

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

**Asset ID: 9055**      **Kirk House Tanpits Road, Accrington**

## Cover Sheet

Photo



Date of Fire Risk Assessment	17 Oct 2024
Date of Next Fire Risk Assessment	17 Oct 2025
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	Kirk House
Scheme Address	Kirk House Tanpits Road, Accrington
Postcode	BB5 4HD
Region	North West
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lancashire
Other staff in attendance	None
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 1983
Number Of Homes	44
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?)	3 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

**Asset ID: 9055**      **Kirk House Tanpits Road, 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	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	46
Occupant tenure type breakdown	CAT1 Housing for Older People, CAT2 Housing for Older People, Staff Accommodation

**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	17/10/2024
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	None
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	46
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)	3 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	Mixed
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	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	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 good at time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Checked and in date on ActiveH
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Test certificate on ActiveH dated 14th August 24
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?	No
Comment	Large mobility scooter observed outside Flat 19.
Is there a purpose built mobility scooter store/charging area?	Yes

**Asset ID: 9055**

**Kirk House Tanpits Road, Accrington**

Comment

Recently installed and not yet in service

Does the building have a lightning protection system?

No

Comment

Not required due to height

## Gas installations

Is there a commercial/domestic gas supply to the scheme?

Yes

Comment

Communal gas boilers

Valid LGSR held on file for fixed communal area gas appliances?  
(Boilers)

Yes

Comment

Tested 26th September 24

Valid LGSR held on file for residential flats that contains gas appliances?

N/A

Comment

Communal heating system

Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results

N/A

Comment

ILS

## Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?

Yes

Comment

Signage in place. Residents allowed to smoke in flats

Adequate security against arson?

Yes

Comment

All external doors secure, CCTV system, Extra care staff on site 24/7

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Clean and tidy when checked. Internal door wedged open at time of inspection

Are there communal cooking facilities at this scheme?

Yes

Comment

Seldom used for cooking. Mainly tea and coffee facilities

Are reasonable measures taken to prevent fires as a result of cooking?

Yes

Comment

Kitchen only used for warming food occasionally

Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?

N/A

Comment

Xpelair only

## Housekeeping

Asset ID: 9055

Kirk House Tanpits Road, Accrington

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?

Yes

Comment

Checked and clear at time of inspection

Are unnecessary accumulations of combustible materials or waste avoided?

No

Comment

Large amount of confidential waste stored in first floor store within upstairs lounge

Are combustible materials and substances separated from ignition sources and stored appropriately?

Yes

Comment

None seen at time of inspection

Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?

Yes

Comment

Labels checked

---

**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

---

Large number of bags of confidential waste in store room within upstairs communal lounge  
SHP to arrange removal

Internal - Medium

---

### 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

Multiple exits and protected staircases throughout

Escape routes unobstructed and safe to use?

No

Comment

Path from rear is grass and slippy. A proper path is required. Raised on last assessment.  
All clear at time of inspection except immediate area around front door of Flat19 which has large scooter restricting escape from that flat

Exits immediately openable without a key and/or failsafe's function correctly?

Yes

Comment

Exits checked at time of inspection

Reasonable distances of travel where there is a single/alternative direction of travel?

Yes

Comment

All within limits

Escape routes lead to final exits and open in direction of escape where necessary?

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Mobility scooter in communal corridor outside Flat 19. Must be kept in scooter store or in the flat without compromising means of escape from the flat Resident has been informed previously SHP to ensure Resident complies	Internal - High			



Observation	Priority	Referred To	Required By:	Task ID
Path required at rear exit routes. work order 1211396	Repair - Non Emergency	Project Manager (Building Safety)	31/01/2025	1883812



### Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?

Yes

Comment

Following last assessment a full compartmentation survey and remedial fire stopping works have been completed.

One breach observed from the refuse area lobby into the Corridor

Wedges found on refuse room corridor door and communal lounge door

Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?

Yes

Comment

All inert

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

N/A

Comment

Not required

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?

Yes

Comment

See above

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?

Yes

Comment

See above

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

Yes

Comment

All standard building materials

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?

Yes

Comment

Kitchen serving hatch

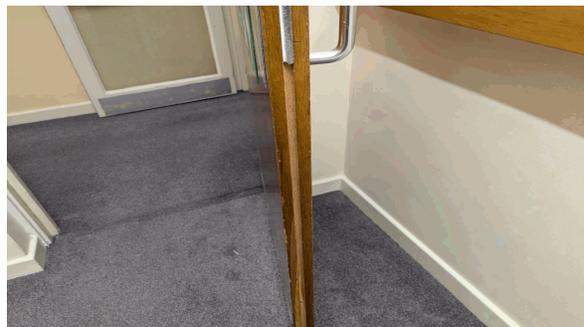
Observation	Priority	Referred To	Required By:	Task ID
Compartmentation breach from refuse lobby into corridor Work order 1228827	Repair - Non Emergency	Project Manager (Building Safety)	30/11/2024	1883813



Observation	Priority	Referred To	Required By:	Task ID
Flat 46 front door was wedged open at the time of inspection Resident has been informed about this in the past SHP to ensure Resident complies with instruction to keep door shut when not in use	Internal - High			



Observation	Priority	Referred To	Required By:	Task ID
The following doors require attention to ensure they are self closing into their frame Flat 3 drop seal not working Cupboard door opposite Flat 15 lock broken Staircase door nr Flat 29- smoke seal missing from leading edge Flat 30 drop seal not working Corridor doors opposite Flat 41 not self closing Flat 44 no self closer on door Order to be raised for work	Repair - Non Emergency	Project Manager (Building Safety)	31/12/2024	1883814



**Observation** **Priority** **Referred To** **Required By:** **Task ID**

Wedges were found on the following doors  
 Refuse door into corridor  
 Door into communal lounge  
 SHP to ensure Wedges are removed and these doors  
 are held open with existing dorgards if required

Internal - Medium



**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?

No

Comment

Some badly discoloured luminaries. Raised on last inspection. Works expected to start replacing system in the next few weeks

Records of monthly/annual testing available?

Yes

Comment

Annual test carried out on 19th June 24  
 Monthly test carried out 14th October 24

**Fire Safety Signs and Notices**

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

Yes

Comment

On all exit routes

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

Signs on all floors

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

Yes

Comment

Checked

## 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	Part 6 system
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Last tested 17th June 24
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	No damage seen at time of inspection
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	Batteries on dorgard laundry outer door replaced at time of inspection
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	Tested by Scheme Manager weekly

## Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Fire extinguishers and blanket
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	As required
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 16th July 24

## 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	ILS
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	Not required
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A
Comment	ILS
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	ILS
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	ILS
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Main car park
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	ILS
<b>Passenger Lift</b>	
Is the scheme fitted with a passenger lift?	Yes
Comment	One
Is the lift in full working order at the time of the FRA?	Yes
Comment	Observed working
Is the lift fitted with a firefighters switch?	No
Comment	Not fire fighting lift
Servicing and insurance inspection - Evidence of regular servicing/maintenance?	Yes
Comment	Last maintenance visit 15th August 24

## Premises Inspection Box

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

No

Comment

Customer details and master key available via astraline controlled safe

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Warden call (astraline) and 999

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

Yes

Comment

Stay put

## Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Annual letter, on arrival and occasional fire service visits

Is general fire safety information disseminated to residents?

Yes

Comment

See above

## 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.

No

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

No

Comment

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

**Asset ID: 9055**

**Kirk House Tanpits Road, Accrington**

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**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**