

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

**Asset ID: 9471**      **95 Anson Street Block 1-6 Anson Street, Barrow-in-Furness**

## Cover Sheet

Photo



Date of Fire Risk Assessment	25 Jan 2024
Date of Next Fire Risk Assessment	25 Jan 2027
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year 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	Anson Street (Ltd HAG)
Scheme Address	95 Anson Street Block 1-6 Anson Street, Barrow-in-Furness
Postcode	LA14 1NW
Region	North West
Scheme Manager	
Scheme Tel. No	None
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cumbria
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

## The Building

Accommodation Type	General Needs (S30)
Build Date	Jan 1 1915
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Cement Render, Facing Brick
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	N/A
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?)	One protected
Number of External Staircases	None
External Balcony part of escape route?	No
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
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	4
Occupant tenure type breakdown	General Needs

### **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	1
Overdue Annual Emergency Lighting tests	1
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
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	25/01/2024
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year 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	None
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	4
Personal Emergency Evacuation Plans in place	N/A
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)	One protected
Number of external staircases	None
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	Residential
Fire Detection and Warning System	Flats only
Grade of Fire Alarm	Grade D
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	Yes
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
Fire Blanket(s) present	No
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	Yes

## 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	All checked and in date
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	None in communal areas
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	Mobility scooter stored in communal entrance at time of inspection
Is there a purpose built mobility scooter store/charging area?	No

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Comment None at scheme

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 Flats only

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

Comment No communal gas supply

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

Comment All checked and in date. Gas capped to Flat 2

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

Comment As part of Gas safety check

## Other Sources of Ignition

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

Comment Smoking allowed in flats only

Adequate security against arson? Yes

Comment Secure front door

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

Comment External

Are there communal cooking facilities at this scheme? No

Comment None at scheme

## Housekeeping

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

Comment

Are unnecessary accumulations of combustible materials or waste  
avoided? No

Comment Large amount of personal items outside Flat 4 and  
in communal entrance

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

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Comment

None seen at time of inspection

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

N/A

Comment

None in communal areas

Observation	Priority	Referred To	Required By:	Task ID
Large amount of personal items on landing outside Flat 4 and In communal entrance area. HP to arrange removal	Internal - Medium	Housing Partner	29/02/2024	1767330



### Other Significant Fire Hazards

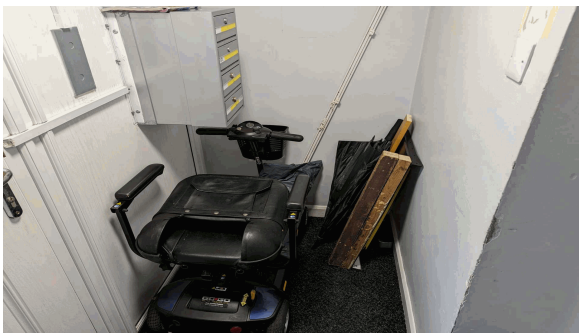
Are all other significant fire hazards adequately controlled?

No

Comment

Mobility scooter stored in communal hallway

Observation	Priority	Referred To	Required By:	Task ID
A Mobility scooter was found to be stored in the communal entrance area. This must be moved outside or within the customers flat. HP Informed and has spoken to customer and arranged for scooter to be	Internal - High	Housing Partner	29/02/2024	1767329



### Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?

Yes

Comment

2 directions on ground floor

Escape routes unobstructed and safe to use?

No

Comment Bikes stored in ground floor hallway and mobility trolley stored on staircase

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

Comment

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
2 bikes were stored in the GF communal corridor and a mobility trolley was stored on the staircase half landing. Both need to be removed and stored in customers flats or outside	Internal - Medium	Housing Partner	29/02/2024	1767331



### Fire Spread and Development

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

Comment From what could be seen

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

Comment Painted walls

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? Yes

Comment

Loft hatches fire resisting? Yes

Comment

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard? N/A



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Comment	None in communal areas
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Brick
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	Yes
Comment	Tested 16th July 2023 and by Assessor at time of inspection
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	Annual check 5th July 23 Monthly check 27th January 24

### **Fire Safety Signs and Notices**

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	
Directional fire escape signage in place and adequate?	Yes
Comment	
Is there suitable LIFT signage i.e. do not use in case of fire?	N/A
Comment	No lift
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?	No
Comment	Detection for AOV only

## Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Extinguishers
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	
Correct signage displayed by each fire extinguisher?	Yes
Comment	
Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A
Comment	No communal kitchen
Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?	N/A
Comment	None at scheme
Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	Tested 12/23

## 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?	No
Comment	General needs

## Passenger Lift

Is the scheme fitted with a passenger lift?	No
Comment	None at scheme

## 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	999 by residents
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	By letter and when signing the tenancy agreement
Is general fire safety information disseminated to residents?	Yes
Comment	By letter and when signing the tenancy agreement

## 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.	No
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
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.	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**