# ACCENT HOUSING - FIRE RISK ASSESSMENT



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|---|---|
| **Region :** | **East** |
| **Scheme Name :** | **1-6 The Cloisters** |
| **Scheme Address :** | **Priory Road<br>St Ives<br>PE27 5ZD** |
| **Date of Assessment:** | **14/01/2026** |
| **Date of Next Assessment:** | **14/01/2029** |
| **FRA Frequency:** | **3 Year Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005** |
| **Fire & Safety Assessor** | **Gary Bredin AIFireE DipFD** |

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

| Scheme Details | | 1-6 The Cloisters |
|---|---|---|
| **Region:** | | East |
| **Scheme Name:** | | 1-6 The Cloisters |
| **Site Address:** | **Street:** | Priory Road |
| | **Town:** | St Ives |
| | **Post Code:** | PE27 5ZD |
| **Block & Asset No.** | | 946 |
| **Date of this Assessment** | | 14/01/2026 |
| **Date of Next Review** | | 14/01/2029 |
| **Fire Risk Assessment Frequency** | | 3 Years |
| **Purpose of Fire Risk Assessment** | | 3 Year Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005 |
| **Fire & Safety Assessor** | | Gary Bredin AIFireE DipFD |
| **Director of Customer Experience** | | Vacant Position. |
| **Housing Partner Manager** | | Michelle Burke |
| **Contract Manager** | | Claire Nolan |
| **Other staff in attendance** | | None |
| **Use of Building** | | General Needs living Sleeping accommodation |
| **Approximate Number of occupants** | | 12 |
| **Occupancy Profile** | | Families |
| **Familiarity of the occupants** | | Fully Familiar |
| **Likely state of the Occupants** | | Alert |
| **PEEPs in place where necessary** | | N/A |
| **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 |
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| **Scope of Assessment** | | Type 1 (Common Parts Only - Non Destructive) |
| **Applicable Fire Safety Guidance** | | Purpose-built flats guide |
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| Building Details | 1-6 The Cloisters |
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| **Construction Date** | 1999 |
| **Construction Type** | Joisted or Load Bearing Masonry (Traditional) |
| **Roof Finish** | Pitched-Clay Tile |
| **External Wall Finish** | Brick |
| | Cement Render |
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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)** | 6 |
| **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-Unprotected |
| **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 only |
| **Grade of fire alarm (Flats)** | Grade E |
| **Category of fire alarm (Flats)** | LD3 Minimum Protection |
| **Grade of fire alarm (Communal)** | n/a |
| **Category of fire alarm (Communal)** | n/a |
| **Evacuation Alert System (EAS)** | Not Fitted |
| **Emergency Lighting Provision Additional Comments:** | Non Maintained System - Common Areas |
| **Portable Fire Extinguishers** | None fitted |
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| **Additional Comments:** | |
| **Fixed Fire Fighting Installations Additional Comments:** | None fitted |
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| Significant Findings - Fire | | | | | | |
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| 1-6 The Cloisters | | | | | 14/01/2026 | |
| 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 20th December 2024 Satisfactory | ' | | |
| 1.3 | Valid Electrical Installation Condition Reports held on file. (General Needs Flats) | Yes | Valid General Needs flats EIC Reports uploaded to M-Files and ActiveH. | ' | | |
| 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 | N/A | No evidence or reports that any of the residents own a mobility scooter | ' | | |
| **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:** | | | | | |
| 3.1 | Adequate security against arson? | Yes | Electronic door entry system in place. | ' | | |
| 3.2 | Is there an absence of unnecessary fire load in close proximity to building? | Yes | | ' | | |

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| **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. | ' | | |
| 4.2 | Are fixed heating installations subject to regular maintenance? | N/A | | ' | | |
| 4.3 | Valid LGSC held on file for each residential flat that contains gas appliances. | N/A | No Gas supply within the communal area. There is no gas 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 | | ' | | |
| **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 | | ' | | |
| 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 | Furniture not permitted in communal areas at general needs schemes | ' | | |

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| **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 | | ' | | |
| 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 | | ' | | |
| 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 | | ' | | |
| 10.7 | Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people? | No | Upper floors no disabled access. | ' | | |
| **11** | **Measures to Limit Fire Spread and Development:** | | | | | |
| 11.1 | Is it considered that the compartmentation is of a reasonable standard? | Yes | | | | |
| 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? | N/A | No Access to roof space from Common Area | ' | | |
| 11.5 | Loft hatches fire resisting? | Yes | | ' | | |

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| 11.6 | Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard | N/A | No Cross Coridor Doors 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 | 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, | N/A | There are no communal fire doors within this block. | ' | | |
| 12.2 | "Fire door keep shut/locked" signage displayed on both sides of all applicable doors. | N/A | | ' | | |
| 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. | ' | | |

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| 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 : - 27th Augast 2025 | ' | | |
| 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 : - 27th Augast 2025 | ' | | |
| **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. | 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? | N/A | Ther are no detectors within the communal area. This scheme has a stay put evacuation policy. it is unnecessary and undesirable for a communal fire alarm system to be provided. | ' | | |
| 17.2 | Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017 | N/A | | ' | | |
| 17.3 | Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017) | N/A | | ' | | |
| 17.4 | Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? | N/A | Fire detection is within the flats only | ' | | |
| 17.5 | Is the fire alarm panel remotely monitored, and if so are there records of regular testing? | N/A | No Fire alarm Panel at this scheme | ' | | |
| 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) | N/A | no gas supply to this scheme. | ' | | |
| **18** | **Fire Extinguishing Equipment:** | | | | | |

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| 18.1 | Portable fire extinguishers - appropriate type/number/position? | N/A | | ' | | |
| 18.2 | Correct signage displayed by each fire extinguisher? | N/A | | ' | | |
| 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 | N/A | | ' | | |
| **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 do 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? | N/A | | ' | | |
| 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 ther flats. A reassesment will be carried out after the third party survey results. | ' | | |

| Photographs - Fire | |
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| 14/01/2026 | 1-6 The Cloisters |

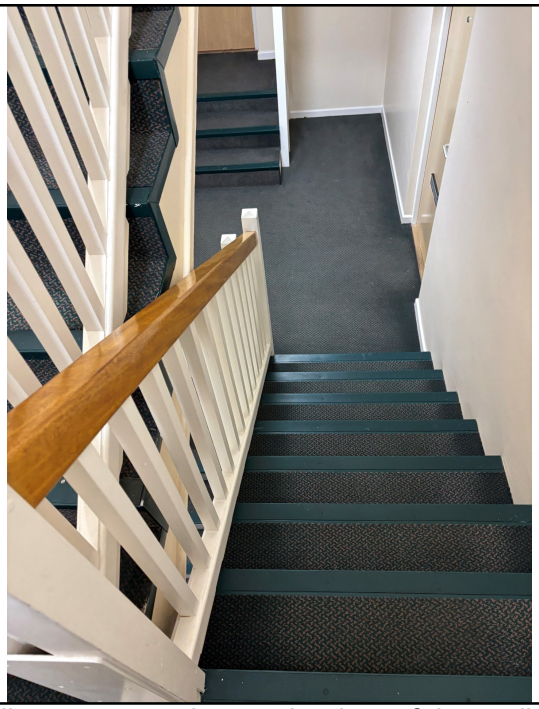



| Photo No. 1 | Electronic door entry system in place. |
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| Photo No. 2 | Electrical cupbord was cleat at the time of the audit. |
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| Photographs - Fire | |
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| 14/01/2026 | 1-6 The Cloisters |



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| Photo No. 3 | All areas were clear at the time of the audit. |



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| Photo No. 4 | Satisfactory location of the bin store. |

## 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 | X | 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:

**(please insert x below)**

| MINOR | | MAJOR | X | CRITICAL | |
|---|---|---|---|---|---|

**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. |