



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

Asset ID: 9426

107 Dyehouse Lane Block 1-6 Dyehouse Lane, High Peak

Cover Sheet

Photo



Date of Fire Risk Assessment

10 Sep 2025

Date of Next Fire Risk Assessment

10 Sep 2028

FRA Frequency (Months)

36

Purpose of Fire Risk Assessment

3 year Re-Assessment

Type of Fire Risk Assessment

Type 1 (Common Parts Only - Non Destructive)

Fire & Safety Assessor

Ian Potter FIFireE

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	Dyehouse Lane
Scheme Address	107 Dyehouse Lane Block 1-6 Dyehouse Lane, High Peak
Postcode	SK22 4BA
Region	North West
Scheme Manager	Rachel Ullah
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Derbyshire Fire and Rescue Service
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	Shared Ownership (S40)
Build Date	Jan 1 1900
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Natural Stone
External wall finish	Artificial/Natural Stone
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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?)	One protected
Number of External Staircases	0
External Balcony part of escape route?	No
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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Fire Detection and Warning System	Flats and common areas 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	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	6
Occupant tenure type breakdown	Leasehold, Shared Ownership

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	1
Overdue Fire Panel - Six Monthly Testing	1
Overdue Fire Safety Equipment tests	

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	10/09/2025
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Ian Potter FIFireE
Enforcing Fire Authority	Derbyshire Fire and Rescue Service
Scheme Tel. No	N/A
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	6
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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)	One protected
Number of external staircases	0
External balcony part of escape route?	No
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 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	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
Fire Blanket(s) present	No
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	All appears in order at time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last test date 18th July 22
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	None in Communal areas
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?	No

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Comment	Not required
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 the scheme

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	No smoking allowed in communal area - no evidence of smoking materials at time of inspection. Signage in place
Adequate security against arson?	Yes
Comment	Front and rear doors locked at all times
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Away from building
Are there communal cooking facilities at this scheme?	No
Comment	Cooking facilities in flats 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	Dried grasses on display in communal staircase
Are combustible materials and substances separated from ignition sources and stored appropriately?	N/A
Comment	None seen
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	N/A
Comment	None in communal area

Observation	Priority	Referred To	Required By:	Task ID
A vase of dried grasses were found in the communal staircase. These require removing as they present a combustibile substance on the escape route	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	All flats lead to communal staircase/corridor with door to fresh air
Escape routes unobstructed and safe to use?	Yes
Comment	All clear at time of inspection
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	Thumb-turn provided on main exit door
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	All within acceptable distances
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	Exit door opens inwards due to external configuration. Suitable for occupancy

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
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Comment	From what could be observed from the corridor and from the loft opening. The compartmentation from the 2nd floor above flats 5 and 6 does not extend into the loft space. This is not required under LACORS guidance for this height and age of the building. All fire doors are nominal doors and appear to be of substantial wooden construction in excess of the required 44mm with intumescent strips and smoke seals but no visible test certification on the door or hinges. Only one door was checked due to access. Door 5 appeared to be damaged and the self closer was disconnected
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Painted walls
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A
Comment	None on scheme
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	Yes
Comment	See above in relation to fire barriers. Recommend detection be installed as a compensatory feature.
Loft hatches fire resisting?	No
Comment	Wooden board to be replaced with FR loft hatch opening
As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?	N/A
Comment	None on scheme
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Stone 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
Loft hatch is a wooden board and requires replacing with a minimum 30 minute fire rated loft hatch	Repair - Non Emergency			

Observation	Priority	Referred To	Required By:	Task ID
The Flat front door to No5 appeared damaged and had the self closing device disconnected. Housing partner to inform resident who owns the door to ensure it is repaired	Internal - Medium			
				
				

Emergency Escape Lighting

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

Yes

Comment

In all circulation spaces

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

Yes

Comment

No damage observed at the time of inspection

Records of monthly/annual testing available?

Yes

Comment

Last Annual test: 31st October '24
Last Monthly Test: 4th September '25

Fire Safety Signs and Notices

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

Yes

Comment

On escape routes

Directional fire escape signage in place and adequate?

Yes

Comment

Additional one placed at the end of the ground floor corridor at time of inspection

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

N/A

Comment

No lift

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

Yes

Comment

Placed on understairs door at time of inspection

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment	Grade A
Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?	Yes
Comment	Full evacuation
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Last tested 12th May '25
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	No obvious damage seen
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	N/A
Comment	None fitted
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A
Comment	None of these room types
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	No
Comment	Not required

Observation	Priority	Referred To	Required By:	Task ID
The loft space is not compartmentalised in continuation of the floor below. This is not required in accordance with LACORS guidance however, to compensate for this and to provide additional early warning of a fire in this space, additional smoke detection will be installed in the loft space	Repair - Non Emergency			

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	No
Comment	Not required

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?	No
Comment	General Needs scheme

Passenger Lift

Is the scheme fitted with a passenger lift?

No

Comment

None at scheme

Premises Inspection Box

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

No

Comment

Not required

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

999 by residents

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

Yes

Comment

Full evacuation

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

By letter and notices throughout
New Information letter to be sent by Accent shortly

Is general fire safety information disseminated to residents?

Yes

Comment

By letter and website
New letter to be sent out shortly

FRA Frequency

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

Yes

Comment

3 yearly

Miscellaneous

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

No

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

No

Comment

Minor repairs 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.	No
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.	No

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