

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region : North West

Scheme Name : Stark St

Scheme Address : Ramsden St
Barrow in Furness
LA14 2HQ

Date of Assessment: 01/08/2024

Date of Next Assessment: 01/08/2027

FRA Frequency: 3 Year Re-Assessment

Fire & Safety Assessor Ian Potter

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		Stark St
Region:	North West	
Scheme Name:	Stark St	
Site Address:	Street:	Ramsden St
	Town:	Barrow in Furness
	Post Code:	LA14 2HQ
Block & Asset No.	Block 6-8 Asset 9459	
Block & Asset No.	Block 10-12 Asset 9460	
Block & Asset No.	Block 14-16 Asset 9461	
Date of this Assessment	01/08/2024	
Date of Next Review	01/08/2027	
Fire Risk Assessment Frequency	3 Years	
Purpose of Fire Risk Assessment	3 Year Re-Assessment	
Fire & Safety Assessor	Ian Potter	
Director of Assets and Compliance	Alex Liburd	
Housing Partnership Manager	Jamie Trotter	
Contract Manager	Karen Anthony	
Scheme Manager/Customer Partner	Elayne Lindsay	
Other staff in attendance	None	
Use of Building	General Needs	
Approximate Number of occupants	6 per block (6x 1 bed flats 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	Stark St
Construction Date	1993
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Slate 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
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?	No
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD2 Additional Protection
Additional Comments:	AOV in each staircase activated by detector
Evacuation Alert System (EAS)	No
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers	None fitted
Fixed Fire Fighting Installations	None fitted

Significant Findings - Fire						
Stark St					01/08/2024	
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	All good at time of inspection	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Last tested Dec 2020 for all blocks - due 2025	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	All checked and in date on ActiveH	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	None in communal areas	.		
1.5	Absence of trailing leads and adapters	Yes	None seen at time of inspection	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	None seen at time of inspection	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	Yes	Residents allowed to smoke in flats and external areas. No evidence of smoking in communal area seen at time of inspection.	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	All front doors have door entry system. All secure at time of inspection.	.		
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 found at time of inspection	.		
4.2	Are fixed heating installations subject to regular maintenance?	N/A	None installed in communal areas	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	All certs in date on ActiveH	.		
5 Cooking:						
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	No Cooking facilities in Communal areas	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	See above	.		
6 Lightning Protection System:						
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	Not required due to height	.		
7 Housekeeping:						
7.1	Is the standard of housekeeping adequate?	No	Housekeeping generally good Block 6-8, Mail and paper flyers scattered on the floor nr the main entrance Block 14-18, Kitchen cabinets in second floor hallway. HP to arrange removal - Emailed 09/08/24	Med	31/8/24	Customer Partner
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	None seen at time of inspection	.		
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	See 7.1 above	.		

7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No hazardous materials stored	.		
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	None in communal area	.		
9 Other Significant Fire Hazards:						
9.1	Are there other significant fire hazards that are inadequately controlled?	No	None seen at time of 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	Visually all compartmentation appears sound in common areas	.		
10.2	Escape routes unobstructed and safe to use?	Yes	No obstructions to MOE at time of inspection	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Thumbturn/Push button on exit doors and Break glass release for all	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All travel distances within required limits (7m and 30m)	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Inward opening final exit doors. Acceptable due to occupancy numbers.	.		
10.6	Do failsafe's on locked exit doors function correctly?	Yes		.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Ground floor only	.		
11 Measures to Limit Fire Spread and Development:						
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	Compartmentation appears sound from areas that can be observed. Loft hatches locked except block 10-12. Checked loft area of this block and no breaches found	.		

11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	No surfaces that would support combustion	.		
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 on scheme	.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Yes	See 11.1 above.	.		
11.5	Loft hatches fire resisting?	Yes	FR loft hatches fitted	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	Solid ceiling above doors	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	Yes	All Tested 14th July 24 and tested by Assessor at time of inspection.	.		
11.8	Roller shutter doors (fire resisting)	N/A	None at scheme	.		
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,	Yes	All checked and working as required	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	Checked	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	None at scheme	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	All checked and appear from the outside to be in good condition and compliant.	.		
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 at scheme	.		
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 at scheme	.		
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	All visually appear in good order	.		
15.9	Are records of monthly testing available?	Yes	Tested 13th July 2024	.		
15.10	Are records of annual testing available?	Yes	3hr Drop test conducted on 24th July 2024	.		
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 replaced at time of inspection	.		
16.3	Directional fire escape signage in place and adequate?	Yes		.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No lift at scheme	.		
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	Alarms in Flats only. Part 6 Grade D only	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	N/A	See above	.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	N/A	See above	.		

17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	See above	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	See above	.		
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	All tested and in date on ActiveH as part of Landlord Gas Safety Check	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	None at scheme	.		
18.2	Correct signage displayed by each fire extinguisher?	N/A	See above	.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A	See above	.		
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	None fitted	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Residents call 999	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Annually by HP. Last one Dec 23	.		
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	The findings support a stay put policy	.		

Photographs - Fire

01/08/2024

Stark St



Photo No. 1

Mail and Flyers behind front door of Block 6-8



Photo No. 2

Kitchen cabinets in 2nd Floor stairway Block 14-16

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.

Action Plan - Fire					
Stark St				01/08/2024	
Trivial					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Housekeeping:					
Is the standard of housekeeping adequate?	Housekeeping generally good Block 6-8, Mail and paper flyers scattered on the floor nr the main entrance Block 14-18, Kitchen cabinets in second floor hallway. HP to arrange removal - Emailed 09/08/24	Med	31/08/24	Customer Partner	