



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	Station View
Scheme Address :	Holker St Barrow-in Furness LA14 5SF
Date of Assessment:	05/02/2026
Date of Next Assessment:	05/02/2027
FRA Frequency:	Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor	Ian Potter FIFireE DipFD

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

Scheme Details		Station View
Region:		North West
Scheme Name:		Station View
Site Address:	Street:	Holker St
	Town:	Barrow-in Furness
	Post Code:	LA14 5SF
Block & Asset No.		Block 1-41, Asset No 8667
Block & Asset No.		
Date of this Assessment		05/02/2026
Date of Next Review		05/02/2027
Fire Risk Assessment Frequency		Annual
Purpose of Fire Risk Assessment		Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor		Ian Potter FIFireE DipFD
Director of Customer Experience		John Place
Housing Partner Manager		Louise Leatherbarrow
Contract Manager		Karen Anthony
Scheme Manager/Customer Partner		Sharon Hogg
Other staff in attendance		None
Use of Building		Catergory 2 Independent Living
Approximate Number of occupants		46
Occupancy Profile		Elderley
Familiarity of the occupants		Slightly Familiar
Likely state of the Occupants		Sleeping Familiar
PEEPs in place where necessary		Yes
Number of on-site Accent staff		Scheme Manager weekdays
		Contract cleaners in common areas
Number of other (non-Accent) staff		
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Dual system Communal full evacuation flats stay put(Stay Safe)
Evidence that residents have been notified of the evacuation procedure		Fire Evacuation notices displayed in common areas and in place
History of fires in the building		None
Scope of Assessment		Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance		Specialised housing guide

Building Details	Station View
Construction Date	2010
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Flat-Sheet Material
External Wall Finish	Brick
	Cement Render
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)	41
Number of storeys above ground Not including Basements	Three
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	Three-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 and common areas not linked
Grade of fire alarm (Flats)	Grade D
Category of fire alarm (Flats)	LD2 Additional Protection
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD1 Maximum Protection
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System -
Additional Comments:	
Portable Fire Extinguishers	Foam
	Carbon Dioxide
	Fire Blanket
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Station View					05/02/2026	
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 common area sockets and fittings in a satisfactory condition at the time of inspection	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Valid communal area EIC Reports uploaded to property file all In date at time of inspection Last Inspection Date 9th October 25 Satisfactory	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	N/A	Extra care scheme	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	PAT testing completed 6th October 25	.		
1.5	Absence of trailing leads and adapters	Yes	None within the communal areas at time of inspection.	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	No	Large mobility scooter observed outside Flat 26.This has been mentioned on previous visits. SHP assured me that its kept in the scooter store when not in use. Task assigned to SHP to continue monitoring	Low	28/2/26	Specialist Housing Partner
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed within the communal areas. Smoking is only permitted within flats. There are smoking signs present within the communal areas.	.		

3	Arson:				
3.1	Adequate security against arson?	Yes	Front door secured on door entry system. All external doors secure. CCTV in place. 24/7 staff on site.	.	
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	There are no portable heaters within the communal area.	.	
4.2	Are fixed heating installations subject to regular maintenance?	Yes	All boilers serviced and tested 13th Jan 26	.	
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	Communal heating system only. No gas supply to flats	.	
5	Cooking:				
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Commercial kitchen run by independent provider	.	
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	Yes	Extraction system cleaned 1st April 25 by specialist contractor.	.	
6	Lightning Protection System:				
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	No lightning conductor system fitted	.	
7	Housekeeping:				
7.1	Is the standard of housekeeping adequate?	No	Some store cupboards were starting to fill up in particular, the document store cupboard used by the care provider which is full of archived records. SHP informed me that she had ordered a skip and was going to carry out a clear out. Care provider to be asked to reduce documentation in the store. Task sent	Low	13/3/26 Specialist Housing Partner

7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes		.		
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	.		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No evidence of hazardous materials stored on site	.		
8	Furniture/furnishings on escape routes and other communal areas:					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	Yes	Labels checked	.		
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	Multiple ways out via protected routes	.		
10.2	Escape routes unobstructed and safe to use?	Yes	There were no obstructions on the means of escape at the time of inspection.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	All checked at the time of inspection	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All within approved limits	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	All checked at time of inspection	.		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	Checked as part of weekly fire alarm test by SHP	.		

10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Covered under PCFRA and subsequent PEEP's carried out by SHP	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	No breaches from what could be observed at time of inspection.	.		
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Reasonable limitation of surfaces	.		
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 fitted within this scheme	.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	N/A	Flat roof construction.No Access to roof space from Common Area	.		
11.5	Loft hatches fire resisting?	N/A	None fitted within the communal area.	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	Yes	Spot checked no breaches observed	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	No Automatic vents fitted at this scheme	.		
11.8	Roller shutter doors (fire resisting)	N/A	Not fitted at this scheme.	.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Brick and render	.		
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,	No	Communal doors on the 1st and 2nd floors have recently been adjusted/replaced to address significant issues regarding excessive gaps. At the time of inspection, several doors on these levels were still found to have issues with excess gaps and with self closing into frames. The contractor has been spoken to and emailed (11/02/25) to return to site and fix the issues. On the ground floor a survey and quote has been submitted by a contractor to rectify similar issues with many of the communal doors. Awaiting approval of quote to proceed with the works.Task sent to contract manager to facilitate	Med	28/2/26	Building Safety Project manager
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	Yes	Tested as part of weekly fire alarm test by SHP	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	Flat roof construction.No Access to roof space from Common Area	.		
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 in good condition at the time of inspection.	.		
15.9	Are records of monthly testing available?	Yes	Monthly test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 2nd Feb 26	.		
15.10	Are records of annual testing available?	Yes	Annual test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 21st August 25	.		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	The correct Notices are displayed throughout the scheme.	.		
16.3	Directional fire escape signage in place and adequate?	Yes	Checked	.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	Yes	Checked	.		
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		.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes		.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Last tested 11th Feb 26 by Tunstall	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes	Checked	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes	Fire signals are sent to the SHP when on site and to Warden Call service out of hours.Last test date 11/02/26	.		

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)	N/A	Specialist Housing	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	No	Extinguishers are provided at all levels in the main communal corridors. Accent or Extra Care staff have not been trained in their use. These need to be removed in line with guidance for this type of property. Order raised for removal	Low	31/3/26	Fire Safety Manager
18.2	Correct signage displayed by each fire extinguisher?	Yes	Checked	.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	Yes	Checked	.		
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	Yes	All tested June 25	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Warden call service and 999	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Housing Partners do scheme inspections.	.		
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?	Yes	Front car park	.		
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 evacuation policy is correct for this type of building. Residents in flats are subject to a stay put policy in the communal areas, a full evacuation policy is in place.	.		

Photographs - Fire

05/02/2026

Station View

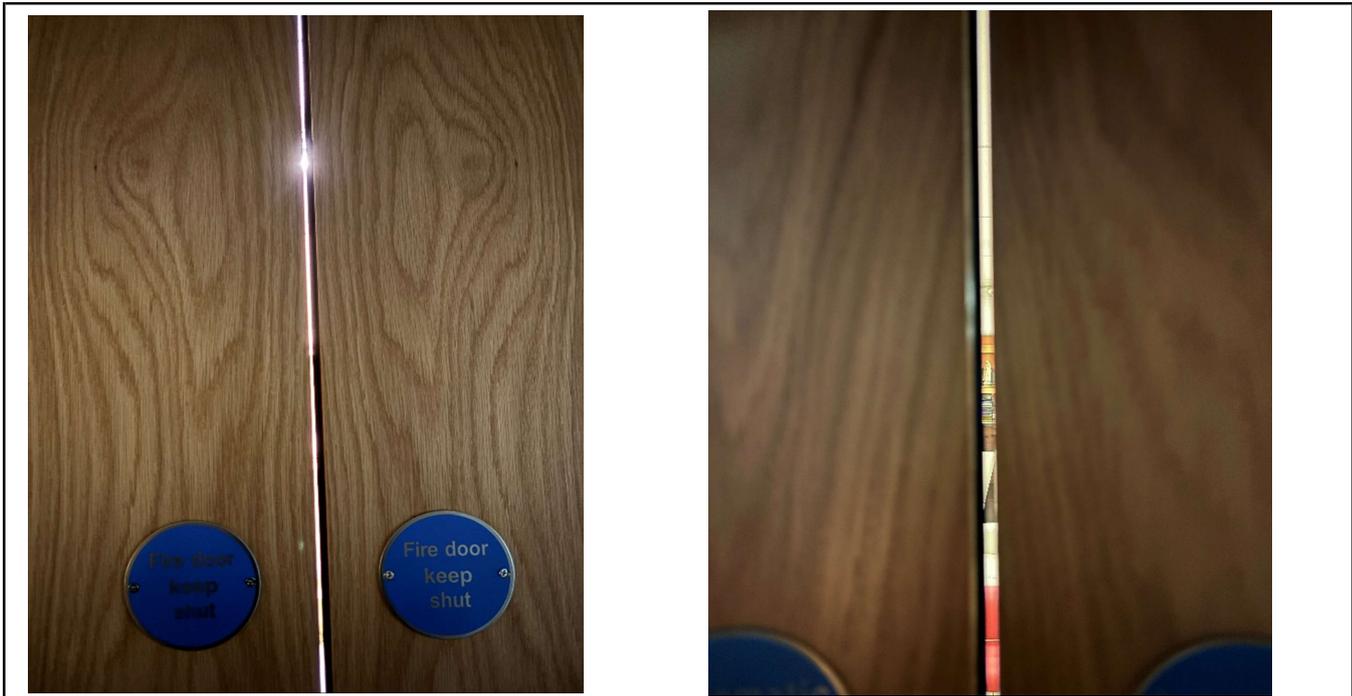


Photo No. 1

Examples of communal fire doors with excess gaps



Photo No. 2

Examples of communal fire doors not self closing into their frames

Photographs - Fire

05/02/2026

Station View



Photo No. 3

Examples of communal fire doors not self closing into their frames



Photo No. 4

Examples of communal fire doors with excess gaps

Photographs - Fire

05/02/2026

Station View



Photo No. 5

Scooter outside flat 26



Photo No. 6

Document storage room excessively full

Photographs - Fire

05/02/2026

Station View



Photo No. 7

Extinguishers in communal areas

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					
Station View				05/02/2026	
Tolerable					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Electrical Sources of Ignition:					
Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	Large mobility scooter observed outside Flat 26.This has been mentioned on previous visits. SHP assured me that its kept in the scooter store when not in use. Task assigned to SHP to continue monitoring	Low	28/02/26	Specialist Housing Partner	2081795
Housekeeping:					
Is the standard of housekeeping adequate?	Some store cupboards were starting to fill up in particular, the document store cupboard used by the care provider which is full of archived records. SHP informed me that she had ordered a skip and was going to carry out a clear out. Care provider to be asked to reduce documentation in the store. Task sent	Low	13/03/26	Specialist Housing Partner	2081795
Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
Fire doors to FD30s standard and in a serviceable condition,	Communal doors on the 1st and 2nd floors have recently been adjusted/replaced to address significant issues regarding excessive gaps. At the time of inspection, several doors on these levels were still found to have issues with excess gaps and with self closing into frames. The contractor has been spoken to and emailed (11/02/25) to return to site and fix the issues. On the ground floor a survey and quote has been submitted by a contractor to rectify similar issues with many of the communal doors. Awaiting approval of quote to proceed with the works.Task sent to contract manager to facilitate	Med	28/02/26	Building Safety Project manager	
Portable fire extinguishers - appropriate type/number/position?	Extinguishers are provided at all levels in the main communal corridors. Accent or Extra Care staff have not been trained in their use. These need to be removed in line with guidance for this type of property. Order raised for removal	Low	31/03/26	Fire Safety Manager	