



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

**Asset ID: 8667**      **1-41 Station View Block 1-41 Station View, Barrow-In-Furness**

## Cover Sheet

Photo



Date of Fire Risk Assessment	14 Feb 2024
Date of Next Fire Risk Assessment	14 Feb 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	Station View
Scheme Address	1-41 Station View Block 1-41 Station View, Barrow-In-Furness
Postcode	LA14 5SF
Region	North West
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cumbria
Other staff in attendance	Scheme manager
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Carers

## The Building

Accommodation Type	Extra Care (S48)
Build Date	Jan 1 2010
Number Of Homes	41
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, Paint Render
Roof construction	Timber
Roof covering	Flat Roof
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
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: 8667**

**1-41 Station View Block 1-41 Station View, Barrow-In-Furness**

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade B
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	46
Occupant tenure type breakdown	CAT2 Housing for Older People, Extra Care, Supported Housing

**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	02/03/2024
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	Cumbria
Scheme Tel. No	N/A
Other staff in attendance	Scheme manager
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Carers
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
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 B
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	Yes
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	None seen at time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Certificate dated 16th December 2020
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Certificate dated 07 11 2022
Absence of trailing leads and adapters?	Yes
Comment	None seen
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None seen
Is there a purpose built mobility scooter store/charging area?	Yes

**Asset ID: 8667**

## **1-41 Station View Block 1-41 Station View, Barrow-In-Furness**

Comment Internal store

Does the building have a lightning protection system? No

Comment Not required

### **Gas installations**

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

Comment Gas fired boilers

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

Comment All in date

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

Comment No gas supply in flats

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 Smoking allowed in flats

Adequate security against arson? Yes

Comment CCTV and 24/7 staff on site

Are refuse/recycling bin areas managed and suitably located? Yes

Comment Internal room compartmentalised

Are there communal cooking facilities at this scheme? Yes

Comment Run by 3rd party Contractor

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

Comment Extraction system and extinguishers. Professional staff

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

Comment Cleaned Feb 23 by external contractor

### **Housekeeping**

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items? No

Comment Some cupboards containing waste

Asset ID: 8667

1-41 Station View Block 1-41 Station View, Barrow-In-Furness

Are unnecessary accumulations of combustible materials or waste avoided?

No

Comment

Majority of store cupboards filled with items

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

Yes

Comment

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

Yes

Comment

Labels seen

Observation	Priority	Referred To	Required By:	Task ID
Most store rooms and some service cupboards were found to be overful with items. All of these cupboards to be cleared of unwanted items and storage kept to a minimum	Internal - Low	Independent Living Coordinator	31/05/2023	1658404



Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

None seen

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 ways out in protected staircases

Escape routes unobstructed and safe to use?

Yes

Comment

All clear

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

Yes

Comment

Push bars and thumbturns

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

Yes

Comment

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

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
The majority of the communal doors are fitted with gaps on the leading edge way In excess of the required 4mm . A survey is required u der the BMTrada scheme to assess if the doors can be repaired or need replacement	Repair - Non Emergency			



### Fire Spread and Development

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

No

Comment

Most Fire doors have gaps in excess of 4mm along the leading edges

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

Yes

Comment

Painted

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

N/A

Comment

None fitted

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

N/A

Comment

Flat roof

Loft hatches fire resisting?

N/A

Comment

None fitted

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

Spot checked

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

Yes

Comment

Brick and render

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

**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?	Yes
Comment	
Records of monthly/annual testing available?	Yes
Comment	The caretaker has been unable to test the lighting on 1st and 2nd floors due to the test switch not working correctly. Repair order raised 1056177 Tunstall to check Drop test carried out by Tunstall on 26th August 22

**Fire Safety Signs and Notices**

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Multiple locations and all exits
Directional fire escape signage in place and adequate?	Yes
Comment	All in place
Is there suitable LIFT signage i.e. do not use in case of fire?	Yes
Comment	On all floors
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	

**Means of giving Warning in case of Fire**

Is the scheme fitted with a communal area fire alarm?	Yes
Comment	
Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?	Yes
Comment	
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes

Comment	Fire panel 08 02 23
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	Tested weekly by Scheme Manager
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes
Comment	Observed
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes
Comment	Tested 08 02 23

**Fire Extinguishing Equipment**

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Fire extinguishers
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	All high risk areas and floors
Correct signage displayed by each fire extinguisher?	Yes
Comment	Observed
Fire blanket in communal kitchen, secured to the wall, complete with signage?	Yes
Comment	Observed
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 25 03 22

**Management of Fire Safety**

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	No
Comment	Out of scope
Are there other Responsible Persons who share or have fire safety duties in respect of the premises?	Yes
Have all details required by regulations been shared with all other Responsible Persons?	Yes

Comment	Internal communications
Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?	Yes
Comment	
Will this FRA be shared will all other Responsible Persons for the premises?	Yes
Comment	On request. Always available to view internally
How will this sharing be achieved?	Internal access and on request electronically
Is an office or IL scheme being inspected?	Yes
Comment	ILS
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	Yes
Comment	
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes
Comment	Included in building evacuation
Offices - Are there suitable arrangements for evacuating disabled people?	Yes
Comment	Ground floor
Offices - Suitable arrangements for meeting the fire service on arrival and proving relevant information?	N/A
Comment	Part of main building
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Car park
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	Not in daily use

**Passenger Lift**

Is the scheme fitted with a passenger lift?	Yes
Comment	
Is the lift in full working order at the time of the FRA?	Yes
Comment	
Is the lift fitted with a firefighters switch?	No
Comment	
Servicing and insurance inspection - Evidence of regular servicing/maintenance?	Yes
Comment	Inspected 10 02 23

## 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

Warden call and 999

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

Yes

Comment

## Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

At time of tenancy and reminded by Scheme Manager

Is general fire safety information disseminated to residents?

Yes

Comment

Posters and Fire service visits

## FRA Frequency

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

Yes

Comment

## 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.

No

Unauthorised items were found in communal areas and arrangements were made for their removal.

Yes

**Asset ID: 8667**

**1-41 Station View Block 1-41 Station View, Barrow-In-Furness**

Not all records were up to date, as noted in the table below.

No

Arrangements have been made for these to be completed.

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**

<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**