

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	East
Scheme Name :	Cook Avenue
Scheme Address :	2-55 Cook Avenue Hempstead, Peterborough PE7 0LH
Date of Assessment:	09/04/2024
Date of Next Assessment:	08/04/2027
FRA Frequency:	3 Year Re-Assessment
Fire & Safety Assessor	Lynn Betteridge

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

Scheme Details		Cook Avenue
Region:		East
Scheme Name:		Cook Avenue
Site Address:	Street:	2-55 Cook Avenue
	Town:	Hempstead, Peterborough
	Post Code:	PE7 0LH
Block & Asset No.		2, 6, 10 Asset ID 1019
Block & Asset No.		4, 8, 12 Asset ID 1020
Block & Asset No.		30, 32 Asset ID 1021
Block & Asset No.		31, 35, 39 Asset ID 1022
Block & Asset No.		33-37 Asset ID 1023
Block & Asset No.		51-55 Asset ID 1024
Scheme Tel. No:		
Date of this Assessment		09/04/2024
Date of Next Review		08/04/2024
Fire Risk Assessment Frequency		3 Years
Health & Safety Assessment Frequency		3 Years
Purpose of Fire Risk Assessment		3 Year Re-Assessment
Fire & Safety Assessor		Lynn Betteridge
Director of Customer Experience		Alex Liburd
Customer Partnership Manager		Alan Percival
Contract Manager		
Scheme Manager/Customer Partner		Fiona Kidd
Other staff in attendance		None
Use of Building		General Needs
Approximate Number of occupants		45+
Occupancy Profile		Families
Familiarity of the occupants		Slightly 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.		Stay Put (Delayed) Evacuation
Evidence that residents have been notified of the evacuation procedure		Advice notices displayed in common areas
History of fires in the building		None
Business Continuity Plan in place?		Yes
Scope of Assessment		Type 3 (Common Parts & Flats - Non Destructive)
Applicable Fire Safety Guidance		Sleeping Accommodation Guide
		Purpose-built flats guide

Building Details	Cook Avenue
Construction Date	2009
Construction Type	Timber Frame
Roof Finish	Pitched-Concrete Tile
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	16
Number of storeys above ground	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?	N/A
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade E
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	
Emergency Lighting Provision	Maintained system - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Fixed Fire Fighting Installations	AOV's Fitted to Blocks
Additional Comments:	

Significant Findings - Fire						
Cook Avenue				09/04/2024		
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	Note; All common area fittings in a satisfactory condition at time of inspection.	.		
1.2	Valid Electrical Installation Condition Reports held on file. <u>(Common Areas)</u>	Yes	Note: Valid Communal area EIC reports for these blocks uploaded to scheme & Active "H". Dated 7 "M" files 12/11/19 (Due 2024).	.		
1.3	Valid Electrical Installation Condition Reports held on file. <u>(General Needs Flats)</u>	Yes	Note: Valid General needs flats EIC report uploaded to property/scheme file & Active "H". Sample address Flat 51 Asset 5434 EIC 3/12/2020. (Due 2025).	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	Note: PAT not required as no portable electrical equipment permitted communal areas.	.		
1.5	Absence of trailing leads and adapters	Yes		.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	Yes	Note: No evidence or reports that any resident owns a mobility scooter at time of inspection in other Blocks, Except 2 scooters stored at Block 31-39 in purpose built storage see photo.	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	Yes	Note; Smoking only permitted in resident flats & not communal areas.	.		
3	Arson:					

3.1	Adequate security against arson?	Yes	Note:At time of inspection building secure intercom/keypad/trades button.	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	No	Note: Generally clear & Tidy schemes.	.		
4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.					
4.1	If portable heaters are used, are there suitable controls?	N/A		.		
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.	Yes	Note;Sample Flat 51 Gas Safety Test 13/12/2023 all flats have GS cert and uploaded to Active "H"&"M"files.	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Note: Cooking only permitted in Resident 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	Note:No Lighting conductor system fitted due to building height and no surge protection required.	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	No	Note: All areas not clear at time of inspection internally.	.		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	Note:All Electrical intake area and additional storage area's checked and Adequate Signage affixed.	.		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Note: No storage of Combustable materials found on this scheme at time of inspection.	.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	Note: Internally yes.	.		

7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	Yes	Note: At time of inspection no reports of medical Oxygen on scheme.	.		
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	Note; Clear corridor policy in force by Accent & FSO, furniture is not permitted in 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	Note: Escape route is within permissible distances of travel to safe Air.	.		
10.2	Escape routes unobstructed and maintained in a sterile condition?	Yes	Note:On inspection no obstructions to prevent ease of Escape from the building.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Note: Thumb Style Turn to Front and rear communal doors.	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Note:Single staircase and as above 10.1	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Note: All Exit Doors checked on inspection and work Correctly.	.		
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	Note: Ground floor areas only suitable for disabled access/egress.No mobility issue's on this scheme if required residents located were possible ground floor.	.		
11 Measures to Limit Fire Spread and Development:						
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	Note: Built in 2009 building meets Code B1 on inspection of compartmentation.	.		

11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Note: All walls Brick & plastered areas also painted and meets code B1.	.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A		.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Yes	Note: Access made and deemed suitable Firestopping to underside of roof, not all blocks have loft access ie Block 31-39.	.		
11.5	Loft hatches fire resisting?	Yes		.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A		.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	Yes	Note: Automatic Vent located at top floor level in all Blocks and tested 8/8/2023 and uploaded to Active	.		
11.8	Roller shutter doors (fire resisting)	N/A		.		
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	Note: These scheme blocks have no communal Fire Doors.	.		
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		.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	"Residents Front Doors Sheet" Doors Cyclical uploaded to Active "H".	.		
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	If yes, see "Residents Front Doors Sheet"	.		
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 5266-8	Yes	Note: Non Maintained system illuminated when normal lighting supply Fails.Maintained system always illuminated.	.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	Note;All Emergency lights secure and working at time of inspection.	.		
15.9	Are records of monthly testing available?	Yes	Note; Monthly certs uploaded to property file & Active "H" & "M"files. Dates 18/4/24.	.		
15.10	Are records of annual testing available?	Yes	Note: Drop test of 3 hour duration Completed 7/8/2023.Test uploaded to Active "H"&"M"files.	.		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	Note:Signage checked and updated.	.		
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		.		
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	Note: LD3 Smoke & heat detectors fitted located in flats and Communal area.	.		
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	Note: Contractor Tunstalls tests and uploaded to Active "H" "M" files 30/12/2023.	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A		.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	Note: No Panel on 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)	Yes	Note: Sample Flat No 51 Gas safety Check 13/12/2023 Uploaded to active "H" & "M" files..	.		
18	Fire Extinguishing Equipment:					
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	Note: Residents responsibility to call Fire & Rescue service.	.		

19.2	Do relevant staff carry out regular fire safety checks	Yes	Note: CP carries out scheme inspections which contain partial F/S observations also clear corridor policy enforcement and door functionality.	.		
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					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	Note: Stay Put Policy (Delayed) evacuation in place.	.		
21	Miscellaneous					
21.1				.		

Residents Front Doors						
Cook Avenue					09/04/2024	
Flat entrance doors to FD30s specification (Inspection to include - Door condition, construction, closure devices, intumescent/smoke seal condition, glazing systems, fire rated letterplate, door furniture and maximum gaps between door and frame/threshold.						
Flat No.	Access Gained	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:
2	No			-		
10 No		5399	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .			
12 No		5400	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .			
30 No		5409	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .			
35 No		5426	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .			
51 No		5434	Resident Fire Door Inspected and found to meet the FD30 Specification.			

Photographs - Fire

09/04/2024

Cook Avenue



Photo No. 1

Note: Communal Access Entrance door-AOV Control Utilities storage.



Photo No. 2

Note: AOV controls located ground floor opener 2nd Floor.

Photographs - Fire

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Cook Avenue



Photo No. 3

Note: Scooter Storage



Photo No. 4

Note: Rear Exit Communal to garden area.

Photographs - Fire	
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Photo No. 5

Note: Ceiling 2nd Floor this Block has no loft Hatch.



Photo No. 6

Note: Standard Door on these blocks have informed HP re Writing on the Door.

Photographs - Fire

09/04/2024

Cook Avenue



Photo No. 7

Note:



Photo No. 8

Note: Block 51-55

Photographs - Fire	
09/04/2024	Cook Avenue

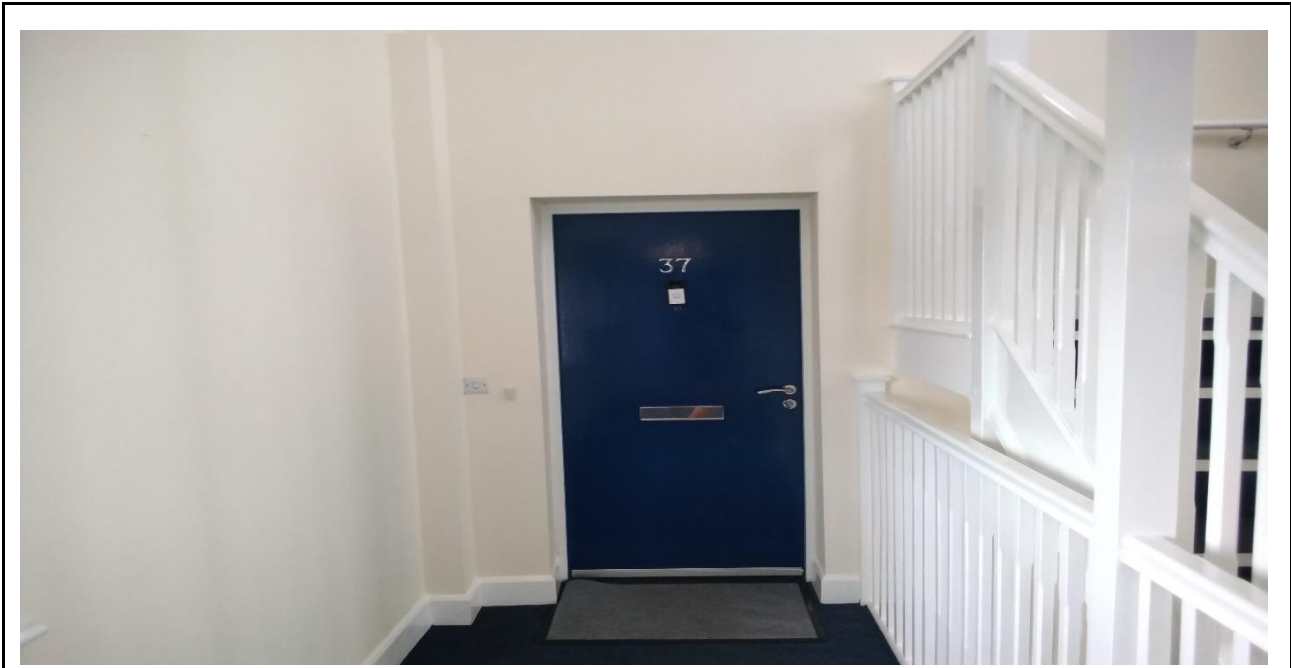


Photo No. 9	Note: Block 31-39 Standard Door
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6. Risk Calculator - Fire

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 ☐

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 ☐

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.

Action Plan - Fire					
Cook Avenue				09/04/2024	
Tolerable					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
No Actions Required on this inspection					

Action Plan - Residents Front Doors						
Cook Avenue				09/04/2024		
Flat No.	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
		Visual inspection only due to no access to internal Fire doors on the scheme look in good condition, well constructed and Flush Fitting to the rebate.Cyclical Inspection Regime updated on Active "H".	-			