ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	**North West**
Scheme Name :	**Milnshaw Gardens**
Scheme Address :	**Milnshaw Gardens Accrington BB5 4SE**
Date of Assessment:	**17th Sept 26**
Date of Next Assessment:	**17th Sept 27**
FRA Frequency:	**Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005**
Fire & Safety Assessor	**Ian Potter FIFireE DipFD**

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

Scheme Details		Milnshaw Gardens
Region:		North West
Scheme Name:		Milnshaw Gardens
Site Address:	**Street:**	Milnshaw Gardens
	Town:	Accrington
	Post Code:	BB5 4SE
Block & Asset No.		Block: 2-40, Asset : 9078
Date of this Assessment		17th Sept 26
Date of Next Review		17th Sept 27
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		Dean Anderson
Housing Partner Manager		Louise Leatherbarrow
Contract Manager		Karen Anthony
Scheme Manager/Customer Partner		Claire Clegg
Other staff in attendance		None
Use of Building		Catergory 2 Independent Living
Approximate Number of occupants		60
Occupancy Profile		Elderley
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Sleeping Familiar
PEEPs in place where necessary		Scheme Manager has details.
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	Milnshaw Gardens
Construction Date	1987
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete Tile
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?)	Two-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
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm (Flats)	Grade D
Category of fire alarm (Flats)	LD1 Maximum Protection
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD2 Additional Protection
Additional Comments:	Flats are linked on the panel to show which flat has been activated.
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System -
Additional Comments:	
Portable Fire Extinguishers	Carbon Dioxide
	Fire Blanket
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Milnshaw Gardens				17th Sept 26		
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	**Electrical Sources of Ignition:**					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	Yes	All common area sockets and fittings in a satisfactory condition at the time of inspection	'		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Valid communal area EIC Reports uploaded to property file all In date at time of inspection Last Inspection Date 26/08/25 Satisfactory	'		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	N/A	Specialist Housing Scheme	'		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	PAT testing carried out 24th Sept 26	'		
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	Yes	Purpose built external store. No evidence of storage within communal areas.	'		
2	**Smoking:**					
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.	'		
3	**Arson:**					
3.1	Adequate security against arson?	Yes	Secure door entry system and CCTV coverage	'		

3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	None seen at time of inspection.	'		
4	**Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.**					
4.1	If portable heaters are used, are there suitable controls?	N/A	There are no portable heaters within the communal area.	'		
4.2	Are fixed heating installations subject to regular maintenance?	N/A	No Gas supply to scheme.	'		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	No Gas supply within the communal area. There is no gas supply to individual flats.	'		
5	**Cooking:**					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Small domestic style kitchen used infrequently, mainly for tea and coffee making.	'		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	Small Ventilation fan only	'		
6	**Lightning Protection System:**					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	No lightning conductor system fitted	'		
7	**Housekeeping:**					
7.1	Is the standard of housekeeping adequate?	No	Personal flammable items were found outside many of the flats. Some flammable items such as leaflets and brochures found in main foyer. SHP tasked to remove foyer items and inform all residents that these are not allwed in the communal corridors and must be removed	**Low**	**24/10/26**	**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	'		
8	**Furniture/furnishings on escape routes and other communal areas:**					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	Yes	All in good condition.	'		
9	**Other Significant Fire Hazards:**					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	None seen at time of inspection.	'		
	Fire Protection Measures					
10	**Means of Escape from Fire:**					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	Escape in 2 directions for the majority of flats.	'		
10.2	Escape routes unobstructed and safe to use?	Yes	There were no obstructions on the means of escape at the time of inspection.	'		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	All checked at time of inspection.	'		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All in accordance with current guidance.	'		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Stircases lead to final exits. Communal areas on Ground Floor lead to a number of final exits.	'		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	Checked where applicable.	'		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Ground floor only. Lift not used in an emergency.	'		
11	**Measures to Limit Fire Spread and Development:**					

11.1	Is it considered that the compartmentation is of a reasonable standard?	No	Many service cupboards have multiple breaches of compartmentation by cables and pipes. This was raised on the inspection carried out in 2024 and 2025 but hasn't been rectified. Assessor has spoken with the contractor and they have carried out a survey and quote will be supplied asap. There is a hole in the ceiling of the IT server room nr Bin Store which requires fire stopping. Work Order 1407868	**Med**	**30/11/26**	**Building Safety Project manager**
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?	N/A	None fitted within this scheme	'		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Yes	Central walkway in roof space checked at time of inspection	'		
11.5	Loft hatches fire resisting?	Yes	Checked	'		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	Yes	Checked where accesible	'		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	No Automatic vents fitted at this scheme	'		
11.8	Roller shutter doors (fire resisting)	N/A	Not fitted at this scheme.	'		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Standard construction.	'		
12	**Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.**					

12.1	Communal fire doors to FD30s standard and in a serviceable condition,	No	The following door requires attention to ensure they are effectivley self closing and close fitting in their frame. Laundry room door - not fully closing. Corridor door not closing fully nr Flat 30 Work Order 1407874 The following doors were found not to be compliant but were rectified at the time of inspection. SHPtasked with ensuring they are not replaced. 1.Staircase door nr Flat 24 not self closing fully - Adjusted at time and now compliant. 2. Kitchen door wedged because dorgard was not working. Wedge removed and batteries replaced in dorgard. 3. Lounge door wedged open - wedge removed. 4. Corridor door nr Flat 5 wedged open - wedge removed	Low	**24/10/26**	**Building Safety Project manager**
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	Checked	'		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	No	See 12.1	'		
13	**Flat entrance doors (Internal Common Areas)**					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	All in good condition.	'		
14	**Flats with a single direction of escape to a single escape stairway. (External Balcony)**					
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A	None at 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 scheme	'		
15	**Emergency Escape Lighting:**					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes		'		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	All in good condition at the time of inspection.	'		
15.9	Are records of monthly testing available?	Yes	Monthly test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 14th August 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 : - 19th August 26	'		
16	**Fire Safety Signs and Notices:**					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	The correct Notices are displayed throughout the scheme.	'		
16.3	Directional fire escape signage in place and adequate?	Yes	Checked	'		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	Yes	Checked	'		
17	**Means of giving Warning in case of Fire:**					
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	Dual system. Full evacuation in Communal areas and Stay Put in Flats.	'		
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 tested 19th August 26	'		

17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes	All appropriate rooms covered	'		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes	Fire panel is monitored by SHP when on site and by Warden Call out of hours.	'		
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 Scheme	'		
18	**Fire Extinguishing Equipment:**					
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes	In 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	All tested May 26	'		
19	**Management of Fire Safety**					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Residents responsible for calling 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	Scheme not staffed 24/7	'		

19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A	Specialist Housing Scheme	'		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A	Specialist Housing Scheme	'		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A	Specialist Housing Scheme	'		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	Yes	Car park at front of building	'		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A	Specialist Housing Scheme	'		
20	**Evacuation Policy**					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	The evacuation policy is correct for this type of building and in line with Specialist Housing guide.	'		

Photographs - Fire	
17th Sept 26	Milnshaw Gardens



Photo No. 1	Example of holes in Riser cupboards



Photo No. 2	Example of holes in Riser cupboards

Photographs - Fire	
17th Sept 26	Milnshaw Gardens



Photo No. 3	Example of holes in Riser cupboards



Photo No. 4	Example of holes in Riser cupboards

Photographs - Fire	
17th Sept 26	Milnshaw Gardens



Photo No. 5	Example of holes in Riser cupboards



Photo No. 6	Example of holes in Riser cupboards

Photographs - Fire	
17th Sept 26	Milnshaw Gardens



Photo No. 7	Example of holes in Riser cupboards



Photo No. 8	Example of holes in Riser cupboards

Photographs - Fire	
17th Sept 26	Milnshaw Gardens



Photo No. 9	Hole in ceiling of IT server room



Photo No. 10	Example of personal items outside flat front doors

Photographs - Fire	
17th Sept 26	Milnshaw Gardens



Photo No. 11	Example of personal items outside flat front doors



Photo No. 12	Example of personal items outside flat front doors

Photographs - Fire	
17th Sept 26	Milnshaw Gardens



Photo No. 13	Corridor door not closing fully nr Flat 30



Photo No. 14	Door wedged open nr Flat 5

Photographs - Fire	
17th Sept 26	Milnshaw Gardens



Photo No. 15	Laundry door not fully self closing



Photo No. 16	Kitchen door - dorgard not working and wedged open

Photographs - Fire	
17th Sept 26	Milnshaw Gardens



Photo No. 17	Flammable items in main foyer



Photo No. 18	Flammable items in main foyer

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	
	X				

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	
			X		

The definition of the above terms is as follows:

FRA Review Frequency

MINOR	Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a bedroom in which a fire occurs).
MAJOR	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
CRITICAL	There is significant potential for serious injury or death of one or more occupants.

3. The above estimates are then read into the following matrix table to give the overall risk level for the site:

Fire Hazard	Minor	Major	Critical
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

When the level of risk is established, the action level can be read from the table below:

Risk Level	Guide to actions and appropriate timescales
Trivial	No action is required
Moderate	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
Substantial	Considerable resources may have to be allocated to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

Action Plan - Fire					
Milnshaw Gardens			17th Sept 26		
Tolerable					
Potential area of fire risk	**Observation/Comments / Actions Required**	**Risk Rating**	**Completion Date**	**Referred To:**	**Task ID No.**
Fire Hazards					
Housekeeping:					
Is the standard of housekeeping adequate?	Personal flammable items were found outside many of the flats. Some flammable items such as leaflets and brochures found in main foyer. SHP tasked to remove foyer items and inform all residents that these are not allwed in the communal corridors and must be removed	**Low**	**24/10/26**	**Specialist Housing Partner**	2183573
Measures to Limit Fire Spread and					
Is it considered that the compartmentation is of a reasonable standard?	Many service cupboards have multiple breaches of compartmentation by cables and pipes. This was raised on the inspection carried out in 2024 and 2025 but hasn't been rectified. Assessor has spoken with the contractor and they have carried out a survey and quote will be supplied asap. There is a hole in the ceiling of the IT server room nr Bin Store which requires fire stopping. Work Order 1407868	**Med**	**30/11/26**	**Building Safety Project manager**	2183577
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