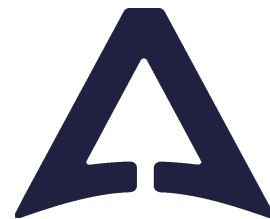


16 Jan 2025

Fire Risk Assessment Report



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

Asset ID: 9456

11-28 Emmanuel Court Block 11-28 Emmanuel Court, Barrow-in-Furness

Cover Sheet

Photo



Date of Fire Risk Assessment

16 Jan 2025

Date of Next Fire Risk Assessment

16 Jan 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	Emmanuel Court
Scheme Address	11-28 Emmanuel Court Block 11-28 Emmanuel Court, Barrow-in-Furness
Postcode	LA14 5HA
Region	North West
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cumbria Fire and Rescue service
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	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1993
Number Of Homes	18
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Interlocking 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?)	1 protected
Number of External Staircases	0
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 9456

11-28 Emmanuel Court Block 11-28 Emmanuel Court, Barrow-in-Furness

Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	18
Occupant tenure type breakdown	CAT2 Housing for Older People, Designated Supported Housing for Older People, General Needs, Sheltered Schemes

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	
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	16/01/2025
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 Fire and Rescue service
Scheme Tel. No	N/A
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	18
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)	1 protected
Number of external staircases	0
External balcony part of escape route?	N/A
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	LD3 Minimum Protection
Emergency Lighting Provision	Mixed 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	No
Carbon Dioxide Extinguisher(s) present	Yes
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	Common area completed 29th June 23 All flats checked and in date
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	None in communal area
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?	Yes
Comment	None seen at time of inspection
Is there a purpose built mobility scooter store/charging area?	No

Comment	Not required
Does the building have a lightning protection system?	No
Comment	Not required

Gas installations



Is there a commercial/domestic gas supply to the scheme?	No
Comment	No gas supply

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Smoking allowed in flats. Notice in communal areas
Adequate security against arson?	Yes
Comment	Secure door entry to communal areas
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	External bin stores
Are there communal cooking facilities at this scheme?	No
Comment	None on site

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?	Yes
Comment	No items stored at time of inspection
Are unnecessary accumulations of combustible materials or waste avoided?	No
Comment	Personal items found in hallway outside Flat 15, broken furniture in hall outside Flat17, Personal items outside Flat 24
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?	N/A
Comment	No communal furniture

Observation	Priority	Referred To	Required By:	Task ID
Personal items found in hallway outside Flat 15, broken furniture in hall outside Flat17, Personal items outside Flat 24 Housing Partner to arrange removal	Internal - Medium	Housing Partner	28/02/2025	1914285
<div></div>				

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	Protected route from each flat
Escape routes unobstructed and safe to use?	No
Comment	Some items in communal hallway. See Housekeeping
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	Thumbturn
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	Protected route
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	No
---	----

Comment	Several breaches of compartmentation were found in the loft space above the main staircase. Loft hatch is non FR. This was raised as at the last assessment but hasn't been actioned by the Contractor. New job raised on 23rd Jan 25. No 1251036
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	All non flammable
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
Loft hatches fire resisting?	No
Comment	See above
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
Comment	No suspended ceiling
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Standard construction
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	Yes
Comment	Last tested 16th June 24
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	None fitted

Observation	Priority	Referred To	Required By:	Task ID
Several breaches of compartmentation were found in the loft space above the main staircase. Loft hatch is non FR. This was raised at the last assessment but hasn't been actioned by the Contractor. New job raised on 23rd Jan 25. No 1251036	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

Annual drop test carried out 10th August 24
Monthly test carried out 26th Jan 25

Fire Safety Signs and Notices

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

Yes

Comment

Checked

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?

No

Comment

Flats only

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

Yes

Comment

Extinguishers on every floor

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

2 per floor

Correct signage displayed by each fire extinguisher?

Yes

Comment

Checked

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

N/A

Asset ID: 9456

11-28 Emmanuel Court Block 11-28 Emmanuel Court, Barrow-in-Furness

Comment	No kitchen
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	Tested June 24

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	No
Comment	Low rise
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?	Yes
Comment	One
Is the lift in full working order at the time of the FRA?	Yes
Comment	Observed in use
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 19th November 24

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	Residents instructed to dial 999

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

Designed for stay Put policy

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Notice posted and letters sent to all residents

Is general fire safety information disseminated to residents?

Yes

Comment

Letter posted to all residents

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

Minor work only

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.

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:

Trivial