ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	**East**
Scheme Name :	**Appleby Court 1-15**
Scheme Address :	**New Street St Neots PE19 1HT**
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	Appleby Court 1-15
Region:	East
Scheme Name:	Appleby Court 1-15
Site Address: Street:	New Street
Town:	St Neots
Post Code:	PE19 1HT
Block & Asset No.	Block 1-15 Asset 881
Date of this Assessment	02/09/2026
Date of Next Review	02/09/2027
Fire Risk Assessment Frequency	Annual
	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 Baiger-Eager
Contract Manager	Lauren creek
Scheme Manager/Customer Partner	Ghslaine Lishman
Other staff in attendance	None
Use of Building	Catergory 2 Independent Living
Approximate Number of occupants	16
Occupancy Profile	Over 55
Familiarity of the occupants	Sleeping Familiar
Likely state of the Occupants	Sleeping Familiar
PEEPs in place where necessary	Scheme Manager has details.
Number of on-site Accent staff	None
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
Scope of Assessment	Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance	Specialised housing guide

Building Details	Appleby Court 1-15
Construction Date	1990s
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)	15
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?)	One-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 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)	LD2 Additional Protection
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System -
Additional Comments:	
Portable Fire Extinguishers	None fitted
	Water
	Carbon Dioxide
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Appleby Court 1-15					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 Satisfactory 21/5/2024.	'		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Other	**Valid Independent living flats** EIC Reports uploaded to M-Files and ActiveH. Satisfactory sample flat No7 5/9/26.	'		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	There are no portable appliances within the communal area.	'		
1.5	Absence of trailing leads and adapters	Yes	None within the communal areas	'		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	Yes	There are 4 mobility scooters on this scheme in a purpose built scooter store with fire detection.	'		
2	**Smoking:**					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed within the communal areas. only permitted within flats. There are smoking signs present within the communal areas.	'		
3	**Arson:**					

3.1	Adequate security against arson?	Yes	On the day of inspection scheme was secure.There is CCTV Cameras on the scheme monitored by Chesterton court.	'		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes		'		
4	**Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.**					
4.1	If portable heaters are used, are there suitable controls?	Yes	There are Electrical storage heaters within the communal area.	'		
4.2	Are fixed heating installations subject to regular maintenance?	N/A	None present.	'		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	There is no Gas supply within the communal area.There is a Gas supply supply to individual flats.	'		
5	**Cooking:**					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	Cooking only permitted within flats	'		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	This scheme has no Kitchen area.	'		
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?	Yes	A well maintained scheme.	'		
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		'		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes		'		

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.	N/A	The scheme has no community room and no furniture in the communal areas.	'		
9	**Other Significant Fire Hazards:**					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		'		
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	Clear pathways on this scheme.	'		
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	There are 2 directions of travel from ground floor to final exits.	'		
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		'		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	New final Exit Doors with Push bar Exit.	'		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	This is only suitable at ground floor level.	'		
11	**Measures to Limit Fire Spread and Development:**					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	The scheme underwent a Fire compartmentation survey 2020.	'		

11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes		'		
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	'		
11.5	Loft hatches fire resisting?	Yes	Third Floor hatch low hazard fitted within the communal area.	'		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	Yes	Cross Corridor Doors at this scheme and doors connected to the fire alarm system on a mag lock system.	'		
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		'		
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	There are communal single leaf doors fire doors within the corridoors of this block.	'		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes		'		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	Yes	Hold open devices at this scheme as above 11.6.Tested on day of inspection.	'		
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	Non Maintained.	'		
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 : 1/9/26	'		
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 : - 28/7/26.	'		
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.	'		
16.3	Directional fire escape signage in place and adequate?	Yes		'		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	Yes	The lift at this scheme is currently being replaced and Fire stops being 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	This scheme has a dual policy there is a fire Alarm system provided in the communal areas,Full Evacuation.Smoke detection is also fitted within the residents flats,these are connected to a warden call system.	'		

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 and 6 month test dated 28//7/26 All certification provided and located in 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 remotely monitored by a collecting station Astraline, all records availiable on 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	Gas supply to this scheme. Gas safety check completed on sample flat No7 Asset 3248 dated 20/6/26 Recorded and uploaded to Active"H" and "M" files.	'		
18	**Fire Extinguishing Equipment:**					
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes		'		
18.2	Correct signage displayed by each fire extinguisher?	Yes		'		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		'		
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	The Fire Extinguishers tested by Morgan Fire Dated 4/27 next test date.	'		
19	**Management of Fire Safety**					

19.1	Are there suitable arrangements for summoning the fire service?	Yes	Residents responsible for calling fire service	'		
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	Carpark area at the front of the building.	'		
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. The flats were Purpose built to allow residents to stay safely within there flats.	'		
21	**Miscellaneous**					
21.1	Contact made with the scheme manager pre visit to discuss any issue's on the scheme.	Yes	Discussion about new lift installation and Ceiling tiles around lift area	'		

Photographs - Fire	
02/09/2026	Appleby Court 1-15



Photo No. 1	On day of inspection Lift Engineer installing new lift car and Motor room Which is Hydraulic and located at ground floor Foyer level.



Photo No. 2	Location of Fire Panel and zone map. Keysafe Access for FRS located Externally to this escape route as layout complicated.Rear of Building.

Photographs - Fire	
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Photo No. 3	Standard communal Door acces to stairwell.



Photo No. 4	Communal Doors on hold open device close on alarm sounding Georgian wire and signage both sides.

Photographs - Fire	
02/09/2026	Appleby Court 1-15



Photo No. 5	New lift installation Motor room checked for Fire Stopping.

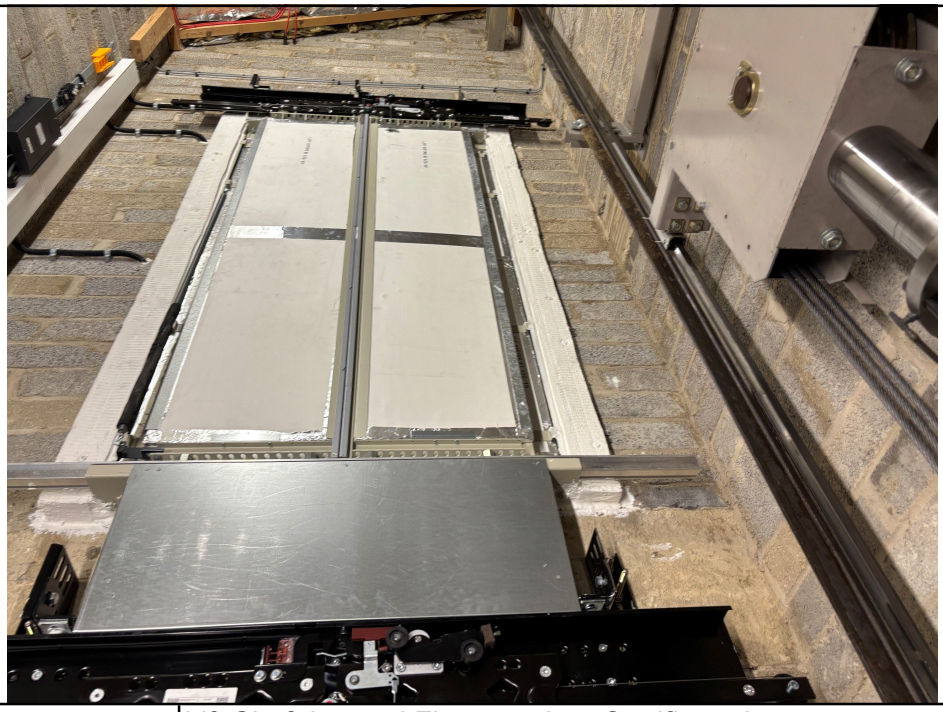


Photo No. 6	Lift Shaft internal Fire stopping. Certificated.

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

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.