

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

**Asset ID: 706**      **19 - 24 Heyford Close, Peterborough**

## Cover Sheet

Photo



Date of Fire Risk Assessment	24 Jan 2023
Date of Next Fire Risk Assessment	24 Jan 2026
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Fire Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Fire & Safety Assessor	Lynn.betteridge@accentgroup.org

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**This report has been validated by:**

**Name:**

**Date:**

**Comment:**

## The Scheme

Scheme Name	Paston
Scheme Address	19 - 24 Heyford Close, Peterborough
Postcode	PE4 7PR
Region	East
Scheme Manager	
Scheme Tel. No	None
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cambridgeshire Fire and Rescue
Other staff in attendance	No
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 1983
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Paint Render, Timber Clad
Roof construction	Timber
Roof covering	Flat Roof, 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
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicle Access to one or more elevations

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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	10
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	1
Overdue Annual Emergency Lighting tests	1
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	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	24/01/2023
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Quantity	1
Fire & Safety Assessor	Lynn.betteridge@accentgroup.org
Enforcing Fire Authority	Cambridgeshire Fire and Rescue
Scheme Tel. No	None
Other staff in attendance	No
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	10
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
Number of external staircases	None
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	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	There was no damage found to the electrical equipment for the time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Record found on Active H dated 20/5/20 so within the 5 year time frame.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	
Absence of trailing leads and adapters?	Yes
Comment	Noted on inspection.
Evidence that mobility scooters are not being stored/charged in common areas?	No

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Comment	On day of inspection there was now no scooters found to be in the communal areas or no sign of any external storage or charging.
Is there a purpose built mobility scooter store/charging area?	No
Comment	
Does the building have a lightning protection system?	No
Comment	Only 3 storeys so no Requirement.

**Gas installations**

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	Each flat is supplied by gas for the heating system and a gas safety inspection is carried out annually.
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	Yes
Comment	
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	Each flat contains gas and a gas safety check was completed on the 15th of the 7th 2022
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Recorded on Active H.

**Other Sources of Ignition**

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	
Adequate security against arson?	Yes
Comment	On inspection day doors secure and keypad working.
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	All secure at time of inspection.

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Are unnecessary accumulations of combustible materials or waste avoided? No  
Comment

Are combustible materials and substances separated from ignition sources and stored appropriately? Yes  
Comment

Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations? N/A  
Comment

**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

Escape routes unobstructed and safe to use? Yes  
Comment All clear on day of inspection.

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

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

Escape routes lead to final exits and open in direction of escape where necessary? Yes  
Comment The escape routes meets code of practice doc B1 MOE.

Observation	Priority	Referred To	Required By:	Task ID
FIRE Door Damage	Internal - Medium	Fire & Safety Manager	03/04/2023	1613155



### Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	At each level compartmentation conforms to code B3.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	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	The roof compartmentation meets approved doc B3 2.8.
Loft hatches fire resisting?	Yes
Comment	1 hour fire resting steel hatch with fb1 key access.
As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?	Yes
Comment	Compliant framework contains georgian glass and fire door floor to ceiling.
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	No
Comment	The external walls doors and windows will not propagate fire spread around the envelope of the building.
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

Tested by Tunstall contract

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

Yes

Comment

Records of monthly/annual testing available?

Yes

Comment

Tunstalls carry out the monthly test it was completed on the 5th of the 12th 2022 and the annual drop test was completed on the 12th of the 9th 2022.

## Fire Safety Signs and Notices

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

Yes

Comment

Fire routine main access.

Directional fire escape signage in place and adequate?

Yes

Comment

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

No

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

Each plot contains smoke and heat detection there are no communal smoke detectors in the building

## Fire Extinguishing Equipment

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

No

Comment

## Management of Fire Safety

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Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	Yes
Comment	
Will this FRA be shared with all Accountable Persons for the premises?	Yes
Comment	
How will this sharing be achieved?	On request there will be Communication by all parties.
Are there other Responsible Persons who share or have fire safety duties in respect of the premises?	Yes
Have all details required by regulations been shared with all other Responsible Persons?	Yes
Comment	Local authority.
Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?	Yes
Comment	
Will this FRA be shared with all other Responsible Persons for the premises?	Yes
Comment	
How will this sharing be achieved?	The fall risk assessment for this building will be held on active h and if residents or any other person's I wish to look at the fire risk assessment it will be available.
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	Residents are required to contact 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 flat they're giving fire safety advice in leaflet form they're also directed to the internet where they can access for safety information.

A fire routine notices located on access to building.

Is general fire safety information disseminated to residents?

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.

Yes

Action leading to a repair

Yes

Internal administrative Action

Yes

Are there fire related remedial works required at this property, that will affect the fabric of the building?

Yes

Comment

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

Yes

Comment

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.

Yes

Some minor works were required which have been raised with our contractors.

No

Unauthorised items were found in communal areas and arrangements were made for their removal.

No

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**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**