



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

Asset ID: 46 Yarwell Court Highfield Crescent, Kettering

Cover Sheet

Photo



Date of Fire Risk Assessment	01 Oct 2024
Date of Next Fire Risk Assessment	06 Oct 2027
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Lynn.betteridge GfireE (Dip) NEBOSH.

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	Yarwell Court
Scheme Address	Yarwell Court Highfield Crescent, Kettering
Postcode	NN15 6JT
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Northamptonshire Fire and Rescue.
Other staff in attendance	Housing partner.
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	Jun 30 1984
Number Of Homes	91
Homes breakdown	Bungalow, Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, UPVC Cladding
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	1, 4
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	Each block has a protected staircase communal are.
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	The blocks on this scheme are over different level
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 46

Yarwell Court Highfield Crescent, Kettering

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

Customers

Number of occupants	120
Occupant tenure type breakdown	General Needs, Leasehold

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	18
Overdue Annual Emergency Lighting tests	18
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	

Building Fire Safety Surveys - Communal Doors

Failing Communal Fire Doors	0
Communal Fire doors due for replacement within 5 years	40

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	01/10/2024
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Lynn.betteridge GfireE (Dip) NEBOSH.
Enforcing Fire Authority	Northamptonshire Fire and Rescue.
Scheme Tel. No	
Other staff in attendance	Housing partner.
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	120
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	4
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	Each block has a protected staircase communal are.
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	The blocks on this scheme are over different level

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	Maintained system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
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	No

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	The electrical equipment at the time of inspection was found to be secure on each level and in good condition.
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	The communal block areas and flats have an in date Electrical test certificate which is uploaded to Active "H" and M files. Sample flat 172 dated 19/6/23.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	General needs Blocks no portable electrical equipment to test.
Absence of trailing leads and adapters?	Yes
Comment	On the day of inspection there was no visible signs of leads or adapters in the communal areas.

Evidence that mobility scooters are not being stored/charged in common areas?

Yes

Comment

Conversation with the Housing Partner no residents on this scheme has a mobility scooter.

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

No

Comment

Does the building have a lightning protection system?

No

Comment

Gas installations

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

Yes

Comment

Valid LGSR held on file for fixed communal area gas appliances? (Boilers)

N/A

Comment

No gas installations located in the communal areas.

Valid LGSR held on file for residential flats that contains gas appliances?

Yes

Comment

Sample flat 172 (Asset) checked on day of inspection, gas safety inspection recorded as 16/11/23.

Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results

Yes

Comment

Gas safety inspection dated as above uploaded to Active"H" and M files completed by contractor AArón services,each scheme flat will have different Gas safety inspection dates as annual test.

Other Sources of Ignition

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

Yes

Comment

Communal areas are designated no smoking and residents are made aware of signage in communal areas and informed in tenancy agreement.

Adequate security against arson?

Yes

Comment

All doors secure on the day of inspection.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Are there communal cooking facilities at this scheme?

No

Comment

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?	Yes
Comment	Each block has a secure electrical intake adjacent to flat .
Are unnecessary accumulations of combustible materials or waste avoided?	Yes
Comment	
Are combustible materials and substances separated from ignition sources and stored appropriately?	N/A
Comment	
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	N/A
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Flat 56 has refuse storage in the communal.Housing partner has contacted the resident to remove and fire safety officer has stickard the items.	Internal - Medium	Housing Partner	03/10/2024	1869789
				

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
Comment	

Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes
Comment	All flats lead into a protected staircase communal area and travel distance to final exit are exceptable.On this scheme the blocks range from 2 levels 3 levels 4 levels.
Escape routes unobstructed and safe to use?	Yes

Comment

I have discussed with the housing partner at the time of inspection that a resident has stored a refuse bin near to final exit. Removal notice applied and letter sent to resident to remove.

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

Yes

Comment

Safe egress all doors open in direction of travel without the use of a key to safe air.

Reasonable distances of travel where there is a single/alternative direction of travel?

Yes

Comment

Single direction of travel to safe air distances vary across the scheme and acceptable.

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

Yes

Comment

All exits routes clear on the day of inspection.

Fire Spread and Development

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

Yes

Comment

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

Yes

Comment

Solid brick construction of all exit staircases and all finishes will not enable fire spread.

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

N/A

Comment

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

Yes

Comment

No access on day of inspection to roof space access very high on top floor.

Loft hatches fire resisting?

No

Comment

Loft hatches are at unsafe height level.

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

Do external walls, doors, windows and anything attached to the exterior, limit fire spread?

Yes

Comment

The external walls doors and windows will not propagate fire spread around the envelope of the building. There are areas on the scheme that has some partial panning which has been deemed fire retardant zero finish coating.

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

N/A

Comment

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

N/A

Comment

Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?

Yes

Comment

All blocks have a maintained system and all working and meets BS5266-1.

Emergency lighting units in good condition and securely fixed to walls/ceilings?

Yes

Comment

On the day of inspection the lighting system was fully functioning and secure.

Records of monthly/annual testing available?

Yes

Comment

The emergency lighting system at this scheme has been tested monthly on the 16/9/24 and the annual drop test was completed on the 16/9/2024.

Fire Safety Signs and Notices

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

Yes

Comment

Fire action routine signs in all communal areas by the final exit all replaced on the day of inspection.

Directional fire escape signage in place and adequate?

Yes

Comment

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

N/A

Comment

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

Yes

Comment

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

Smoke and heat detectors in residents flats only.

Fire Extinguishing Equipment

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

No

Comment

No firefighting installations provided.

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

No

Comment

Building not in scope as only 2/3/4 floors.

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?

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

Residents call the fire and rescue service in the event of a fire.

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

Yes

Comment

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

When residents move into the flats they are given fire safety advice and also leaflets and a link into the website. They are given details on the evacuation procedure for this scheme which is a Stay Put policy, the residents are made aware of their local fire safety officer to seek further information.

Is general fire safety information disseminated to residents?

Yes

Asset ID:	46	Yarwell Court Highfield Crescent, Kettering
Comment	Fire routine notices are located in the communal area and stairwells on fire exit routes.During the year campaigns are communicated on fire safety themes. le Christmas/Fireworks and winter safety.	

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?	No
Comment	
Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).	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