Fire Risk Assessment Report



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

Asset ID: 1012 Block 256 - 260 London Road London Road, Peterborough

Cover Sheet

Photo

Date of Fire Risk Assessment

Date of Next Fire Risk Assessment

FRA Frequency (Months)

Purpose of Fire Risk Assessment

Type of Fire Risk Assessment

Fire & Safety Assessor

08 Apr 2025

08 Apr 2028

36

3 year Re-Assessment

Type 1 (Common Parts Only - Non Destructive)

Gary Bredin AlFireE

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 Hempsted

Scheme Address Block 256 - 260 London Road London Road,

Peterborough

Postcode PE2 9DT

Region East

Scheme Manager

Scheme Tel. No -

Scheme Inspection Completed Yes

Enforcing Fire Authority Hampshire and IOW 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 General Needs (S30)

Build Date Jan 1 2009

Number Of Homes 3

Homes breakdown Flat

External wall construction Facing Brick

External wall finish Facing Brick, Paint Render

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?

Number of internal Staircases (protected or unprotected?)

One unprotected

Number of External Staircases None

External Balcony part of escape route? N/A

Unusual features None

Building Access Conditions for Fire Brigade

Vehicular Access to one or more elevations

Flats only Fire Detection and Warning System Grade D Grade of fire alarm Category of fire alarm LD3 Minimum Protection Non Maintained System - Common Areas **Emergency Lighting Provision** Portable Fire Extinguishers supplied/fitted No Fixed Fire Fighting Installations No **Customers** 6 Number of occupants **General Needs** Occupant tenure type breakdown Fire Safety Related Customer Safety Servicing Overdue communal gas safety checks 0 0 Overdue domestic gas safety checks 0 Overdue communal electrical condition checks 0 Overdue domestic electrical condition checks Overdue alarm call pull chord tests 0 Overdue communal PAT testing 0 0 Overdue customer mobility scooter PAT testing Overdue Monthly Emergency Lighting Switch Tests 1 0 Overdue Annual Emergency Lighting tests 0 Overdue Weekly Fire Alarm Testing Overdue Fire Panel - Six Monthly Testing Overdue Fire Safety Equipment tests 1 **Building Fire Safety Surveys - Communal Doors** 0 Failing Communal Fire Doors Communal Fire doors due for replacement within 5 years 0 **Dwelling Doors** 0 Failing Dwelling Fire Doors

Block 256 - 260 London Road London Road, Peterborough

Dwelling Fire doors due for replacement within 5 years

Asset ID: 1012

0

Fire Risk Assessment Survey Results

Scheme and Building Information

Photo



Date of Fire Risk Assessment

FRA Frequency (Months)

Purpose of Fire Risk Assessment

Type of Risk Assessment

Quantity

Fire & Safety Assessor

Enforcing Fire Authority

Scheme Tel. No

Other staff in attendance

Number of on-site Accent staff

Number of other (non-Accent) staff

Scheme Inspection completed

Number of occupants

Personal Emergency Evacuation Plans in place

Current Evacuation Strategy

Conversion or purpose-built

Number of Storeys

Number of floors on which car parking is provided

Is there a habitable basement?

No. of internal staircases (protected/unprotected)

Number of external staircases

External balcony part of escape route?

Unusual features

07/04/2022

36

3 year Re-Assessment

Type 1 (Common Parts Only - Non Destructive)

Gary Bredin AlFireE

Cambridgeshire fire and Rescue service

None

None

Contract Cleaners in common areas

Yes

20

N/A

Stay Put (Delayed) Evacuation

Purpose Built

3

0

No

One unprotected

None

N/A

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 Non Maintained System - Common Areas

Portable Fire Extinguishers / Fire Blankets supplied / fitted No

Water Extinguisher(s) present

Foam Extinguisher(s) present No

Dry Powder Extinguisher(s) present No

Carbon Dioxide Extinguisher(s) present

Fire Blanket(s) present

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?

Comment

Valid Electrical Installation Condition Reports held on file? (Common

Areas & General Needs Flats)

Comment Last test July 2022

Electrical App/PA Testing - tested within past 12 months?

N/A

Comment

Absence of trailing leads and adapters? Yes

Comment

Evidence that mobility scooters are not being stored/charged in Yes

common areas?

Comment

Is there a purpose built mobility scooter store/charging area?

Yes

Yes

Comment

Does the building have a lightning protection system?

Comment

Is the protection system adequately maintained?

Comment

Observation Priority Referred To Required By: Task ID

All electrical cupboards checked during the audit were clear.



Observation Priority Referred To Required By: Task ID

All electrical cupboards checked during the audit were clear.



Gas installations

Is there a commercial/domestic gas supply to the scheme?

Comment

Other Sources of Ignition

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

to?

Comment

Adequate security against arson? Yes

No

Comment Electronic door entry system in place for security

reasons.

Are refuse/recycling bin areas managed and suitably located?

Comment Some bins are located at the front of the building against the front wall. These need to be moved away

from the building due to an arson risk.

Are there communal cooking facilities at this scheme?

Comment

Housekeeping

Are all electrical/intake/service cupboards secure and free from general

waste, contractors waste and and residents personal items?

Comment All electrical cupboards sampled were clear at the

time of the audit

Are unnecessary accumulations of combustible materials or waste

avoided?
Comment

Are combustible materials and substances separated from ignition

sources and stored appropriately?

Comment

Furniture/furnishings in good condition, fire retardant/resistant and

comply with modern standards and regulations?

Comment

Yes

N/A

Yes

N/A

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Comment

Yes

Yes

Means of Escape from Fire

Is it considered that the building is provided with reasonable means of

escape in case of fire?

Comment

Escape routes unobstructed and safe to use?

Comment

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

correctly?

Comment Door handle missing on the rear final exit door.

Housing partner dealing.

Reasonable distances of travel where there is a single/alternative

direction of travel?

Yes

No

Comment

Escape routes lead to final exits and open in direction of escape where

necessary?

Comment See note 94/248

Observation Priority Referred To Required By: Task ID

No

Door handle missing on the rear final exit door. HP dealing.



Observation Priority Referred To Required By: Task ID

Door handle missing on the rear final exit door. HP dealing.



Observation Priority Referred To Required By: Task ID

All areas were clear at the time of the audit



Observation Priority Referred To Required By: Task ID

All areas were clear at the time of the audit



Observation Priority Referred To Required By: Task ID

Single operation rear final exit .



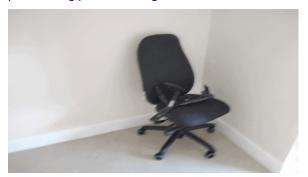
Observation Priority Referred To Required By: Task ID

Single operation rear final exit.



Observation Priority Referred To Required By: Task ID

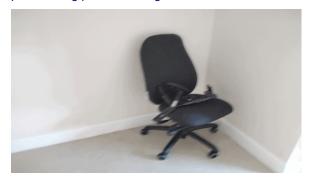
Small amount of items are being stored in the means of escape. Housing partner dealing.





Observation Priority Referred To Required By: Task ID

Small amount of items are being stored in the means of escape. Housing partner dealing.

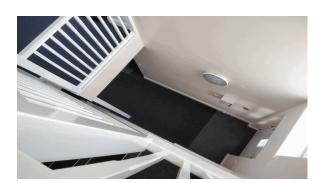




Observation Priority Referred To Required By: Task ID

All areas were clear at the time of the audit

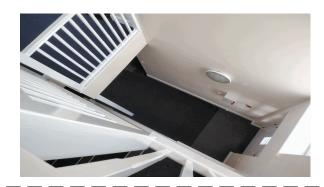




Observation Priority Referred To Required By: Task ID

All areas were clear at the time of the audit





Fire Spread and Development

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

Comment

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

Comment

Are fire dampers/shutters provided in ducts/refuse chutes to protect No means of escape against fire, smoke and combustion products?

Comment

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?

Comment This area was not checked during the audit due to lone working at height.

Loft hatches fire resisting?

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?

Comment

Do external walls, doors, windows and anything attached to the

Comment

exterior, limit fire spread?

If Smoke Control Systems (AOV's) are fitted, are the records of annual Yes testing available?

Comment Last test August 2024

Are roller shutter doors that are required to be FR, fire resisting and self-closing?

Comment

N/A

Yes

Yes

Observation Priority Referred To Required By: Task ID

Bins require moving away from the building. Housing partner to deal.



Observation Priority Referred To Required By: Task ID

Bins require moving away from the building. Housing partner to deal.



Observation Priority Referred To Required By: Task ID

Satisfactory location of the bin area



Observation Priority Referred To Required By: Task ID

Satisfactory location of the bin area



Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per

current standards?

Comment

Emergency lighting units in good condition and securely fixed to

walls/ceilings?

Comment

Records of monthly/annual testing available?

Comment

Yes

Yes

Yes

Last drop test August 2024

Fire Safety Signs and Notices

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

Comment

Directional fire escape signage in place and adequate?

Comment

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

Comment

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

where applicable?

Comment

N/A

Yes

Yes

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

Block 230 - 234 London Road London Road, Peterborough Asset ID: 1012 Fire Extinguishing Equipment No Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme? Comment Management of Fire Safety No Are these premises regulated by the Building Safety Regulator under the Building Safety Act? Comment No Are there other Responsible Persons who share or have fire safety duties in respect of the premises? How will this sharing be achieved? Is an office or IL scheme being inspected? No Comment Passenger Lift Is the scheme fitted with a passenger lift? No Comment **Premises Inspection Box** Is there a premises information box for fire & rescue service use? No Comment **Evacuation Policy** Are there suitable arrangements for summoning the fire service? Yes Comment It's the responsibility of the customers to summon the emergency services Yes Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance? Comment **Engagement with Residents**

Comment

Has information of fire procedures been disseminated to residents?

Is general fire safety information disseminated to residents?

Yes

Yes

Comment

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?

Comment

Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos.

N/A

Comment

Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).

No

Asset ID: 1012 Block 334 & 338 & 342 London Road, Peterborough

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.

systems.				
•	•	ntion measures observed e hazard from the fire (the		at this
LOW		MEDIUM X	нідн	
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 X	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	Trival	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:

Asset ID: 1012 Block 334 & 338 & 342 London Road, Peterborough

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