



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	1-41 Ramsey Park
Scheme Address :	Cavendish St Barrow-in-Furness LA14 1SY
Date of Assessment:	08/01/2026
Date of Next Assessment:	08/01/2027
FRA Frequency:	Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor	Ian Potter FIFireE

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

Scheme Details		1-41 Ramsey Park
Region:		North West
Scheme Name:		1-41 Ramsey Park
Site Address:	Street:	Cavendish St
	Town:	Barrow-in-Furness
	Post Code:	LA14 1SY
Block & Asset No.		9433
Scheme Tel. No:		N/A
Date of this Assessment		08/01/2026
Date of Next Review		08/01/2027
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
Director of Customer Experience		
Housing Partner Manager		Louise Leatherbarrow
Contract Manager		
Scheme Manager/Customer Partner		Kayleigh Irving
Other staff in attendance		None
Use of Building		Catergory 2 Independent Living
Approximate Number of occupants		41 Flats
Occupancy Profile		Elderley
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Alert
PEEPs in place where necessary		Yes
Number of on-site Accent staff		Scheme Manager weekdays
Number of other (non-Accent) staff		Contract cleaners in common areas
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Stay Put (Stay Safe) Evacuation
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	1-41 Ramsey Park
Construction Date	1986
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete 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)	41
Number of storeys above ground	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	Residential
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm (Flats)	Grade A
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:	None
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	None
Emergency Lighting Provision	Non Maintained System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	Carbon Dioxide
	Foam
Additional Comments:	In high risk rooms
Fixed Fire Fighting Installations	None fitted
Additional Comments:	None

Significant Findings - Fire						
1-41 Ramsey Park				08/01/2026		
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 01/10/25 Satisfactory	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	N/A		.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	Pat testing uploaded to property file and completed 06/10/2025. Verified by spot checking on site.	.		
1.5	Absence of trailing leads and adapters	Yes	None seen at time of inspection within the communal areas	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	Yes	None seen at time of inspection within the communal areas. Two dedicated external stores in use.	.		
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	Secure door entry system on main access doors. All other external doors secure. CCTV in place.	.		
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	Valid gas safety inspections carried out and uploaded to property file. All In date at time of inspection Last Inspection Date 28/04/25 Satisfactory	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	There is no gas supply to individual flats. Communal system only	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Small domestic style communal kitchen. Used for making hot drinks. Only used very occasionally for warming food	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	Vent axia only	.		
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	3 flats (40,37 and 18) had combustible items stored outside the front door in the communal corridor. Large pile of leaves gathered outside the emergency exit door nr Flat 5. SHP informed to arrange removal.	Low	16/1/26	Specialist Housing Partner

7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	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?	Yes	None seen at time of inspection	.		
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	All furniture in communal areas has appropriate labelling. Spot checked at time of inspection	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	None seen at time 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		.		
10.2	Escape routes unobstructed and safe to use?	Yes	There were no obstructions on the means of escape at the time of inspection. All corridors and staircases clear.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Main exit doors on electronic release connected to fire alarm. Other exit doors on panic bar secured by break glass bolt (hammers in situ)	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes		.		

10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	All checked and openable at time of inspection (see comment in 7.1) above regarding leaves outside one exit door)	.		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	Tested 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	All covered as part of PCFRA and subsequent PEEPs	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	No breaches 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	No Access to roof space from Common Area	.		
11.5	Loft hatches fire resisting?	Yes	None fitted within the communal area other than access in bin store to small roof void which has an FR rated hatch	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No suspended ceilings at this scheme.	.		
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	Standard 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,	No	The following communal fire doors require adjustment to ensure they are effectively self closing and close fitting in their frames. 1. Corridor door nr Flat 40 - not closing into frame and 4 screws missing from hinges 2. Staircase door nr Flat 27 - gap in excess of 4mm along leading edge 3. Corridor door nr Flat 31 - gaps in excess of 4mm along edge 4. Corridor door nr Flat 20 - catching on the carpet and not losing fully into it's frame 5. Staircase door nr Flat 24 - gap in excess of 4mm on top and side 6. Staircase door nr Flat 5 - gap in excess of 4mm on top and side 7. Corridor door nr Flats 2 & 3 - not closing fully into frame 8. Corridor door nr Flat 1 - not closing fully into frame, catching on closer arm. Gaps in excess of 4mm 9. Refuse door into corridor - not closing fully into frame 10. Staircase door opposite Flat 16 - gaps in excess of 4mm on edge. 11. Lounge access door from corridor. Left side if facing from corridor - closer requires adjusting to prevent slamming. Work order raised - 1343748	Low	9/2/26	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	N/A	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	All flats have had new FD30s doors fitted by certified contractor. All in excellent condition. Some doors have gaps underneath the bottom of the casing which needs to be filled with and appropriate fireproof mastic. Contractor is aware but reminder sent by e-mail	.		
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 on 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 on 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 : - 5th Jan 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 : - 24th June 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 at time of inspection	.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	Yes	Checked at all levels	.		
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	Part 6 system in each flat and Part 1 system in communal areas in line with specialist housing guidance	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes	Part 6 system in each flat and Part 1 system in communal areas.	.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Last tested by Tunstall on 24th June 25 Fault showing on panel. This relates to the panel buzzer being isolated to prevent false alarms.No affect on functionality of Fire Alarm system	.		
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 Alarm is monitored by SHP when on site and by Astraline when offsite. Last test 12th Jan 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?	Yes	In higher risk areas only	.		
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?	N/A	Not required due to limited use of kitchen	.		
18.4	Hose Reels - fitted, maintained?	N/A	None at scheme	.		
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 at scheme	.		

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 by 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	Scheme not staffed 24/7	.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A	Specialist Housing	.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A	Specialist Housing	.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A	Specialist Housing	.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A	Carpark outside main entrance	.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A	Specialist Housing	.		
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 their flats are subject to a stay put policy. In the communal areas, a full evacuation policy is in place.	.		

Photographs - Fire	
08/01/2026	1-41 Ramsey Park



Photo No. 1	Example of excess gaps on fire doors listed in 12.1
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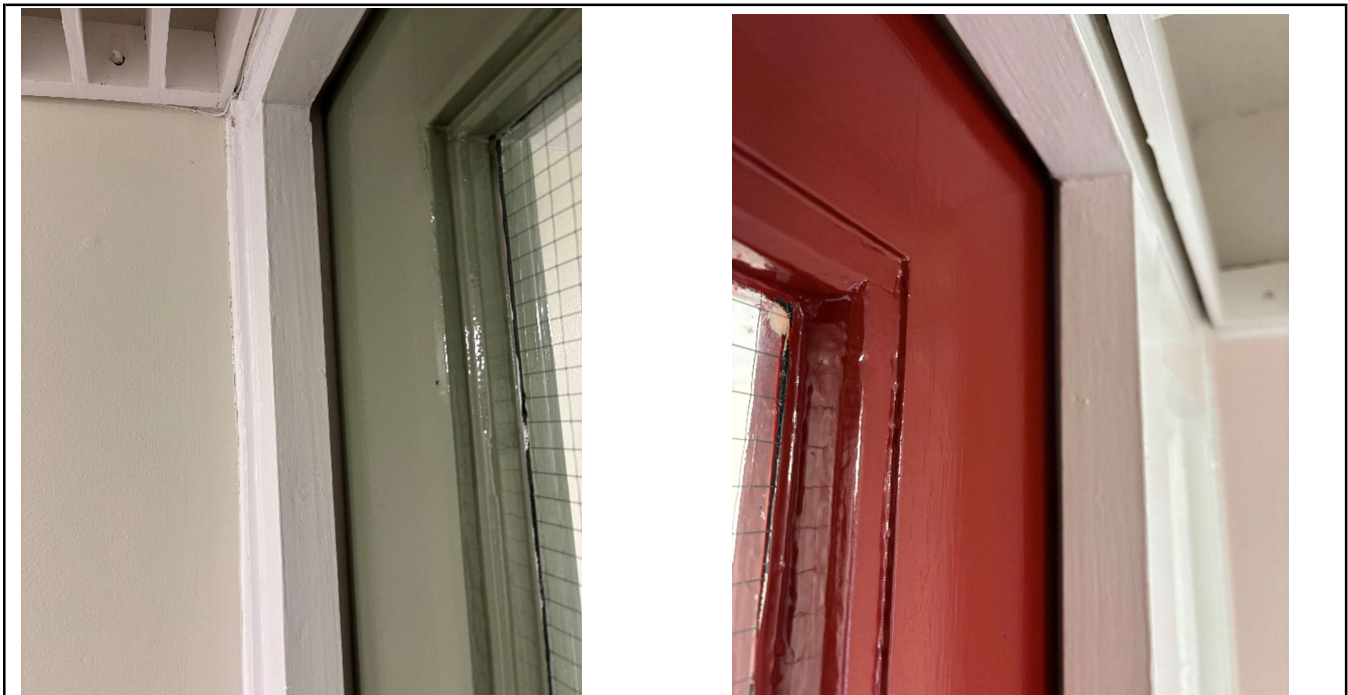


Photo No. 2	Examples of doors not fully closing into frames listed in 12.1
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Photographs - Fire	
08/01/2026	1-41 Ramsey Park



Photo No. 3	Examples of gaps under flat front door casings listed in 13.1
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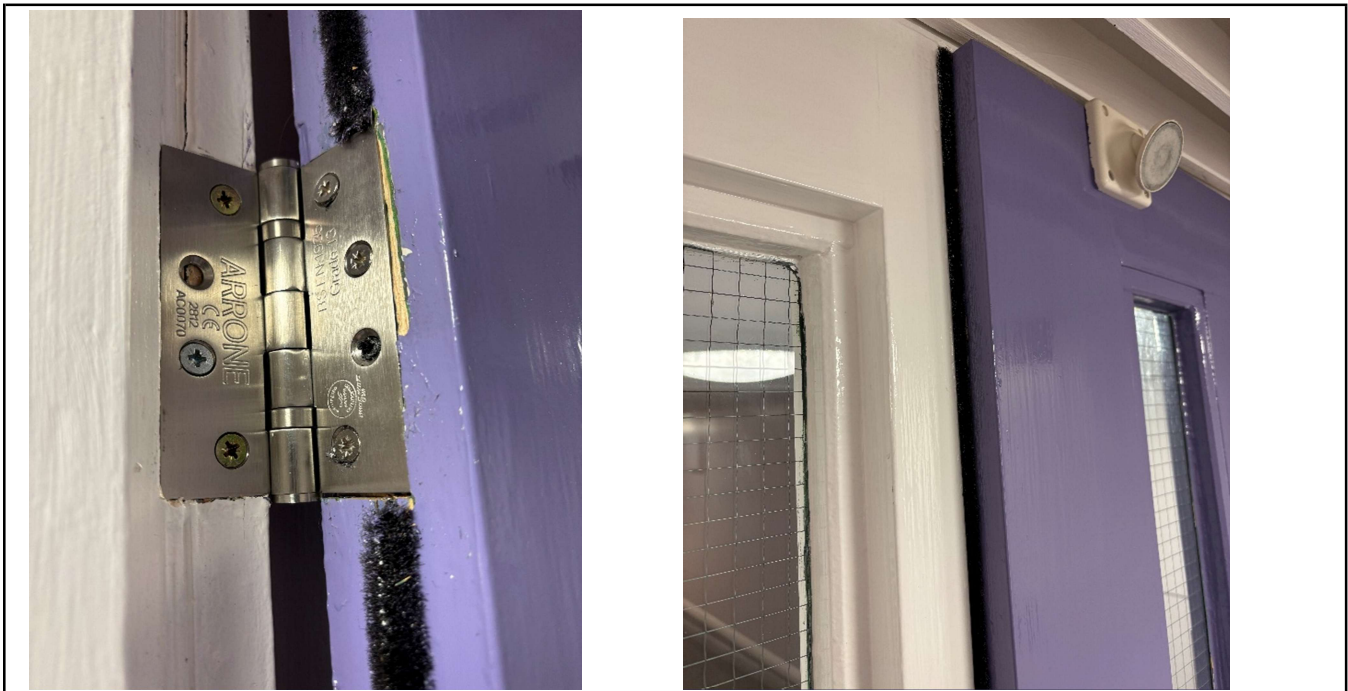


Photo No. 4	Corridor door nr F40 - hinge screws missing and not fully self closing
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Photographs - Fire	
08/01/2026	1-41 Ramsey Park



Photo No. 5	Example of labelling on communal furniture
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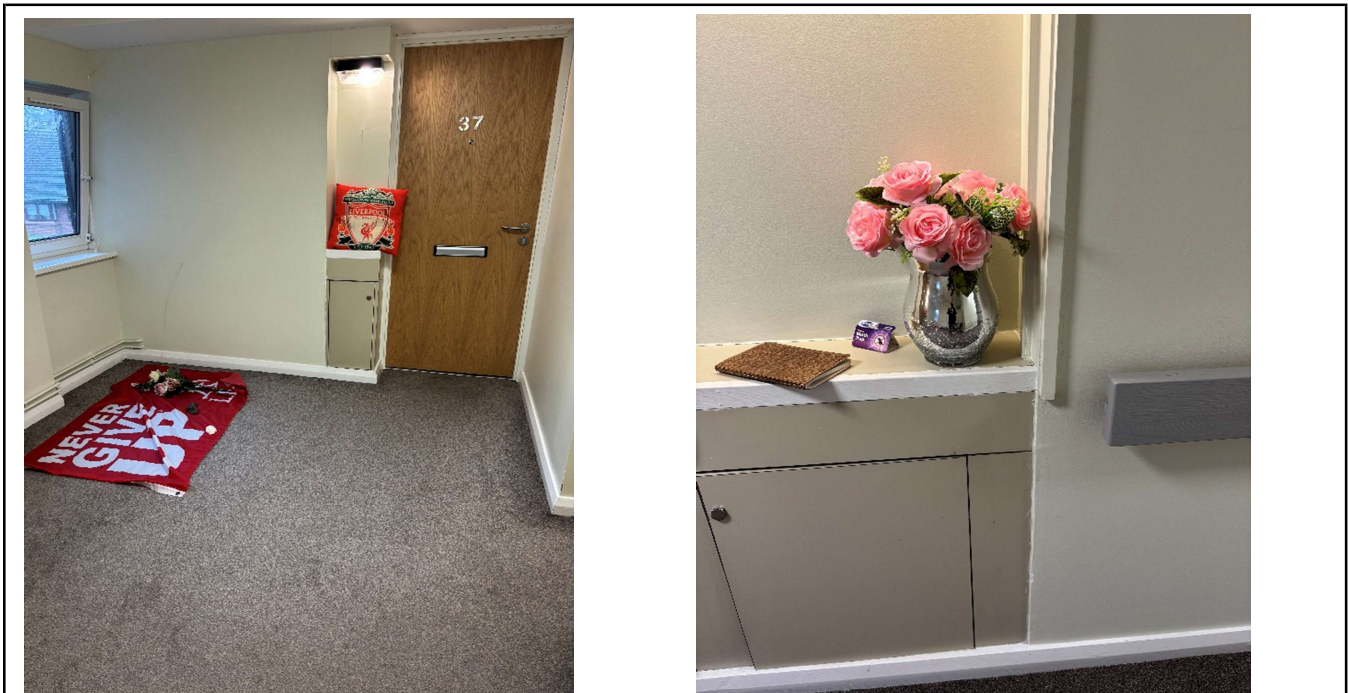


Photo No. 6	Personal belongings outside Flats 37 and 40
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Photographs - Fire	
08/01/2026	1-41 Ramsey Park



Photo No. 7	Corridor door nr Flat 20 Catching on carpet
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Photo No. 8	Leaves outside fire exit
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Photographs - Fire	
08/01/2026	1-41 Ramsey Park

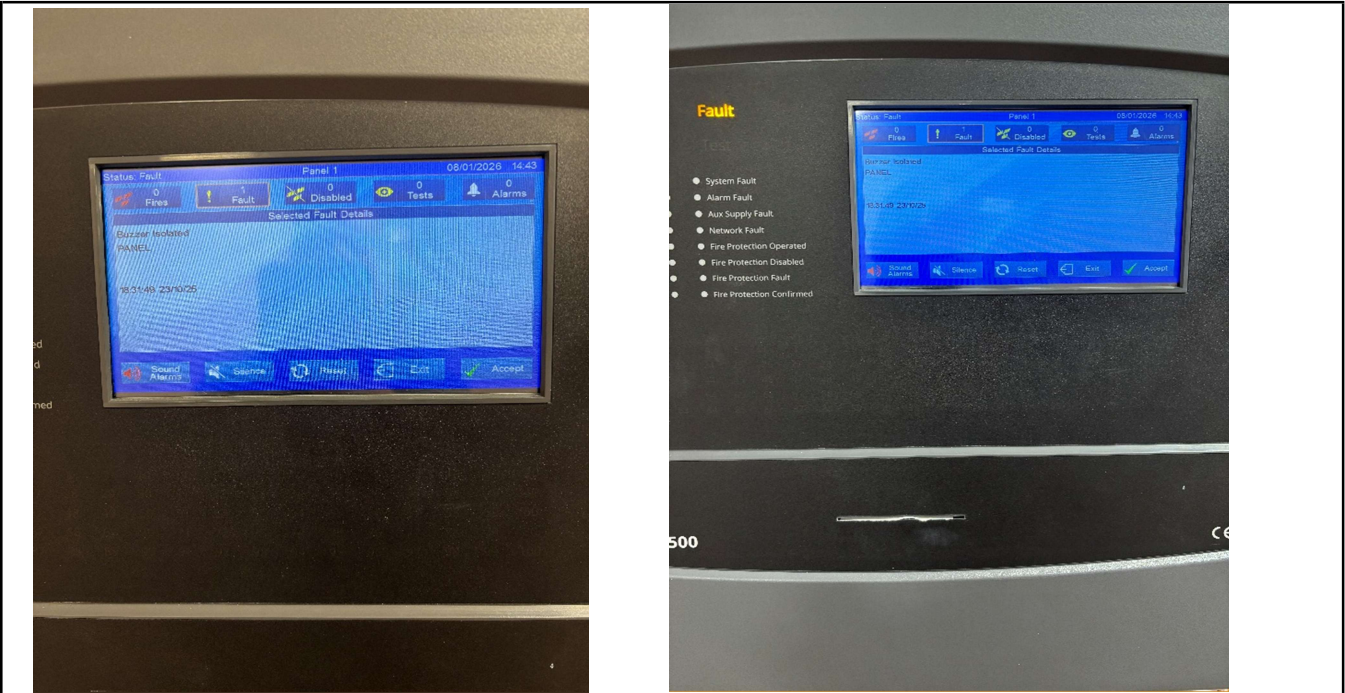


Photo No. 9	Fault on fire panel - Panel buzzer isolated
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Photo No. 10	Bin store clean and tidy
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6. Risk Calculator - Fire

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:

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

Action Plan - Fire					
1-41 Ramsey Park				08/01/2026	
Tolerable					
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?	3 flats (40,37 and 18) had combustible items stored outside the front door in the communal corridor. Large pile of leaves gathered outside the emergency exit door nr Flat 5. SHP informed to arrange removal.	Low	16/01/26	Specialist Housing Partner	
Fire Protection Measures					
Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum					

Fire doors to FD30s standard and in a serviceable condition,

The following communal fire doors require adjustment to ensure they are effectively self closing and close fitting in their frames. 1. Corridor door nr Flat 40 - not closing into frame and 4 screws missing from hinges 2. Staircase door nr Flat 27 - gap in excess of 4mm along leading edge 3. Corridor door nr Flat 31 - gaps in excess of 4mm along edge 4. Corridor door nr Flat 20 - catching on the carpet and not losing fully into it's frame 5. Staircase door nr Flat 24 - gap in excess of 4mm on top and side 6. Staircase door nr Flat 5 - gap in excess of 4mm on top and side 7. Corridor door nr Flats 2 & 3 - not closing fully into frame 8. Corridor door nr Flat 1 - not closing fully into frame, catching on closer arm. Gaps in excess of 4mm 9. Refuse door into corridor - not closing fully into frame 10. Staircase door opposite Flat 16 - gaps in excess of 4mm on edge. 11. Lounge access door from corridor. Left side if facing from corridor - closer requires adjusting to prevent slamming. Work order raised - 1343748	Low	09/02/26	Building Safety Project manager	
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