



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

13 Feb 2025

Date of Next Fire Risk Assessment

13 Feb 2026

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	None
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 protected
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

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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 A
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	13/02/2025
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	None
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 protected
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 A
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	
Carbon Dioxide Extinguisher(s) present	
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	All appears OK at time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Next test due 16th Dec 25
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Tested 31st October 24
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	Scooter observed in the communal corridor outside Flat 26. This has been reported previously and the resident was spoken to by myself and the Scheme Manager on 19th June 24 and she agreed at that time to start using the scooter store
Is there a purpose built mobility scooter store/charging area?	Yes
Comment	Ground floor internal
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 until 5th April 25
Valid LGSR held on file for residential flats that contains gas appliances?	N/A
Comment	No gas supply to 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	Residents allowed to smoke in flats and external areas. Signage in place
Adequate security against arson?	Yes
Comment	Front door entry system and CCTV
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	External and away from building
Are there communal cooking facilities at this scheme?	Yes
Comment	Small Kitchen operated daily for residents by third party catering company
Are reasonable measures taken to prevent fires as a result of cooking?	Yes
Comment	Professional caterers with appropriate training
Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?	No

Comment		Unable to locate cleaning records for extraction system		
Observation	Priority	Referred To	Required By:	Task ID
There is no evidence that the kitchen extraction system has been cleaned in the last 12 months. Specialist Housing Manager informed by email 19th February 25		Internal - High		

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and and residents personal items?	Yes
Comment	Checked
Are unnecessary accumulations of combustible materials or waste avoided?	No
Comment	Storage cupboards are much tidier than than the last FRA with the exception of the store opposite Flat 23 which is full of document storage which needs to be reduced down to minimum required. All other storage cupboards require regular checking for build up A/C unit on 2nd floor corridor reported previously
Are combustible materials and substances separated from ignition sources and stored appropriately?	Yes
Comment	None seen at time of inspection
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	No
Comment	Labels checked on all communal furniture. Residents sofa in corridor outside Flat 28 needs removing

Observation	Priority	Referred To	Required By:	Task ID
Store near Flat 23 is full of archived paperwork. This requires clearing of out of date records or relocating some to other storerooms. Resident settee found outside Flat 28 A/C unit found in 2nd floor corridor Scheme Manager Informed by email 19th Feb	Internal - Medium			
				
				

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
Comment	None seen at time of inspection



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 via protected routes.
Escape routes unobstructed and safe to use?	Yes
Comment	All unobstructed at time of inspection
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	All checked
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	All with approved limits
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	Checked

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	No
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Comment	The majority of communal fire doors have gaps in excess of 4mm along the leading edge and other issues. A survey was requested by a certified contractor after the last FRA. The remedial work is due to commence 17th Feb 25 One other breach is outstanding from the last visit which will be chased via the Contractor
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Painted walls and standard construction
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?	No
Comment	See above in relation to one outstanding breach
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 on all levels
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?	Yes
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Reported previously, Multiple doors in communal areas require adjustment or replacement. Works to commence 17th Feb	Repair - Non Emergency			
				

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

No damage seen at time of inspection

Records of monthly/annual testing available?

Yes

Comment

Last annual drop test 21st August 24
Last Monthly test 10th February 25

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?

Yes

Comment

Replaced at all exits

Directional fire escape signage in place and adequate?

Yes

Comment

Checked

Is there suitable LIFT signage i.e. do not use in case of fire?

Yes

Comment

Checked

Do common area fire doors display the correct signage on both sides where applicable?

Yes

Comment

Checked

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

Last tested 4th Feb 25
Weekly test by Scheme Manager

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

No damage seen at time of inspection

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

Checked

Is the fire alarm panel remotely monitored, and if so are there records of regular testing?

No

Comment

Fire alarm is monitored 24/7 by both carers and wardencall

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

In all high risk areas and escape route

Correct signage displayed by each fire extinguisher?

Yes

Comment

Checked

Fire blanket in communal kitchen, secured to the wall, complete with signage?

Yes

Comment

Checked

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

Last tested June 24

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?

Yes

Comment

ILS

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?

Yes

Comment

24/7 care workers

Offices - Are there suitable arrangements for ensuring the premises are evacuated?

N/A

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Comment	ILS
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	ILS
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	ILS
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Front car park
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	ILS

Passenger Lift

Is the scheme fitted with a passenger lift?	Yes
Comment	One only
Is the lift in full working order at the time of the FRA?	Yes
Comment	Observed working
Is the lift fitted with a firefighters switch?	No
Comment	Not required
Servicing and insurance inspection - Evidence of regular servicing/maintenance?	Yes
Comment	Last inspection 9th January 25

Premises Inspection Box

Is there a premises information box for fire & rescue service use?	No
Comment	Emergency resident information and master key located in Warden call safe

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	Stay put

Engagement with Residents

Has information of fire procedures been disseminated to residents?	Yes
Comment	By annual letter and at time of tenancy
Is general fire safety information disseminated to residents?	Yes
Comment	By annual letter

FRA Frequency

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

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.	Yes
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

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 taken.
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is:

Moderate