

Vale House

Summervale Close, Oldham OL9 6DQ



Fire Risk Assessment

Assessment Details

Competent person

Jason Gore MIFSM, Advanced Level - National Fire Risk Assessors Register (NFRAR 440) - Total Fire Group Ltd

Validated by

Mark O'Meara DMS, Eng Tech, MIFireE, MIFSM, Advanced Level - National Fire Risk Assessors Register (NFRAR 0143)
- Total Fire Group Ltd

Responsible or accountable person(s)

First Choice Homes Oldham (FCHO)

Date fire risk assessment was conducted

Tuesday, 28 April 2026

Time

9:30am

Date of last FRA or FRA review

28 Apr 2025

Suggested date for next review

April 2027

Risk to Life

Moderate

However, when the findings and recommendations identified within this Fire Risk Assessment are addressed, the risk to life will be reduced to tolerable.

Limitations

Please note that this is a summary of the fire risk assessment and is not a full fire risk assessment.

Regular Fire Safety Checks

Each week/month, approved contractors will check the following Fire Protection Equipment within your building if it is present.

- ✓ Fire Alarm
- ✓ Automatic Opening Vents
- ✓ Communal Doors
- ✓ Emergency Lighting
- ✓ Dry risers/wet risers
- ✓ Sprinklers
- ✓ Flat Entrance Doors

Fire Alarm

A fire alarm may be installed within the common areas of your building, however, this is normally installed to operate smoke vents and is a silent system. The fire alarm in your building is tested and maintained regularly.

If your building operates a full evacuation policy, a common fire alarm that sounds throughout your building may be installed. You should also have smoke and heat detection in your flat.

The fire evacuation plan for your building is detailed below.

Emergency Lighting

An emergency lighting system is installed within your building. The lighting is designed to operate when the normal lighting fails, so that you can exit the building safely.

Sprinklers

A sprinkler system has been provided in your flat/building. Sprinklers are designed to control a fire when operated and should not be tampered with, please report any damage or defects on the details provided below.

Automatic Opening Vents

Automatic Opening Vents (AOV's) are provided in your building. When fire or smoke is detected in the common areas, the vent(s) open to assist in removing any smoke. This is so that the escape route remains as smoke free as possible and also so firefighters can set up operations in a smoke free escape route.

Dry risers/wet risers

A riser has been provided in your building. This is essentially a pipe running up the building that the fire service can access at each floor level to help them with fighting the fire.

Flat Entrance Doors

Fire doors play a vital role in preventing the spread of fire and smoke within your flat and building. Your flat door should not be wedged open, and in the event of a fire in your flat, the door should be closed behind you. Your flat door should be fitted with an effective self-closing device, it is essential that this device is not removed or tampered with. It is also important that you do not replace your flat entrance door. It is good practice to have a bedtime routine, where you close the doors within your flat before going to bed.

It is important to report any damage or missing fire doors to the responsible person/duty holder.

Communal Doors

Fire doors are generally provided in the common areas to protect the escape routes which may include doors to store cupboards, risers, electric and gas intake stores. These areas should not be used for the storage of personal items, unless authorised for that purpose. Please report any damage or concerns with these doors to the details to the responsible person/duty holder.

The fire doors in your building are checked on a regular basis.

What To Do If There's A Fire In Your Building?

The fire evacuation policy for your building is **STAY PUT – STAY SAFE**

Your building has been built in such a way as to protect the people in it if a fire breaks out. The important thing to remember is that if the fire starts in your home, it is up to you to make sure that you can get out of it.

If a fire breaks out in your flat:

- If you are in the room where the fire is, leave straightaway, together with anybody else, then close the door.
- Do not stay behind to try to put the fire out, unless you have received suitable training.
- Tell everybody else in your flat about the fire and get everybody to leave. Close the front door and leave the building. **CALL THE FIRE SERVICE.**

If you see or hear of a fire in another part of the building:

- It will usually be safe for you to stay in your own home.
- You must leave your home if smoke or heat affects it OR you are instructed to do so by the Fire Service. Close all doors and windows.

Calling the fire service:

The Fire Service should always be called to a fire, even if it only seems to be a small fire. This should be done straight away.

The way to call the fire service is by telephone as follows.

- Dial 999.
- When the operator answers give the telephone number you are ringing from and ask for the FIRE service.

When you are put through to the fire service, tell them clearly where the fire is:

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Findings Summary

Section	Findings	Recommendations
Heating and Electrical Appliances	0	1
The Confinement of Fire	3	1
Automatic Fire Detection	0	1
Fire Fighting Equipment, Facilities, Systems & Fixed Installations	1	1
Fire Safety Signs and Notices	0	1

Each of these actions have been risk rated and assigned to individual programmes of work and will be discharged in accordance with our SLA's. Residents will be communicated to when these actions are discharged.

Identified Risks And How We Are Managing Them

Hazard or Defect	Action Required	Priority	Risk
<p>Several communal fire doors had deficiencies that were identified on this assessment. See 9.5 for further details.</p>	<p>As part of the building fire door audit by a competent person, any deficiencies identified should be rectified.</p>	<p>P2 - previously identified</p>	<p>Moderate</p>
<p>Flat 27's entrance door was found to be missing its letterbox and instead was sealed over, potentially by the resident with unknown materials.</p>	<p>It is recommended that this be investigated and the aperture for the letterbox be either sealed up with the appropriate fire-rated materials or the letterbox be reinstalled to its original specification.</p>	<p>P1</p>	<p>Moderate</p>
<p>There were a small number of minor deficiencies with compartmentation within the building. See 9.8 for further details.</p>	<p>It is recommended that the areas identified are opened and checked, and adequate fire stopping is undertaken to ensure the required fire resisting standard is achieved and the materials are installed within their limitations.</p>	<p>P3</p>	<p>Moderate</p>
<p>The Secure Information Box (SIB) had incorrect information in the "on-arrival information" sheet and the "building emergency evacuation plan", as part of the Emergency Response Pack (ERP). See the full finding for further details.</p>	<p>It is recommended that the ERP information be updated with the correct information that matches the building correctly.</p>	<p>P2 - previously identified</p>	<p>Moderate</p>