

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	Moss Side A - Alder Close
Scheme Address :	32, 98, 102, 104, 107, 109 Alder Close Leyland PR26 7TT
Date of Assessment:	27/02/2025
Date of Next Assessment:	27/02/2026
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 A - Alder Close
Region:		North West
Scheme Name:		Moss Side A - Alder Close
Site Address:	Street:	32, 98, 102, 104, 107, 109 Alder Close
	Town:	Leyland
	Post Code:	PR26 7TT
Block & Asset No.		Block 32 a-f Asset 9176
Block & Asset No.		Block 98 a-f Asset 9182
Block & Asset No.		Block 102 a-f Asset 9185
Block & Asset No.		Block 104 a-f Asset 9187
Block & Asset No.		Block 107 a-f Asset 9189
Block & Asset No.		Block 109 a-f Asset 9191
Date of this Assessment		27/02/2025
Date of Next Review		27/02/2026
Fire Risk Assessment Frequency		Annual
Purpose of Fire Risk Assessment		Annual Re-Assessment
Fire & Safety Assessor		Ian Potter
Housing Services Manager		Gavin Houghton
Customer Partnership Manager		Jamie Trotter
Repairs Manager		Karen Anthony
Scheme Manager/Customer Partner		Mandy Clarke
Other staff in attendance		None
Use of Building		General Needs
Approximate Number of occupants		6-12 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

Building Details		Moss Side A - Alder Close
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?		N/A
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 A - Alder Close				27/02/2025		
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	No damage seen at time of inspection	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	32 due Jan 2030, 98 due Jan 2030, 102 due Jul 28, 104 due Sept 25, 107 due Jan 2030, 109 due Feb 28	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	All checked and in date. 32b, 98 b&e, 104b, 107 a b & f all leasehold.	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	No Communal appliances	.		
1.5	Absence of trailing leads and adapters	N/A	No Communal appliances	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	None visible during inspection	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	Yes	Smoking allowed in flats	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	Electronic lock on front door of each block	.		
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 use	.	
4.2	Are fixed heating installations subject to regular maintenance?	N/A	No gas supply in common areas	.	
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	All checked and in date. 32b, 98 b&e, 104b, 107 ab& f all leasehold. 98c and 109e Capped	.	
5	Cooking:				
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	No Communal cooking facilities	.	
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	No Communal cooking facilities	.	
6	Lightning Protection System:				
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	Not required on this building	.	
7	Housekeeping:				
7.1	Is the standard of housekeeping adequate?	No	See 7.4	.	
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	Some electrical cupboards unlocked at time of inspection. All were locked by the assessor except 32 between A-B and C-D, locks require replacing. Work order 1263836	Low	4/4/25 Fire Safety Manager
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?	No	Block 102 - E-scooter found in communal staircase. Needs to be removed and stored in flat or externally. All other blocks clear of personal items and waste. E-mail sent to HP 6/3/25	Med	31/3/25 Customer Partner

7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	None seen at time of inspection	.		
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	No Communal furniture	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	None seen at time 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	Protected staircase to front door.	.		
10.2	Escape routes unobstructed and safe to use?	Yes	No obstructions seen	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Thumbturn on main exit doors	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All within acceptable tolerances	.		
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 fitted	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Other	Only access to entrance door from 1st and 2nd floor is via a staircase which would be unsuitable for certain disabilities.	.		
11	Measures to Limit Fire Spread and Development:					

11.1	Is it considered that the compartmentation is of a reasonable standard?	No	Several meter cupboards have holes where new meters have been fitted. Multiple use of pink foam in all meter cupboards in all blocks. Ceiling of meter cupboard Block 109 between A & B requires underdrawing with fire retardent material. All foam to be replaced with appropriate fire stopping material and all holes firestopped. Work orders: 32-1263362, 98 -1263825, 102 - 1263826, 104 -1263828, 107 -1263830, 109 - 1263833	Med	30/4/25	Fire Safety Manager
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Painted surfaces	.		
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	.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	N/A	No access to roof space.	.		
11.5	Loft hatches fire resisting?	N/A	None fitted in Communal areas	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	None fitted in Communal areas	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	None fitted in Communal areas	.		
11.8	Roller shutter doors (fire resisting)	N/A	None fitted	.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	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	Blk 32 - Service cupboard lock not working on GF and 1st Floor see 7.2	Low	4/4/25	Fire Safety Manager

12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	Missing and replaced on some doors in Block 98	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	None fitted in communal areas	.		
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	.		
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	.		
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 seen at time of inspection	.		
15.9	Are records of monthly testing available?	Yes	03/03/25 by Tunstall	.		
15.10	Are records of annual testing available?	Yes	23/08/24 by Tunstall	.		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	All checked	.		
16.3	Directional fire escape signage in place and adequate?	Yes	Checked	.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No lift fitted	.		

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	Domestic detectors in each flat	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	N/A	No communal fire 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 fire alarm	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	No communal fire alarm	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	No communal fire 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	No communal FFE	.		
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 kitchens	.		
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		.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Residents call 999. Annual letter sent to all residents regarding evacuation and fire doors.	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Scheme inspection dated 31/01/25	.		
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 A - Alder Close					27/02/2025	
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:
32a	No	17498	Checked externally and all appeared ok	-		
32b	No	17516	Checked externally and all appeared ok	-		
32c	No	17522	Checked externally and all appeared ok	-		
32d	No	17528	Checked externally and all appeared ok	-		
32e	No	17534	Checked externally and all appeared ok	-		
32f	No	17540	Checked externally and all appeared ok	-		
98a	No	17504	Checked externally and all appeared ok	-		
98b	No	17517	Checked externally and all appeared ok	-		
98c	No	17523	Checked externally and all appeared ok	-		
98d	No	17529	Checked externally and all appeared ok	-		
98e	No	17535	Checked externally and all appeared ok	-		
98f	No	17541	Checked externally and all appeared ok	-		
102a	No	17508	Checked externally and all appeared ok	-		
102b	No	17518	Checked externally and all appeared ok	-		
102c	No	17524	Checked externally and all appeared ok	-		
102d	No	17530	Checked externally and all appeared ok	-		
102e	No	17536	Checked externally and all appeared ok	-		
102f	No	17542	Checked externally and all appeared ok	-		
104a	No	17510	Checked externally and all appeared ok	-		
104b	No	17519	Checked externally and all appeared ok	-		
104c	No	17525	Checked externally and all appeared ok	-		
104d	No	17531	Checked externally and all appeared ok	-		

104e	No	17537	Checked externally and all appeared ok	-		
104f	No	17543	Checked externally and all appeared ok	-		
107a	No	17513	Checked externally and all appeared ok	-		
107b	No	17520	Checked externally and all appeared ok	-		
107c	No	17526	Checked externally and all appeared ok	-		
107d	No	17532	Checked externally and all appeared ok	-		
107e	No	17538	Checked externally and all appeared ok	-		
107f	No	17544	Checked externally and all appeared ok	-		
109a	No	17515	Checked externally and all appeared ok	-		
109b	No	17521	Checked externally and all appeared ok	-		
109c	No	17527	Checked externally and all appeared ok	-		
109d	No	17533	Checked externally and all appeared ok	-		
109e	No	17539	Checked externally and all appeared ok	-		
109f	No	17545	Checked externally and all appeared ok	-		

Photographs - Fire	
27/02/2025	Moss Side A - Alder Close



Photo No. 1

E-scooter stored in communal stairway Block 102



Photo No. 2

Example of Hole in Compartment wall electrical cupboard

Photographs - Fire	
27/02/2025	Moss Side A - Alder Close



Photographs - Fire	
27/02/2025	Moss Side A - Alder Close



Photo No. 5

Signage in place

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.