028                                                                                                                                                                                                                                                                                                               | Low         | 30/06/26        | 0                          |             |



|                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                     |     |          |                            |         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|----------------------------|---------|
| Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?                                                               | The scheme manager is relatively new in post and advised that he had not carried out many PCFRA's and had no PEEPS as he was not aware he had to do them. Specialist Housing Manager has been tasked with ensuring he has had the appropriate input to carry out these assessments. | Med | 30/06/26 | Specialist Housing Partner | 2148969 |
| <b>Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.</b> |                                                                                                                                                                                                                                                                                     |     |          |                            |         |
| Fire doors to FD30s standard and in a serviceable condition,                                                                                                                       | All in good condition except the following:<br>1. Combined seal damaged on staircase door opposite the lounge<br>Ground Floor Work order 1384342<br>2. Corridor door wedged open with books 1st floor near small lounge - books removed at time of inspection. SHP informed         | Low | 30/06/26 | 0                          |         |

| Action Plan - Residents Front Doors |           |                                                                    |             |                 |              |             |
|-------------------------------------|-----------|--------------------------------------------------------------------|-------------|-----------------|--------------|-------------|
| Blandford House                     |           |                                                                    |             | 17/06/2026      |              |             |
| Flat No.                            | Asset No. | Observation/Comments / Actions Required                            | Risk Rating | Completion Date | Referred To: | Task ID No. |
| 30                                  | 0         | Door wedged open at time of inspection                             | Med         | 21/06/26        | 0            |             |
| 14                                  | 0         | Self closer removed from door requires replacing Work order 138345 | Med         | 30/06/26        | 0            |             |