

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

Asset ID: 9078 2-40 Milnshaw Gardens Block 2-40 Milnshaw Gardens, Accrington

Cover Sheet

Photo



Date of Fire Risk Assessment	24 Sep 2025
Date of Next Fire Risk Assessment	24 Sep 2026
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Ian Potter

It is sensible to have arrangements in place to ensure the consistency of Fire Risk Assessments in terms of the assessment of risk and mitigations proposed. In this regard Accent peer validate around 20% of reports, which are available within our audit system.

The Scheme

Scheme Name	Milnshaw Gardens
Scheme Address	2-40 Milnshaw Gardens Block 2-40 Milnshaw Gardens, Accrington
Postcode	BB5 4SE
Region	North West
Scheme Manager	Rachel Ullah
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lancashire
Other staff in attendance	Specialist Housing Partner
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1987
Number Of Homes	39
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	2 Protected
Number of External Staircases	0
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 9078

2-40 Milnshaw Gardens Block 2-40 Milnshaw Gardens, Accrington

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade A
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	40
Occupant tenure type breakdown	CAT1 Housing for Older People, CAT2 Housing for Older People

Fire Safety Related Customer Safety Servicing

Overdue communal gas safety checks	0
Overdue domestic gas safety checks	0
Overdue communal electrical condition checks	0
Overdue domestic electrical condition checks	0
Overdue alarm call pull chord tests	0
Overdue communal PAT testing	0
Overdue customer mobility scooter PAT testing	0
Overdue Monthly Emergency Lighting Switch Tests	0
Overdue Annual Emergency Lighting tests	0
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	1
Overdue Fire Safety Equipment tests	1

Building Fire Safety Surveys - Communal Doors

Failing Communal Fire Doors	0
Communal Fire doors due for replacement within 5 years	0

Dwelling Doors

Failing Dwelling Fire Doors	0
Dwelling Fire doors due for replacement within 5 years	0

Fire Risk Assessment Survey Results

Scheme and Building Information

Photo



Date of Fire Risk Assessment	24/09/2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Ian Potter
Enforcing Fire Authority	Lancashire
Scheme Tel. No	N/A
Other staff in attendance	Specialist Housing Partner
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	40
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	2 Protected
Number of external staircases	0
External balcony part of escape route?	N/A
Unusual features	None

Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	Yes
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
Fire Blanket(s) present	Yes
Fixed Fire Fighting Installations supplied / fitted	No
Dry Riser(s) present	No
Wet Riser(s) present	No
Sprinkler System present	No
Hosereel(s) present	No
Automatic Opening Vent(s) present	No

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	No obvious damage seen at time of inspection.
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	EICR tested and in date. next test 26/08/2030
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last tested 12/08/25
Absence of trailing leads and adapters?	Yes
Comment	None seen at time of inspection
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None seen at time of inspection
Is there a purpose built mobility scooter store/charging area?	Yes

Asset ID: 9078

2-40 Milnshaw Gardens Block 2-40 Milnshaw Gardens, Accrington

Comment	External away from the main building
Does the building have a lightning protection system?	No
Comment	Not required

Gas installations

Is there a commercial/domestic gas supply to the scheme?	No
Comment	No Gas supply to scheme

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Residents allowed to smoke in flats and in external areas
Adequate security against arson?	Yes
Comment	All external doors secure. CCTV system in place.
Are refuse/recycling bin areas managed and suitably located?	No
Comment	Internal bin store is in a clean and tidy condition. A couple of 'dumpster' style bins were observed stored externally against the building
Are there communal cooking facilities at this scheme?	Yes
Comment	Small domestic style kitchen used infrequently, mainly for tea and coffee making
Are reasonable measures taken to prevent fires as a result of cooking?	Yes
Comment	Used very infrequently and mostly for warming of food when required
Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?	N/A
Comment	Expelair only

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?	Yes
Comment	All clear at time of inspection
Are unnecessary accumulations of combustible materials or waste avoided?	No
Comment	Leaflets and other paperwork in piles in Communal entrance foyer. Flammable items such as artificial plants and other items placed outside numerous flat entrance doors in the communal corridor

Are combustible materials and substances separated from ignition sources and stored appropriately?	Yes
Comment	No seen at time of inspection
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	Yes
Comment	Labels checked on communal furniture

Observation	Priority	Referred To	Required By:	Task ID
2 Large Dumpster bins were located against the main wall of the building externally and need to be moved away from the building. E-mail sent to Scheme Manager	Internal - Medium			
				

Observation	Priority	Referred To	Required By:	Task ID
Leaflets and other paperwork were displayed in the main foyer area on the means of escape and need to be removed and relocated away from the means of escape. E-mail sent to Scheme Manager	Internal - Low			
				

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
Comment	None seen at time of inspection

Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes
Comment	Escape in two directions for the majority of flats

Escape routes unobstructed and safe to use?	Yes
Comment	No obstructions seen at time of inspection, all routes clear
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	Electro magnetic release doors linked to fire alarm and push bars on others. All checked for opening at time of inspection
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	All in accordance with current guidance.
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	Bottom of each staircase and additional exit from main entrance door and lounge on the ground floor.

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	No
Comment	Many service cupboards have multiple breaches of compartmentation by cables and pipes. This was raised as order 1223207 following the last inspection and has yet to be actioned. Lounge door on Ground Floor found wedged open Quiet room on second floor - door propped open with chair. Kitchen door wedged open because dorgard wasn't working - batteries replaced at time of inspection. 3 Fire doors require attention to ensure that they are self closing and close fitting into their frames
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Class 0 paint used
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A
Comment	None fitted
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	Yes
Comment	From what could be observed form loft hatches
Loft hatches fire resisting?	Yes
Comment	Checked
As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?	No
Comment	Cross corridor doors on the 1st and 2nd floors have gaps filled with yellow expanding foam which requires replacing.

Do external walls, doors, windows and anything attached to the exterior, limit fire spread?

Yes

Comment

Standard construction

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?

N/A

Comment

None fitted

Are roller shutter doors that are required to be FR, fire resisting and self-closing?

N/A

Comment

None fitted

Observation	Priority	Referred To	Required By:	Task ID
Doors in the following locations were found to be wedged/propped open. All removed at the time of inspection. Main lounge door GF, GF Quiet room, 2nd Floor Quiet room. E-mail sent to Scheme Manager to monitor and ensure these doors remain closed.	Internal - Medium			



Observation	Priority	Referred To	Required By:	Task ID
Holes were observed in the ceiling of the garden store which breach compartmentation and require filling with suitable certified fire stopping materials. Work order raised 1314178	Repair - Non Emergency			

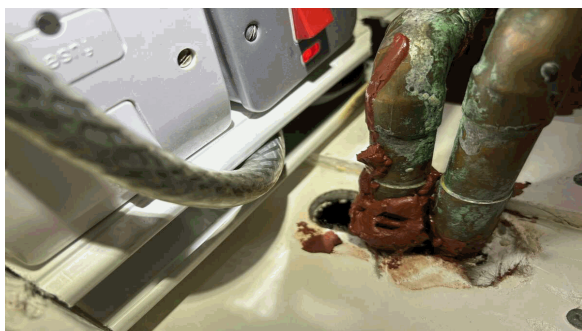


Observation	Priority	Referred To	Required By:	Task ID
The breaches of compartmentation above cross corridor doors on the 1st and 2nd floors have been filled with yellow expanding foam which requires replacing with certified fire stopping materials. Work order raise 1314130	Repair - Non Emergency			



Observation	Priority	Referred To	Required By:	Task ID
The following doors require attention to ensure they are effectively self closing into their frames 1. Service cupboard nr Flat 11 2. Service cupboard between Flats 12 and 13 3. Flat 31 front door Work order raised 1314127	Repair - Non Emergency			

Observation	Priority	Referred To	Required By:	Task ID
The majority of service cupboards have breaches of the compartmentation by pipes and cables. A survey was requested on the last inspection which hasn't yet been carried out. This survey needs to be completed asap Work Order 1223207	Repair - Non Emergency	Project Manager (Building Safety)	31/10/2025	2027966



Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?

Yes

Comment

Emergency lighting units in good condition and securely fixed to walls/ceilings?

Yes

Comment

No obvious damage seen at time of inspection

Records of monthly/annual testing available?

Yes

Comment

Annual drop test carried out 22nd August 25
Monthly test carried out 1st October 25

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?

Yes

Comment

Checked

Directional fire escape signage in place and adequate?

Yes

Comment

Checked

Is there suitable LIFT signage i.e. do not use in case of fire?

Yes

Comment

Checked on each floor

Do common area fire doors display the correct signage on both sides where applicable?

Yes

Comment

Service cupboards on the inside, so will display when opened

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

Linked to Warden Call service.

Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?

Yes

Comment

Is the fire detection and warning system maintained/tested and all certificates saved on file?

Yes

Comment

Tested weekly by Scheme Manager and

Annually by Alarm engineer - last tested 19th August 25

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

No obvious damage at time of inspection

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?

No

Comment

All working fine except dorgard into Kitchen - batteries replaced at time of inspection and tested

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?

Yes

Comment

Checked

Is the fire alarm panel remotely monitored, and if so are there records of regular testing?

Yes

Comment

Linked to Warden Call - tested weekly by Scheme Manager

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

Yes

Comment

Fire Extinguishers only in high risk areas

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

See above

Correct signage displayed by each fire extinguisher?

Yes

Comment

Checked

Fire blanket in communal kitchen, secured to the wall, complete with signage?

Yes

Comment

Checked

Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?

N/A

Comment

None fitted

Records available of fire fighting equipment servicing within past 12 months?

Yes

Comment

Tested by Morgan Fire May 25

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

No

Comment

Under 11m

Are there other Responsible Persons who share or have fire safety duties in respect of the premises?

No

How will this sharing be achieved?

Is an office or IL scheme being inspected?

Yes

Comment

IL Scheme

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?

N/A

Comment

Not required as not 24/7 staffed

Offices - Are there suitable arrangements for ensuring the premises are evacuated?

N/A

Comment

IL Scheme

Offices - Are there suitable arrangements for evacuating disabled people?

N/A

Comment

IL Scheme

Asset ID: 9078

2-40 Milnshaw Gardens Block 2-40 Milnshaw Gardens, Accrington

Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?

N/A

Comment

IL Scheme

Offices/IL Schemes - Is there a suitable assembly point?

Yes

Comment

Car park area at side of building

Offices - Are fire drills carried out at appropriate intervals?

N/A

Comment

IL Scheme

Passenger Lift

Is the scheme fitted with a passenger lift?

Yes

Comment

One only

Is the lift in full working order at the time of the FRA?

Yes

Comment

Observed in use at time of inspection

Is the lift fitted with a firefighters switch?

No

Comment

Not required

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

Yes

Comment

Last inspection 15th August 25

Premises Inspection Box

Is there a premises information box for fire & rescue service use?

No

Comment

Master key and Emergency Residents list kept in safe nr main entrance

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Warden Call service and 999

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

Stay Put (Delayed Evacuation)

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Letter to residents and on initial rental. New letter scheduled to be delivered in the next few weeks

Is general fire safety information disseminated to residents?

Yes

Comment

Letter to residents and on initial rental. New letter scheduled to be delivered in the next few weeks. Wellbeing checks include PCFRA

FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?

Yes

Comment

Annual

Miscellaneous

Are there any other observations/actions to raise that are not covered above.

Yes

Action leading to a repair

Yes

Internal administrative Action

Yes

Are there fire related remedial works required at this property, that will affect the fabric of the building?

No

Comment

Minor works only

Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).

Yes

Some fire doors did not fully close so works orders have been raised with our contractors.

Yes

Some minor works were required which have been raised with our contractors.

Yes

Unauthorised items were found in communal areas and arrangements were made for their removal.

Yes

Not all records were up to date, as noted in the table below. Arrangements have been made for these to be completed.

No

A number of fire doors were found to be wedged or propped open. Fire doors are there to keep you safe and me kept shut at all times.

Yes

Risk Calculator - Fire

The following risk estimator is based on the general health and safety risk level estimator contained within BS 8800: 1996. Guide to occupational health and safety management systems.

1. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from the fire (the probability of ignition) at this building is:

LOW



MEDIUM



HIGH



2. Taking into account the nature of the building, the occupants, the fire protection afforded and any procedural arrangements observed at the time of the assessment, it is considered that the consequences for life safety in the event of a fire would be:

MINOR



MAJOR



CRITICAL



The definition of the above terms is as follows:

FRA Review Frequency

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

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

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

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

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

The Overall Risk Level for this asset is:

Trivial