



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	St Andrews Court
Scheme Address :	Kay St Oswaldtwistle BB5 3LW
Date of Assessment:	23/04/2026
Date of Next Assessment:	23/04/2027
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		St Andrews Court
Region:		North West
Scheme Name:		St Andrews Court
Site Address:	Street:	Kay St
	Town:	Oswaldtwistle
	Post Code:	BB5 3LW
Block & Asset No.		Block 1-36. Asset No 9054
Date of this Assessment		23/04/2026
Date of Next Review		23/04/2027
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		John Place
Housing Partner Manager		Louise Leatherbarrow
Contract Manager		Karen Anthony
Scheme Manager/Customer Partner		Chloe Gallagher
Other staff in attendance		None
Use of Building		Catergory 2 Independent Living
Approximate Number of occupants		40
Occupancy Profile		Elderley
Familiarity of the occupants		Fully Familiar
Likely state 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.		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	St Andrews Court
Construction Date	1986
Construction Type	Concrete Frame
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)	36
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 A
Category of fire alarm (Flats)	LD1 Maximum Protection
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD1 Maximum Protection
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System -
Additional Comments:	
Portable Fire Extinguishers	Carbon Dioxide
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
St Andrews Court				23/04/2026		
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 28th Feb 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	Checked and all labelled. PAT testing carried out 15th April 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	Dedicated detached scooter store in use. No mobility scooters seen stored in communal areas at time of inspection.	.		
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	Door entry system fitted on main entrance door. All other exits secure from external entry. CCTV monitoring system in place.	.		
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?	Yes	Communal gas heating system. Last service 16th July 25	.		
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	Kitchen only used for warming food and hot drinks.	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	Vent - axia 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	Flammable personal items were found in the corridor on the 2nd floor. All other areas clear. SHP tasked to inform residents to remove items.	Low	24/5/26	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 clear at the 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?	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)	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 checked at time of inspection.	.		
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		.		
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 and opened at the time of inspection	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All within acceptable limits	.		
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?	Yes	Main door has mag lock that releases on activation of the alarm. Emergency release button provided. Tested by Scheme Manager as part of weekly test.	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Ground floor only. PEEPs in place for all residents that require one.	.		
11	Measures to Limit Fire Spread and Development:					

11.1	Is it considered that the compartmentation is of a reasonable standard?	No	Multiple breaches of compartmentation within service cupboards some filled with pink and yellow expanding foam. This was highlighted on the last FRA and an order raised for a survey and quote for reinstatement of the compartmentation. Survey carried out and quote received in September 25 but not actioned. PM Fire Safety aware and arranging completion with contractor	Med	31/5/26	Building Safety Project manager
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	All surfaces limit fire spread.	.		
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	Limited access to loft space from communal area.	.		
11.5	Loft hatches fire resisting?	Yes		.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	Yes	Spot checked where able to access above false ceiling	.		
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 doors were observed to be requiring attention to ensure full FR functionality: 1. Cross corridor door nr Flat 30 not closing fully into its frame. 2. Staircase door outside Flat 27 not closing fully into its frame. 3. Significant gap under staircase door nr Flat 12 4. Corridor door nr Guest Room - Combined seal damaged . Work order raised - 1372595	Med	31/5/26	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	Tested weekly by Scheme Manager 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		.		
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 : - 2nd April 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 : - 7th May 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?	Yes	Some replaced at time of inspection	.		
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 - Communal and individual 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)	No	Last tested 25th Novemeber 25. Certs available. 2 Faults showing on panel relating to devices in flats. Tunstall engineer will attend to assess the faults. Work order raised 1372803	Low	14/5/26	Building Safety Project manager
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 Scheme Manager when on site and by Warden Call provider when scheme is not staffed. Weekly test carried out by Scheme Manager.	.		
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	Not General Needs - Specialist Housing	.		
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 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 extinguishers tested May 25	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Astraline monitoring Fire Alarm and will call Fire service if required. 999 by Residents and Visitors.	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Housing Partners do scheme inspections. Last one carried out Dec 25	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	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	Front car park	.		
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. Dual evacuation policy - Stay put in flats and full evacuation from communal areas.	.		

Photographs - Fire	
23/04/2026	St Andrews Court



Photo No. 1	Example of compartment breache in service cupboard
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Photo No. 2	Examples of compartment breaches in service cupboard.
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Photographs - Fire	
23/04/2026	St Andrews Court



Photo No. 3	Example of breach of compartment in service cupboard
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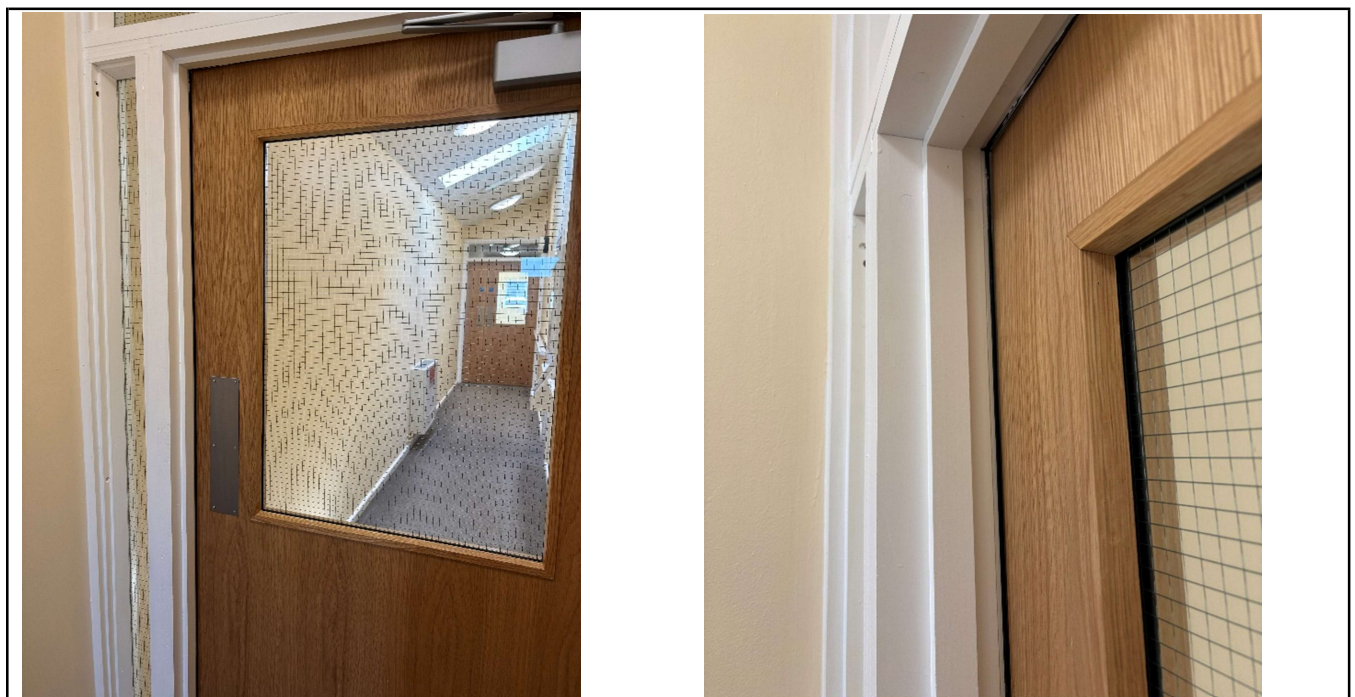


Photo No. 4	Fire door near Flat 30 not closing into its frame
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Photographs - Fire	
23/04/2026	St Andrews Court

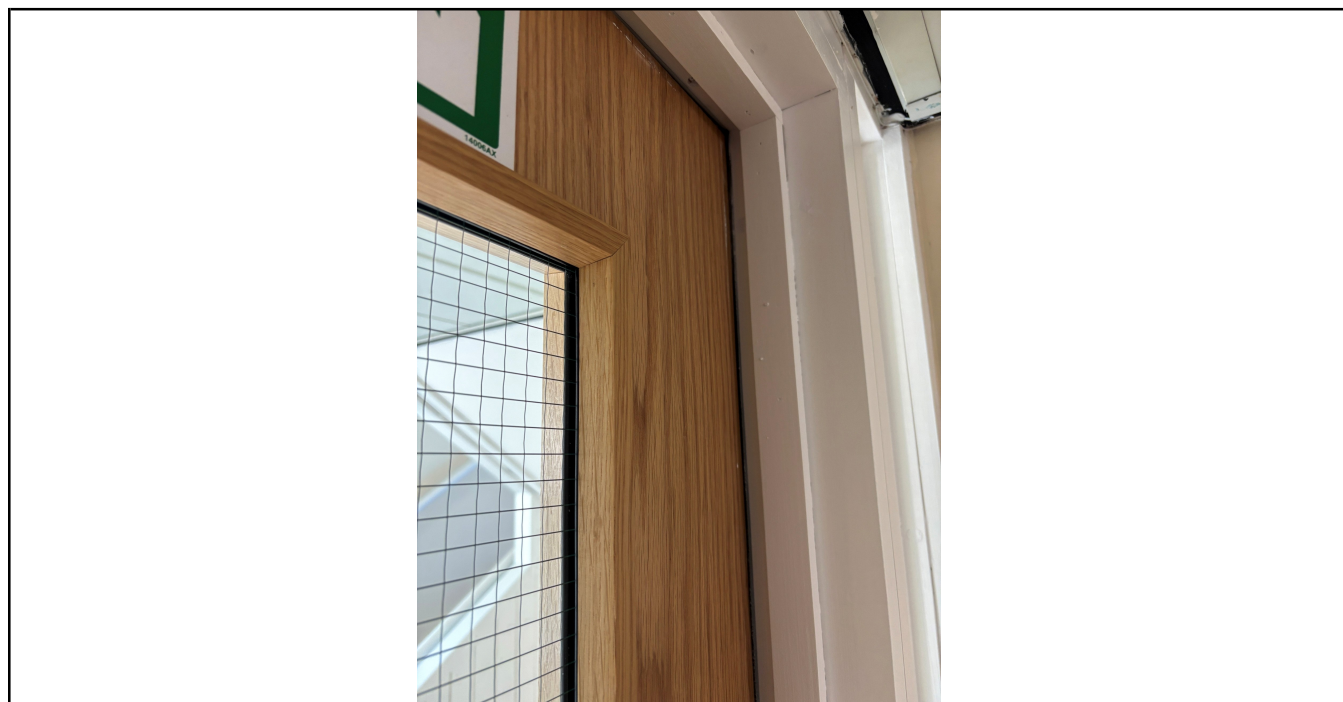


Photo No. 5	Staircase door nr Flat 27 not closing into its frame
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Photo No. 6	Large gap under staircase door nr Flat 12
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Photographs - Fire	
23/04/2026	St Andrews Court



Photo No. 7	Combined seal damaged - Corridor door nr guest flat
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Photo No. 8	Personal Items found on 1st floor communal corridor
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Photographs - Fire	
23/04/2026	St Andrews Court



Photo No. 9	Personal items found in communal corridor
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Photo No. 10	Fault showing on alarm panel
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Photographs - Fire	
23/04/2026	St Andrews Court



Photo No. 11	Fault showing on alarm panel
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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

X

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:

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					
St Andrews Court			23/04/2026		
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?	Flammable personal items were found in the corridor on the 2nd floor. All other areas clear. SHP tasked to inform residents to remove items.	Low	24/05/26	Specialist Housing Partner	
Measures to Limit Fire Spread and					
Is it considered that the compartmentation is of a reasonable standard?	Multiple breaches of compartmentation within service cupboards some filled with pink and yellow expanding foam. This was highlighted on the last FRA and an order raised for a survey and quote for reinstatement of the compartmentation. Survey carried out and quote received in September 25 but not actioned. PM Fire Safety aware and arranging completion with contractor	Med	31/05/26	Building Safety Project manager	
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Fire doors to FD30s standard and in a serviceable condition,	The following doors were observed to be requiring attention to ensure full FR functionality: 1.Cross corridor door nr Flat 30 not closing fully into its frame. 2. Staircase door outside Flat 27 not closing fully into its frame. 3.Significant gap under staircase door nr Flat 12 4. Corridor door nr Guest Room - Combined seal damaged . Work order raised - 1372595	Med	31/05/26	Building Safety Project manager	
Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Last tested 25th Novemeber 25. Certs available. 2 Faults showing on panel relating to devices in flats. Tunstall engineer will attend to assess the faults. Work order raised 1372803	Low	14/05/26	Building Safety Project manager	