# ACCENT HOUSING - FIRE RISK ASSESSMENT




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|---|---|
| **Region :** | **East** |
| **Scheme Name :** | **Chesterton court** |
| **Scheme Address :** | **New Street 1-49<br>St Neots<br>PE19 1BS** |
| **Date of Assessment:** | **02/09/2026** |
| **Date of Next Assessment:** | **02/09/2027** |
| **FRA Frequency:** | **Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005** |
| **Fire & Safety Assessor** | **Lynn Betteridge GIFireE DipNEBOSH** |

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

| Scheme Details | | Chesterton court |
|---|---|---|
| **Region:** | | East |
| **Scheme Name:** | | Chesterton court |
| **Site Address:** | **Street:** | New Street 1-49 |
| | **Town:** | St Neots |
| | **Post Code:** | PE19 1BS |
| **Block & Asset No.** | | Block 1-49 |
| **Date of this Assessment** | | 02/09/2026 |
| **Date of Next Review** | | 02/09/2027 |
| **Fire Risk Assessment Frequency** | | Annual |
| **Purpose of Fire Risk Assessment** | | Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005 |
| **Fire & Safety Assessor** | | Lynn Betteridge GIFireE DipNEBOSH |
| **Director of Customer Experience** | | Rob Bloom |
| **Housing Partner Manager** | | Mel Bailey -Eager |
| **Contract Manager** | | Lauren Creek |
| **Scheme Manager/Customer Partner** | | Ghislaine Lishman |
| **Other staff in attendance** | | None |
| **Use of Building** | | Category 2 Independent Living |
| **Approximate Number of occupants** | | 53 |
| **Occupancy Profile** | | Over 55 |
| **Familiarity of the occupants** | | Sleeping Familiar |
| | | |
| **PEEPs in place where necessary** | | Scheme Manager has details. |
| **Number of on-site Accent staff** | | Scheme Manager Part-time |
| **Number of other (non-Accent) staff** | | Contract cleaners in common areas |
| **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 |
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| **Scope of Assessment** | | Type 1 (Common Parts Only - Non Destructive) |
| **Applicable Fire Safety Guidance** | | Specialised housing guide |
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| Building Details | Chesterton court |
|---|---|
| **Construction Date** | 1990s |
| **Construction Type** | Joisted or Load Bearing Masonry (Traditional) |
| **Roof Finish** | Pitched-Slate Tile |
| **External Wall Finish** | Brick |
| | Hung Tiles |
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| **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)** | 49 |
| **Number of storeys above ground Not including Basements** | Two and 3rd Fl (ex scheme Flat) |
| **Number of storeys below ground** | None |
| **Is there a habitable basement?** | No |
| **Number of internal Staircases per Block (protected or unprotected?)** | One-Protected |
| **Number of External Staircases per Block** | None |
| **External Balcony part of escape route?** | No |
| **Unusual features** | Some staircase in safe Air but covered. |
| **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 linked |
| **Grade of fire alarm (Flats)** | Grade D |
| **Category of fire alarm (Flats)** | LD1 Maximum Protection |
| **Grade of fire alarm (Communal)** | Grade A |
| **Category of fire alarm (Communal)** | LD2 Additional Protection |
| **Additional Comments:** | |
| **Evacuation Alert System (EAS)** | Not Fitted |
| **Additional Comments:** | |
| **Emergency Lighting Provision**<br>**Additional Comments:** | Non Maintained System - |
| **Portable Fire Extinguishers** | Water |
| | Carbon Dioxide |
| | Fire Blanket |
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| **Additional Comments:** | |
| **Fixed Fire Fighting Installations** | None fitted |
| **Additional Comments:** | Discussions in place Reference Zone Floor Plans. |

| Significant Findings - Fire | | | | | | |
|---|---|---|---|---|---|---|
| Chesterton court | | | | | 02/09/2026 | |
| 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 3/8/26 Satisfactory | ' | | |
| 1.3 | Valid Electrical Installation Condition Reports held on file. (General Needs Flats) | Other | Valid **ILS** flats EIC Reports uploaded to M-Files and ActiveH. Satisfactory sample flat 20 dated 27/12/25 | ' | | |
| 1.4 | Electrical App/PA Testing - all portable appliances tested within past 12 months | Yes | | ' | | |
| 1.5 | Absence of trailing leads and adapters | Yes | None found at time of inspection. | ' | | |
| 1.6 | Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat | Yes | There is a single storage area for 3 mobility scooters,and charging units PAT tested 25/6/26. | ' | | |
| **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:** | | | | | |

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| 3.1 | Adequate security against arson? | Yes | The scheme is gated and fenced off and has several CCTV cameras. | ' | | |
| 3.2 | Is there an absence of unnecessary fire load in close proximity to building? | Yes | | ' | | |
| **4** | **Heating Installations (Portable/fixed)**<br>**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. Any portable heaters in residents flats is there responsibility. | ' | | |
| 4.2 | Are fixed heating installations subject to regular maintenance? | Yes | Comunal boiler tested annually records uploaded to Active H and in date at time of inspection. | ' | | |
| 4.3 | Valid LGSC held on file for each residential flat that contains gas appliances. | Yes | Gas supply within the communal area.There is a Gas supply to individual flats.Tested annually, sampled flats in date at time of inspection. | ' | | |
| **5** | **Cooking:** | | | | | |
| 5.1 | Are reasonable measures taken to prevent fires as a result of cooking? | Yes | cooking is restricted to residents flats. There is a small kitchen used for heating food. | ' | | |
| 5.2 | Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly? | N/A | Extraction fan hood non maintenance filter minimal kitchen use on the scheme. | ' | | |
| **6** | **Lightning Protection System:** | | | | | |
| 6.1 | Does the building have a lightning protection system, If so, is it adequately maintained? | N/A | No lightning protection system fitted | ' | | |
| **7** | **Housekeeping:** | | | | | |
| 7.1 | Is the standard of housekeeping adequate? | Yes | A well maintained scheme. Housekeeping of a good standard at the time of inspection. | ' | | |
| 7.2 | Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items. | Yes | Nothing found at the time of inspection. | ' | | |
| 7.3 | Are combustible materials separated from ignition sources and stored appropriately? | Yes | Nothing found at the time of inspection. | ' | | |

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| 7.4 | Are unnecessary accumulations of combustible materials or waste avoided? | Yes | Nothing found at the 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, at the time of inspection. | ' | | |
| **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 | Furniture permitted in communal community area all furniture has hazard label signage. | ' | | |
| **9** | **Other Significant Fire Hazards:** | | | | | |
| 9.1 | Are there other significant fire hazards that are inadequately controlled? | No | Nothing found at the 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 | The escape provisions observed at the time of inspection are consistant with the recommendations contained within the Fire Safety guidance. | ' | | |
| 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 upgraded final exits on this scheme with fob access mag Emergency release. | ' | | |
| 10.4 | Reasonable distances of travel where there is a single/alternative direction of travel? | Yes | See 10.1 | ' | | |
| 10.5 | Escape routes lead to final exits and open in direction of escape where necessary? | Yes | | ' | | |
| 10.6 | Do failsafe's on locked exit doors function correctly? | Yes | | ' | | |
| 10.7 | Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people? | Yes | The ground floor level is ideal for disabled people. | ' | | |
| **11** | **Measures to Limit Fire Spread and Development:** | | | | | |

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| 11.1 | Is it considered that the compartmentation is of a reasonable standard? | Yes | The scheme underwent a fire compartmentation survey 2020 and was of a reasonable standard at the time of inspection. | ' | | |
| 11.2 | Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)? | Yes | Nothing was found that would promote fire spread at the time of inspection. | ' | | |
| 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? | Yes | Access to roof space from Common Area checked compartmentation was of a good standard at the time of inspection. | ' | | |
| 11.5 | Loft hatches fire resisting? | Yes | All loft hatches within the communal areas are certified 1 Hour fire resistant. | ' | | |
| 11.6 | Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard | N/A | Ther are 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 | | ' | | |
| 11.9 | Do the external walls, windows, balconies etc pose a risk of significant fire spread? | No | | ' | | |
| **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, | Yes | All communal fire doors are in good condition at the time of inspection. | ' | | |
| 12.2 | "Fire door keep shut/locked" signage displayed on both sides of all applicable doors. | Yes | | ' | | |

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| 12.3 | Hold open devices operate at the sounding of the alarm and are in a serviceable condition | N/A | No Hold open devices at this scheme | ' | | |
| **13** | **Flat entrance doors (Internal Common Areas)** | | | | | |
| 13.1 | Do flat entrance doors open onto internal escape routes? | Yes | | ' | | |
| **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 | | ' | | |
| 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 | | ' | | |
| **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 : - 12/8/26. | ' | | |
| 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 : - 6/7/26. | ' | | |
| **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.All Fire Routine signs replaced by new guidance signs in each block and community room | ' | | |
| 16.3 | Directional fire escape signage in place and adequate? | Yes | | ' | | |

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| 16.4 | Is there a suitable LIFT sign i.e. do not use in case of fire. | N/A | No lift present at this scheme. | ' | | |
| **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 | The scheme operates a dual fire safety policy. A communal fire alarm system is provided within the common areas, this area adopts a full evacuation strategy in the event of fire. Within the individual flats, smoke detection is installed to provide early warning to residents. The flat detectors are linked to the warden call system, enabling alarm signals to be transmitted for monitoring and response purposes. | ' | | |
| 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 | The Fire alarm is tested weekly by the scheme manager. Dated 1/9/26.The 6 monthly test date recorded as 6/7/26 all certs uploaded to Active H and M files. | ' | | |
| 17.4 | Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? | Yes | | ' | | |
| 17.5 | Is the fire alarm panel remotely monitored, and if so are there records of regular testing? | Yes | The Fire Alarm is remoterly monitored by a collecting station Astraline. All records uploaded to Active H and M files. | ' | | |
| 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) | Yes | All Flats are tested annually and certification uploaded to Active H and M files sample flat No 20 Dated 27/7/26. | ' | | |
| **18** | **Fire Extinguishing Equipment:** | | | | | |
| 18.1 | Portable fire extinguishers - appropriate type/number/position? | Yes | Extinguishers are situated within the high risk areas only. Residents are not trained in the use of fire extinguishers. | ' | | |

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| 18.2 | Correct signage displayed by each fire extinguisher? | Yes | | ' | | |
| 18.3 | Fire blanket in communal kitchen, secured to the wall, complete with signage? | Yes | | ' | | |
| 18.4 | Hose Reels - fitted, maintained? | N/A | | ' | | |
| 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 | | ' | | |
| 18.6 | Records available of fire fighting equipment servicing within past 12 months | Yes | All tested and recorded date 4/10/26 next inspection. | ' | | |
| **19** | **Management of Fire Safety** | | | | | |
| 19.1 | Are there suitable arrangements for summoning the fire service? | Yes | Communal alarm systems and residents flats are monitored.. | ' | | |
| 19.2 | Do relevant staff carry out regular fire safety checks | Yes | Housing Partners carry out 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 | Assembly point at front of building office area. | ' | | |
| 19.8 | Offices - Are fire drills carried out at appropriate intervals? | N/A | | ' | | |
| **20** | **Evacuation Policy** | | | | | |

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| 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.The flats were Purpose built to allow residents to stay safely within there flats. | ' | | |

| Photographs - Fire | |
|---|---|
| 02/09/2026 | Chesterton court |




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| Photo No. 1 | Main Foyer Zone plan not suitable as only A4 and not framed, Discussions with Cambs Fire & Accent to improve Plans. |




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| Photo No. 2 | Block Communal area rear exit main access has Emergency Door Release mechanism .all blocks have Fob opening. |

| Photographs - Fire | |
|---|---|
| 02/09/2026 | Chesterton court |



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| Photo No. 3 | Enclosed Access and egress staircase in enclosed communal Compartment and front and rear access and Egress. |



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| Photo No. 4 | Unclosed compartment communal area. Front access rear area open. To Safe Air. |

| Photographs - Fire | |
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| 02/09/2026 | Chesterton court |

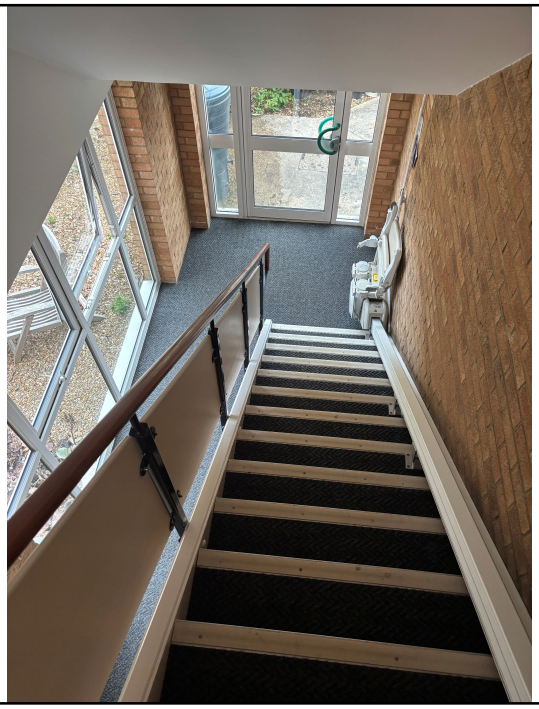



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| Photo No. 5 | Standard front flat Door. |




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| Photo No. 6 | Each Block Door Emergency Exit from communal area. |

| Photographs - Fire | |
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| 02/09/2026 | Chesterton court |



| Photo No. 7 | First Floor Staircase Enclosed to final Exit. |
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| Photo No. 8 | Dissabled Exit / Entry |
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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 |
|---|---|---|
| X | | |

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 |
|---|---|---|
| | X | |

**The definition of the above terms is as follows:**

***FRA Review Frequency***

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|---|---|
| **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. |