

01 Sep 2025

Fire Risk Assessment Report



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

Asset ID: 38 **Chesterton Court Russell Street, St Neots**

Cover Sheet

Photo



Date of Fire Risk Assessment	01 Sep 2025
Date of Next Fire Risk Assessment	01 Sep 2026
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual 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	Chesterton Court
Scheme Address	Chesterton Court Russell Street, St Neots
Postcode	PE19 1BS
Region	East
Scheme Manager	Vicki Boston
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cambridgeshire Fire and Rescue Service
Other staff in attendance	Scheme manager sick on the Day of inspection.
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	CAT2 Housing for Older People (S28), Supported Housing (S50)
Build Date	Jan 1 1981
Number Of Homes	64
Homes breakdown	Bedsit, Communal Area, Flat
External wall construction	Facing Brick
External wall finish	Cement Render, Facing Brick, Hung Tiles, Paint Render
Roof construction	Timber
Roof covering	Flat Roof, Slate Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	1, 2, 3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	13 spread across the scheme generally 2 floors.
Number of External Staircases	1
External Balcony part of escape route?	No
Unusual features	Note: majority of 2 floors but one Block has 3.
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 38 Chesterton Court Russell Street, St Neots

Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade A
Category of fire alarm	LD1 Maximum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	50
Occupant tenure type breakdown	CAT2 Housing for Older People

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	0
Overdue Annual Emergency Lighting tests	0
Overdue Weekly Fire Alarm Testing	1
Overdue Fire Panel - Six Monthly Testing	14
Overdue Fire Safety Equipment tests	1

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	01/09/2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual 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	Cambridgeshire Fire and Rescue Service
Scheme Tel. No	
Other staff in attendance	Scheme manager sick on the Day of inspection.
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	50
Personal Emergency Evacuation Plans in place	Yes
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)	13 spread across the scheme generally 2 floors.
Number of external staircases	1
External balcony part of escape route?	No
Unusual features	Note: majority of 2 floors but one Block has 3.

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 and common areas linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD1 Maximum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	Yes
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
Fire Blanket(s) present	Yes
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	On the day of inspection the electrical installations in the community area and Blocks were found to be in good working condition.
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	The community area Blocks and flats have an in date electrical certificate which is uploaded to Active"H" and "M" files Database. A flat No 25 test recoded as 21/10/21. The community area dated 16/1/21.
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	The electrical PAT test recoded as 16/7/25 and uploaded to Active "H" and "M" files database
Absence of trailing leads and adapters?	Yes
Comment	No evidence of trailing leads within communal areas.

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

Yes

Comment

There are purpose built storage and charging areas external to the buildings.

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

Yes

Comment

Noted as above.

Does the building have a lightning protection system?

No

Comment

Not required for this scheme.

Gas installations

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

Yes

Comment

No gas in main communal areas but flats have mains gas supply.

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

N/A

Comment

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

Yes

Comment

Sample flat checked No25 (asset2255) on day of inspection and recorded on Active "H" and "M" files.

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

Yes

Comment

Completed on day of safety inspection Smoke/Heat/Co2. Dated 16/7/25.

Other Sources of Ignition

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

Yes

Comment

All communal areas are designated no smoking zones and signage posted.

Adequate security against arson?

Yes

Comment

All doors on this scheme secure on day of inspection and there is CCTV coverage on the scheme.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Are there communal cooking facilities at this scheme?

Yes

Comment

A ceramic Hob cooker is situated in the kitchen minimal use by residents. The kitchen has an alarm controlled steel shutter to separate the kitchen from the communal room.

Are reasonable measures taken to prevent fires as a result of cooking?

Yes

Comment

Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?

Yes

Comment

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?

Yes

Comment

All secure on the day of inspection and clear.

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?

Yes

Comment

Communal Building furniture labels checked on day of inspection

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

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

Fire Spread and Development

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

Yes

Comment

A compartmentation survey was carried out and remedial works completed.
All fire stopping works completed 2020 and identified by certs at openings.

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

Yes

Comment

The surface linings will not promote 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

Main Block communal roof access via fire resisting loft Hatches.

Loft hatches fire resisting?

Yes

Comment

The fire resistance loft hatches fitted with tamper label to ensure if accessed no penetration through loft space by contractors.

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.

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?

Yes

Comment

Kitchen area has an alarm operated steel shutter which was tested on day of inspection.

Emergency Escape Lighting

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

Yes

Comment

A non maintained system which is fully functioning on this scheme. It has been identified that several lights need replacing and works have been Quoted. Majority of the lights found to be secure and functioning.

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

Yes

Comment

As noted above remedial works to be completed.

Records of monthly/annual testing available?

Yes

Comment

The Emergency lighting system at this scheme has been tested monthly 6/8/25 and the annual drop test recorded as 11/8/25.

Observation	Priority	Referred To	Required By:	Task ID
Remedial works booked for replacement of EML units.	Internal - Low	Project Manager (Building Safety)		



Fire Safety Signs and Notices

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

Yes

Comment

On all exits located in blocks and communal area adjacent to call points.

Directional fire escape signage in place and adequate?

Yes

Comment

All signage correct at time of inspection.

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

N/A

Comment

No persons lifts but stairlifts on the scheme all maintained and tested.

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?

Yes

Comment

The community building and stairwells of each block are connected by smoke detection and warden call points linked to Astraline.

Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?

Yes

Comment

The fire panel is tested 6 monthly by the contractor the weekly test is completed by the scheme manager.

Yes

Is the fire detection and warning system maintained/tested and all certificates saved on file?

Comment

The contractor Tunstalls records the test which was last dated 10/8/25 and is uploaded to Active "H" and "M" files. The weekly test is recorded on the system.

Yes

Fire alarm components in good condition and securely fixed to walls/ceilings?

Comment

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?

Yes

Comment

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?

N/A

Comment

Is the fire alarm panel remotely monitored, and if so are there records of regular testing?

Yes

Comment

The fire panel links into Astraline via warden call each week on testing different call points is recorded and a line test with Astraline is confirmed.

Fire Extinguishing Equipment

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

Yes

Comment

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

Correct signage displayed by each fire extinguisher?

Yes

Comment

Fire blanket in communal kitchen, secured to the wall, complete with signage?

Yes

Comment

Located in the kitchen area of the communal building.

Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?

N/A

Comment

Records available of fire fighting equipment servicing within past 12 months?

Yes

Comment

The fire extinguishers are tested annually by Morgan fire recorded test date as 28/3/25.

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	No
Comment	This building is not designated as an in scope building in relation to the Building safety Act.
Are there other Responsible Persons who share or have fire safety duties in respect of the premises?	N/A
Have all details required by regulations been shared with all other Responsible Persons?	N/A
Comment	
Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?	N/A
Comment	
Will this FRA be shared with all other Responsible Persons for the premises?	N/A
Comment	
How will this sharing be achieved?	
Is an office or IL scheme being inspected?	Yes
Comment	Independent living scheme.
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	Yes
Comment	
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes
Comment	Scheme manager is on site Monday to Friday office hours.
Offices - Are there suitable arrangements for evacuating disabled people?	Yes
Comment	A PEEPS person centred fire risk assessments has been completed for all residents. The Emergency evacuation plan is kept on site and the emergency services can access in the event of a fire. Services contact Astraline via intercom and they release key safe.
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Located by main access area pathway.
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	

Passenger Lift

Is the scheme fitted with a passenger lift?

No

Comment

Only stairlifts on this scheme and all have in date test maintenance certs.

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

A call by the resident in the event of a fire or warden call activation.

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

Residents are given fire safety advice and leaflets and a link into the website. Residents can access the FRA from the portal on the website of there scheme. They are made aware of there local fire safety officer.

Is general fire safety information disseminated to residents?

Yes

Comment

Fire routine notices are found in community areas and stairwells on fire exit routes. During the year campaigns are communicated on fire safety themes ie Christmas/fireworks safety/winter safety.

FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?

Yes

Comment

Annual Fire Risk Assessment.

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