ACCENT HOUSING - FIRE RISK ASSESSMENT

Region :	**North West**
Scheme Name :	**19-24 The Martindales**
Scheme Address :	**The Martindales Clayton-Le-Woods PR6 7TJ**
Date of Assessment:	**9th Sept 26**
Date of Next Assessment:	**9th Sept 29**
FRA Frequency:	**3 Year Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005**
Fire & Safety Assessor	**Ian Potter FIFireE DipFD**

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

Scheme Details		19-24 The Martindales
Region:		North West
Scheme Name:		19-24 The Martindales
Site Address:	**Street:**	The Martindales
	Town:	Clayton-Le-Woods
	Post Code:	PR6 7TJ
Block & Asset No.		Block 19-24 Asset 9249
Date of this Assessment		9th Sept 26
Date of Next Review		9th Sept 29
Fire Risk Assessment Frequency		3 Years
Purpose of Fire Risk Assessment		3 Year Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor		Ian Potter FIFireE DipFD
Director of Customer Experience		Dean Anderson
Housing Partner Manager		Jamie Trotter
Contract Manager		Karen Anthony
Scheme Manager/Customer Partner		Yolanda Owens
Other staff in attendance		None
Use of Building		General Needs living Sleeping accommodation
Approximate Number of occupants		12
Occupancy Profile		Mixed
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Sleeping Familiar
PEEPs in place where necessary		N/A
Number of on-site Accent staff		None
Number of other (non-Accent) staff		Contract cleaners in common areas
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Stay Put (Stay Safe) Evacuation
Evidence that residents have been notified of the evacuation procedure		Fire Evacuation notices displayed in common areas and in place
History of fires in the building		None
Scope of Assessment		Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance		Purpose-built flats guide

Building Details	19-24 The Martindales
Construction Date	1979
Construction Type	Joisted or Load Bearing Masonry (Traditional)
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)	6
Number of storeys above ground Not including Basements	3
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	None
Number of External Staircases per Block	One
External Balcony part of escape route?	Yes
Unusual features	Fully enclosed central garden which all block exits lead to.
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 not linked
Grade of fire alarm (Flats)	Grade D
Category of fire alarm (Flats)	LD2 Additional Protection
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD1 Maximum Protection
Additional Comments:	Communal alarm within Reception/Laundry block only.
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System -
Additional Comments:	
Portable Fire Extinguishers	Carbon Dioxide
	Foam
Additional Comments:	Within Reception/Laundry block only
Fixed Fire Fighting Installations	None fitted

Significant Findings - Fire						
19-24 The Martindales					9th 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)	N/A	No electrical supply to communal areas	'		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	Valid General Needs flats EIC Reports uploaded to M-Files and ActiveH. All checked and in date Satisfactory	'		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	There are no portable appliances within the communal area.	'		
1.5	Absence of trailing leads and adapters	Yes	None within the communal areas	'		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No evidence or reports that any of the residents own a mobility scooter	'		
2	**Smoking:**					
2.1	Are there any risks associated with smoking in the building?	No	All communal areas are open to fresh air. Residents allowed to smoke within flats.	'		
3	**Arson:**					
3.1	Adequate security against arson?	Yes	All blocks are accessed through secure door entry system.	'		
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	Not required as there are is no heating within the communal area.	'		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	All flats have a gas supply.	'		
5	**Cooking:**					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	Cooking only permitted within flats	'		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	None at scheme	'		
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	Flammable personal items were found outside Flats 21 & 24, and on 2nd floor staircase landing area. HP tasked to arrange removal.	**Low**	**30/9/26**	**Housing Partner**
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	Checked	'		
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.	N/A	Furniture not permitted in communal areas at general needs schemes	'		
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	Single semi enclosed staircase leads from all levels to fresh air	'		
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	Final exit doors from inner garden area open on a electronic button or break glass release.	'		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Short travel distances from each flat	'		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Exit routes from each block lead to openings with no door and them from garden area though a final exit to the car park.	'		
10.6	Do failsafe's on locked exit doors function correctly?	Yes		'		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Ground floor only	'		
11	**Measures to Limit Fire Spread and Development:**					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	From what could be observed from external 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?	N/A	None fitted within this scheme	'		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Yes	Small loft space above 2nd floor balcony	'		
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	N/A	No Cross Coridor Doors at this scheme	'		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	No Automatic vents fitted at this scheme	'		
11.8	Roller shutter doors (fire resisting)	N/A	Not fitted at this scheme.	'		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	All 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,	Yes	Reception/Laundry block only	'		
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	N/A	No Hold open devices at this scheme	'		
13	**Flat entrance doors (Internal Common Areas)**					
13.1	Do flat entrance doors open onto internal escape routes?	Other	Flat doors open onto small landings open to fresh air	'		
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?	No	Adjacent flat front doors do not have to be passed to access the staircase or entrance openings.	'		

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 : - 24/08/26	'		
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 : - 22/10/25	'		
16	**Fire Safety Signs and Notices:**					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	The correct Notices are displayed throughout the scheme.	'		
16.3	Directional fire escape signage in place and adequate?	N/A	Single staircase	'		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No lift present at this scheme.	'		
17	**Means of giving Warning in case of Fire:**					
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	Detection only within Reception/Laundry Block	'		
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 9th April 26	'		

17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes	Laundry room	'		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	No	Fire alarm panel is not remotley monitored.	'		
17.6	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	Yes	All flats have a gas supply.	'		
18	**Fire Extinguishing Equipment:**					
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes	Extinguishers only within Reception/Laundry Block	'		
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?	N/A	None at scheme	'		
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 tested June 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	General Needs	'		

19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A	General Needs	'		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A	General Needs	'		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A	General Needs	'		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A	General Needs	'		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A	General Needs	'		
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. The flats were Purpose built to allow residents to stay safely within ther flats.	'		

Photographs - Fire	
9th Sept 26	19-24 The Martindales

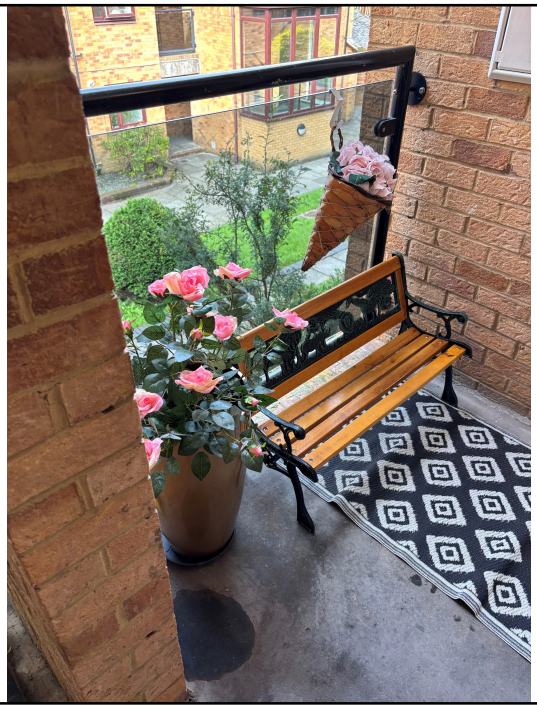

Photo No. 1	Personal items outside Flat 21

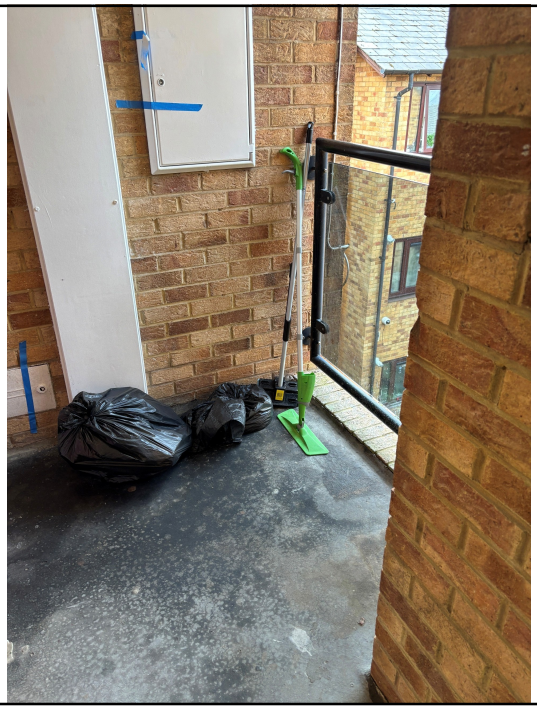

Photo No. 2	Personal items outside Flat 24

Photographs - Fire	
9th Sept 26	19-24 The Martindales

Photo No. 3	Personal items on 2nd floor stairs landing

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					
19-24 The Martindales				9th Sept 26	
Trivial					
Potential area of fire risk	**Observation/Comments / Actions Required**	**Risk Rating**	**Completion Date**	**Referred To:**	**Task ID No.**
Fire Hazards					
Electrical Sources of Ignition:					
Housekeeping:					
Is the standard of housekeeping adequate?	Flammable personal items were found outside Flats 21 & 24, and on 2nd floor staircase landing area. HP tasked to arrange removal.	**Low**	**30/09/26**	**Housing Partner**	2181413