

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	Moss Side B - Barn Croft
Scheme Address :	27a-f, 29a-f, 30a-f, 38 a-f Barn Croft Leyland PR26 7UD
Date of Assessment:	06/06/2025
Date of Next Assessment:	06/06/2026
FRA Frequency:	Annual Re-Assessment
Fire & Safety Assessor	Ian Potter

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

Scheme Details		Moss Side B - Barn Croft
Region:		North West
Scheme Name:		Moss Side B - Barn Croft
Site Address:	Street:	27a-f, 29a-f, 30a-f, 38 a-f Barn Croft
	Town:	Leyland
	Post Code:	PR26 7UD
Block & Asset No.		27a-f. Ass 9201
Block & Asset No.		29a-f. Ass 9203
Block & Asset No.		30a-f. Ass 9204
Block & Asset No.		38a-f. Ass 9206
Date of this Assessment		06/06/2025
Date of Next Review		06/06/2026
Fire Risk Assessment Frequency		Annual
Health & Safety Assessment Frequency		
Purpose of Fire Risk Assessment		Annual Re-Assessment
Fire & Safety Assessor		Ian Potter
Director of Customer Relations		John Place
Housing Partnership Manager		Jamie Trotter
Contract Manager		Karen Anthony
Scheme Manager/Customer Partner		Lauren Hawthorn
Other staff in attendance		None
Use of Building		General Needs
Approximate Number of occupants		12 per block
Occupancy Profile		Mixed
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Alert
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 (Delayed) Evacuation
Evidence that residents have been notified of the evacuation procedure		Advice notices displayed in common areas
History of fires in the building		None
Business Continuity Plan in place?		Yes
Scope of Assessment		Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance		Purpose-built flats guide
		LACORS Guide

Building Details		Moss Side B - Barn Croft
Construction Date		1978
Construction Type		Concrete Frame
Roof Finish		Pitched-Clay 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 per block a-f
Number of storeys above ground		Two
Number of storeys below ground		None
Is there a habitable basement?		No
Number of internal Staircases per Block (protected or unprotected?)		One-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 only
Grade of fire alarm		Grade D
Category of fire alarm		LD3 Minimum Protection
Additional Comments:		
Evacuation Alert System (EAS)		No
Additional Comments:		
Emergency Lighting Provision		Non Maintained System - Common Areas
Additional Comments:		
Portable Fire Extinguishers		None fitted
Additional Comments:		
Fixed Fire Fighting Installations		None fitted
Additional Comments:		

Significant Findings - Fire						
Moss Side B - Barn Croft				06/06/2025		
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	None seen at time of inspection	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	All checked and in date	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	All checked and in date. Flat 27c is leasehold.	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	No appliances in Communal areas	.		
1.5	Absence of trailing leads and adapters	Yes	None seen at time of inspection	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	No	Mobility scooter stored under stairs in Block 30 E-mail sent to HP 12/06/25	Med	30/6/25	Customer Partner
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	Yes	Smoking allowed in flats. No smoking signs in communal areas	.		
3	Arson:					
3.1	Adequate security against arson?	No	Electronic front door lock. Block 29, Front door was wedged open at time of inspection. E-mail sent to HP 12/06/25	Low	30/6/25	Customer Partner

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	None in Communal areas	.		
4.2	Are fixed heating installations subject to regular maintenance?	N/A	No gas supply to communal areas	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	All checked and in date. Flat 27c is leasehold, Flats 30f and 38a are capped	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	No cooking in facilities in communal areas	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	No kitchen in communal area	.		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	Not required	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	No	Personal items were found in communal staircases in the following locations. Washing machine outside 27E Personal belongings outside 29e/f (reported last year Personal items including mobility scooter under stairs in Block 30. HP to arrange removal. Email sent to HP 12th June 25	Med	30/6/25	Customer Partner

7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	No	Most were found unlocked and were locked by the assessor at time of inspection. Personal items found in cupboard adjacent to Flats 29e/f. HP to arrange removal and monitor open doors on Scheme inspections. Email sent to HP 12th June 25	Med	30/6/25	Customer Partner
7.3	Are combustible materials separated from ignition sources and stored appropriately?	N/A	None seen at time of inspection	.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	None seen at time of inspection	.		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	No	2 Helium cylinders found under staircase of 30a/b reported last year also. See 7.1 for action. Email sent to HP 12th June 25	Med	30/6/25	Customer Partner
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	None in communal areas	.		
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 protected staircase	.		
10.2	Escape routes unobstructed and safe to use?	Yes	All checked	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Thumb turn	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Travel distances within tolerance	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes		.		

10.6	Do failsafe's on locked exit doors function correctly?	N/A	None at scheme	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	No	Ground floor only	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	No	All service cupboards in all 4 blocks have excessive use of 'pink foam' to seal compartmentation breaches. All foam needs to be removed and replaced with certified materials Work orders: 27 - 1287500. 29 - 1287505. 30 - 1287510. 38 - 1287516	Med	31/7/25	Fire Safety Manager
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Painted walls concrete floors	.		
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 on scheme	.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	N/A	No access from Communal area	.		
11.5	Loft hatches fire resisting?	N/A	None in communal areas	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	None on scheme	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	None on scheme	.		
11.8	Roller shutter doors (fire resisting)	N/A	None on scheme	.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Brick construction, no balconies	.		
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	All checked	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	All checked	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	None fitted	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	If yes, see "Residents Front Doors Sheet"	.		
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 on 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 on 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	No damage observed at time of inspection.	.		
15.9	Are records of monthly testing available?	Yes	30/05/235 for all blocks	.		
15.10	Are records of annual testing available?	Yes	23/08/2024 for all blocks	.		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	At each block entrance door	.		
16.3	Directional fire escape signage in place and adequate?	Yes	Observed	.		

16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No Lift	.		
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?	N/A	No Communal alarm	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	N/A	No Communal alarm	.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	N/A	No Communal alarm	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	None on scheme	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	No Communal alarm	.		
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	See 4.3	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	None in Communal areas	.		
18.2	Correct signage displayed by each fire extinguisher?	N/A		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A	No Communal Kitchen	.		
18.4	Hose Reels - fitted, maintained?	N/A	None fitted	.		

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 Fitted	.		
18.6	Records available of fire fighting equipment servicing within past 12 months	N/A	No FFE	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	999 by residents	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Scheme Inspection carried out 27/04/25	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A		.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
20	Evacuation Policy					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes		.		
21	Miscellaneous					

Residents Front Doors						
Moss Side B - Barn Croft					06/06/2025	
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:
27a	No	17681	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
27b	No	17689	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
27c	No	17693	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
27d	No	17697	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
27e	No	17701	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
27f	No	17705	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
29a	No	17683	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
29b	No	17690	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
29c	No	17694	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
29d	No	17698	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
29e	No	17702	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
29f	No	17706	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
30a	No	17684	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		

30b	No	17691	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
30c	No	17695	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
30d	No	17699	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
30e	No	17703	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
30f	No	17707	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
38a	No	17686	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
38b	No	17692	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
38c	No	17696	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
38d	No	17700	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
38e	No	17704	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		
38f	No	17708	Door appears sturdy from external examination, close fitting squarely into frame, self closer and fire rated letter plate fitted.	-		

Photographs - Fire

06/06/2025

Moss Side B - Barn Croft



Photo No. 1

Items in Communal area Block 30



Photo No. 2

Items in Communal area Block 30

Photographs - Fire

06/06/2025

Moss Side B - Barn Croft

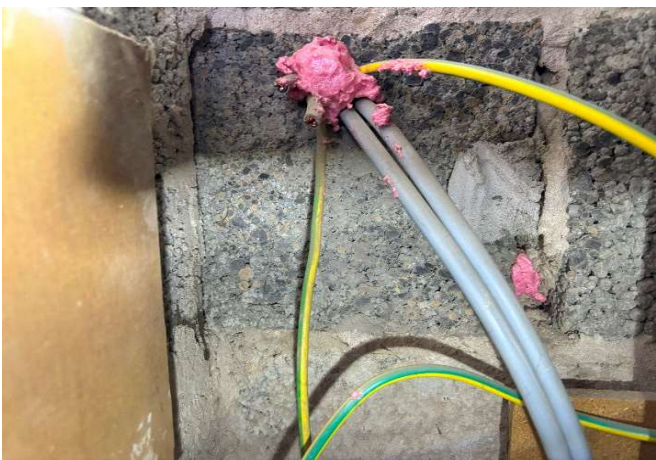


Photo No. 3

Pink Foam in all Service cupboards

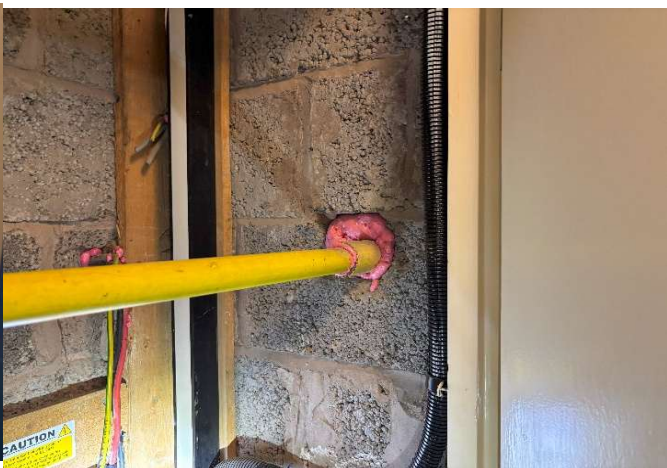


Photo No. 4

Pink Foam in all Service cupboards

Photographs - Fire

06/06/2025

Moss Side B - Barn Croft



Photo No. 5

Washing Machine outside 27E



Photo No. 6

Personal items stored on landing O/S Flat 29E

Photographs - Fire

06/06/2025

Moss Side B - Barn Croft



Photo No. 7

Items in service cupboard between Flats 29E/F

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:

FKA 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					
Moss Side B - Barn Croft			06/06/2025		
Tolerable					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Housekeeping:					
Is the standard of housekeeping adequate?	Personal items were found in communal staircases in the following locations. Washing machine outside 27E Personal belongings outside 29e/f (reported last year Personal items including mobility scooter under stairs in Block 30. HP to arrange removal. Email sent to HP 12th June 25	Med	30/06/25	Customer Partner	
Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Most were found unlocked and were locked by the assessor at time of inspection. Personal items found in cupboard adjacent to Flats 29e/f. HP to arrange removal and monitor open doors on Scheme inspections. Email sent to HP 12th June 25	Med	30/06/25	Customer Partner	
Measures to Limit Fire Spread and Development:					
Is it considered that the compartmentation is of a reasonable standard?	All service cupboards in all 4 blocks have excessive use of 'pink foam' to seal compartmentation breaches. All foam needs to be removed and replaced with certified materials Work orders: 27 - 1287500. 29 - 1287505. 30 - 1287510. 38 - 1287516	Med	31/07/25	Fire Safety Manager	