ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	**North West**
Scheme Name :	**Kirk House**
Scheme Address :	**Tanpits Rd Accrington BB5 4HD**
Date of Assessment:	**8th October 26**
Date of Next Assessment:	**8th October 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		Kirk House
Region:		North West
Scheme Name:		Kirk House
Site Address:	**Street:**	Tanpits Rd
	Town:	Accrington
	Post Code:	BB5 4HD
Block & Asset No.		Block: 3-46 Asset 9055
Date of this Assessment		8th October 26
Date of Next Review		8th October 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
Housing Partner		Laura Fish
Other staff in attendance		None
Use of Building		Catergory 2 Independent Living
Approximate Number of occupants		75
Occupancy Profile		Elderley
Familiarity of the occupants		Sleeping Familiar
PEEPs in place where necessary		Yes
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.		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		Specialised housing guide

Building Details	Kirk House
Construction Date	1983
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete 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)	44
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	Mixed
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 linked to the panel to show which flat has activated.
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Mixed System Common Areas
Additional Comments:	
Portable Fire Extinguishers	Carbon Dioxide
	Fire Blanket
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Kirk House					8th October 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 test date 29th May 25	-		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	N/A	Specialised Housing Scheme	-		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	Stickers observed and items tested 9th Sept 26	-		
1.5	Absence of trailing leads and adapters	No	Extension lead running from the lounge into the kitchen through the serving hatch. SHP to arrange removal. This was found on the last inspection also.	**Low**	**31/10/26**	**Specialist Housing Partner**
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	No	There is a purpose built external store on the scheme. A large Mobility Scooter was observed in the corridor outside Flat 19. This was also observed on the last inspection and the one previous to that. SHP to speak with customer and ensure scooter is stored within the scooter store.	**Med**	**31/10/26**	**Specialist Housing Partner**
2	**Smoking:**					

2.1	Are there any risks associated with smoking in the building?	No	Smoking is prohibited within the communal areas and permitted only within individual flats. Compliant no-smoking signage is displayed throughout the common areas, No significant concerns were identified at the time of inspection.	'		
3	**Arson:**					
3.1	Adequate security against arson?	Yes	The scheme has a door entry sysytem and CCTV. All other external doors were secure at the time of inspection.	'		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	There was no unnecessary fire loading in close proximity to the building at the 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. Portable heaters within residents flats are residents responsibility.	'		
4.2	Are fixed heating installations subject to regular maintenance?	Yes	Gas boilers provide the heating and hot water to the scheme. Installation last tested 10th July 26	'		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	Communal heating system.	'		
5	**Cooking:**					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Small domestic size kitchen. Rarely used for cooking food. Mainly used for hot drinks.	'		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	Window mounted 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 Protection system fitted	'		
7	**Housekeeping:**					

7.1	Is the standard of housekeeping adequate?	Yes	Store in 1st Floor Lounge is full of Flammable items and requires tidying to reduce amount stored.	Low	31/10/26	Specialist Housing Partner
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	All checked and clear at the time of inspection. Some of the doors were found unlocked and were locked at the time. See 12.1 in relation to door defects	'		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Nothing found at the 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	Labels spot checked.	'		
9	**Other Significant Fire Hazards:**					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		'		
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	The escape provisions observed at the time of inspection are consistent with the recommendations contained within approved fire safety guidance.	'		
10.2	Escape routes unobstructed and safe to use?	No	All were clear except for the corridor outside Flat 19 which had a large mobility scooter blocking the route. See 1.6 above	'		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	All checked at time of inspection. Front door has a mag lock which releases on activation of the alarm and a manual release point	'		

10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	See 10.1	'		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	All escape routes lead to open air and a place of safety	'		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	Checked as part of Fire Alarm test	'		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	In line with Fire safety guidance for specialised housing	'		
11	**Measures to Limit Fire Spread and Development:**					
11.1	Is it considered that the compartmentation is of a reasonable standard?	No	Hole found in ceiling of store cupboard on first floor. Work order 1212928	**Low**	**14/11/26**	**Building Safety Project manager**
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Nothing was found that would promote fire spread at the time of inspection.	'		
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	Recent compartmentation survey carried out and work to fire-stop areas identified. Certification labels in place. All areas checked above loft hatchs	'		
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	See 11.4. Random spot checks carried out 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)	Yes	Kitchen serving hatch	'		

11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Standard brick 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 doors require attention to ensure they are compliant: 1. Riser door cupboard not closing into its frame 2nd floor nr front staircase. 2. Door into front stairs 2nd floor not closing fully into its frame. 3. Corridor door sticking and not closing into its frame nr Flat 34 4. 1st Floor lounge door not self closing fully into its frame. 5. Riser cupboard door not closing into its frame opposite lift motor room. 6. Corridor door near Flat 3 not self closing into its frame 7. Guest room Ground Floor, not self closing fully into its frame. 8. Double corridor doors not closing together. Ground floor nr Flat 21 Work order 1412926 Foam and plastic stuck on frame of staircase door nr Flat 36 preventing closure. Removed at time of inspection. Corridor door nr Flat 44 not self closing fully - adjusted and fixed at time of inspection.	**Med**	**14/11/26**	**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	Yes	Checked as part of Fire Alarm test	'		
13	**Flat entrance doors (Internal Common Areas)**					

13.1	Do flat entrance doors open onto internal escape routes?	Yes	All open on to internal corridors.	'		
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	There are no external balconies at this property	'		
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	See above	'		
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	No	EL unit in store cupboard on 1st floor. Cover hanging down. Fixed at 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 1st October 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 15th June 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	There is suitable and sufficient signage throughout the buildings at the time of inspection.	'		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	Yes	In place at each landing level.	'		
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 in line with guidance document.	'		

17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes	Part 1 in communal area, Part 6 in the individual Flats	'		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Communal alarm last tested by alarm contractor.15th June 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	Fire alarm is monitored by Specialist Housing partner when on-site and by Warden Call provider when building is unstaffed. SHP responsible for testing link.	'		
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	no gas supply to the individual flats.	'		
18	**Fire Extinguishing Equipment:**					
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes	In high risk areas only	'		
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 this 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 this scheme	'		
18.6	Records available of fire fighting equipment servicing within past 12 months	Yes	Extinguishers tested June 26	'		
19	**Management of Fire Safety**					

19.1	Are there suitable arrangements for summoning the fire service?	Yes	Scheme manager will call 999 if appropriate when on-site. Warden Call will provide this service when schem is not staffed. Residents and visitors may 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	Not required	'		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A	Specialised Housing Scheme	'		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A	Specialised Housing Scheme	'		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A	Specialised Housing Scheme	'		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	Yes	Front of building on car park	'		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A	Specialised 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. The flats were Purpose built to allow residents to stay safely within there flats.	'		

Residents Front Doors

Kirk House — 8th October 26

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:
29	**No**		Drop seal damaged preventing door closing Work order 1412929	**Med**	14/11/26	**Fire Safety Manager**
9	**No**		Front of door has a plywood plate screwed to the door. Contrcator to assess if door needs replacing or can be repaired. Work order 1412930	**Med**	14/11/26	**Fire Safety Manager**

Photographs - Fire	
8th October 26	Kirk House



Photo No. 1	Riser cupboard door not closing 2nd Floor



Photo No. 2	Staircase door not closing 2nd Floor

Photographs - Fire	
8th October 26	Kirk House



Photo No. 3	Hole in store cupboard ceiling (Light unit fixed)

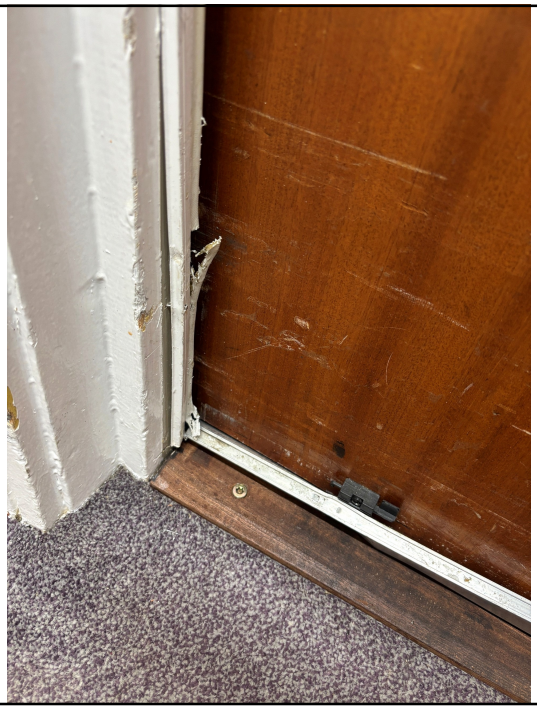


Photo No. 4	Drop seal damged preventing door closing Flat 29

Photographs - Fire	
8th October 26	Kirk House



Photo No. 5	Door not self closing nr F 34

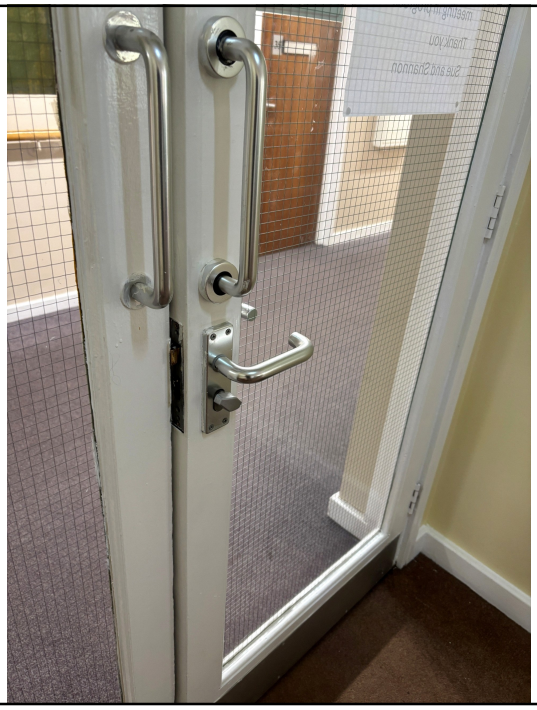


Photo No. 6	Door not self closing fully 1st Floor lounge

Photographs - Fire	
8th October 26	Kirk House



Photo No. 7	Store full of flammable items First floor lounge



Photo No. 8	Plastic preventing door closing on staircase door.

Photographs - Fire	
8th October 26	Kirk House



Photo No. 9	Plywood plate screwed to door of Flat 9



Photo No. 10	Corridor door nr Flat 3 not self closing into frame.

Photographs - Fire	
8th October 26	Kirk House



Photo No. 11	Guest room door not Self closing.



Photo No. 12	Corridor door nr Flat 21 not closing fully

Photographs - Fire	
8th October 26	Kirk House



Photo No. 13	Large mobility scoorter outside Flat 19

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					
Kirk House			8th October 26		
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:					
Absence of trailing leads and adapters	Extension lead running from the lounge into the kitchen through the serving hatch. SHP to arrange removal. This was found on the last inspection also.	**Low**	**31/10/26**	**Specialist Housing Partner**	2200411
Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	There is a purpose built external store on the scheme. A large Mobility Scooter was observed in the corridor outside Flat 19. This was also observed on the last inspection and the one previous to that. SHP to speak with customer and ensure scooter is stored within the scooter store	**Med**	**31/10/26**	**Specialist Housing Partner**	2200411
Housekeeping:					
Is the standard of housekeeping adequate?	Store in 1st Floor Lounge is full of Flammable items and requires tidying to reduce amount stored.	**Low**	**31/10/26**	**Specialist Housing Partner**	2200411
Measures to Limit Fire Spread and					
Is it considered that the compartmentation is of a reasonable standard?	Hole found in ceiling of store cupboard on first floor. Work order 1212928	**Low**	**14/11/26**	**Building Safety Project manager**	
Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					

Fire doors to FD30s standard and in a serviceable condition,	The following doors require attention to ensure they are compliant: 1. Riser door cupboard not closing into its frame 2nd floor nr front staircase. 2. Door into front stairs 2nd floor not closing fully into its frame. 3. Corridor door sticking and not closing into its frame nr Flat 34 4. 1st Floor lounge door not self closing fully into its frame. 5. Riser cupboard door not closing into its frame opposite lift motor room. 6. Corridor door near Flat 3 not self closing into its frame 7. Guest room Ground Floor, not self closing fully into its frame. 8. Double corridor doors not closing together. Ground floor nr Flat 21 Work order 1412926 Foam and plastic stuck on frame of staircase door nr Flat 36 preventing closure. Removed at time of inspection. Corridor door nr Flat 44 not self closing fully - adjusted and fixed at time of inspection.	**Med**	**14/11/26**	**Building Safety Project manager**	

Action Plan - Residents Front Doors

Kirk House — 8th October 26

Flat No.	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
29	0	Drop seal damaged preventing door closing Work order 1412929	**Med**	14/11/26	Fire Safety Manager	
9	0	Front of door has a plywood plate screwed to the door. Contrcator to assess if door needs replacing or can be repaired. Work order 1412930	**Med**	14/11/26	Fire Safety Manager	