



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

Asset ID: 14 **Nene Court Empingham Road, Stamford**

Cover Sheet

Photo



Date of Fire Risk Assessment	27 Aug 2025
Date of Next Fire Risk Assessment	27 Aug 2028
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	Nene Court
Scheme Address	Nene Court Empingham Road, Stamford
Postcode	PE9 2SJ
Region	East
Scheme Manager	Holly Grinnell
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lincolnshire fire and Rescue service.
Other staff in attendance	None
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 1976
Number Of Homes	11
Homes breakdown	Bedsit, Flat
External wall construction	Natural Stone
External wall finish	Facing Brick, Timber Clad
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	No
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	2
Number of floors on which car parking is provided	3
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1 per Block. 2 Blocks in total 4 flats in each.
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	Access via front door flats above lower floor.
Building Access Conditions for Fire Brigade	Vehicular 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	Mixed system - Common areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	12
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	0
Overdue Annual Emergency Lighting tests	0
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	\\HMS-FS01\data\$\\AH Mobile Upload Photos\Compliance-L\20_43361_14_Camera_20250 827_14012996.jpeg
Date of Fire Risk Assessment	27/08/2025
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	Lincolnshire fire and Rescue service.
Scheme Tel. No	
Other staff in attendance	None
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	12
Personal Emergency Evacuation Plans in place	No
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	2
Number of floors on which car parking is provided	3
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	1 per Block. 2 Blocks in total 4 flats in each.
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	Access via front door flats above lower floor.
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	Mixed system - Common areas

Fire Risk Assessment Survey Results

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 2 communal area Blocks and flats have an in date Electrical test certificate which is uploaded to Active"H" and "M"files. Sample flat identified No 7 asset (1076). Cert dated 11/11/20 and due for re certification in November.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	General Needs.
Absence of trailing leads and adapters?	Yes
Comment	On day of inspection no visible signs of leads or adapters.
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	On inspection of the scheme a mobility scooter was observed in car park area but not on charge.
Is there a purpose built mobility scooter store/charging area?	No
Comment	
Does the building have a lightning protection system?	No

Comment

Not required under the code of practice.

Gas installations

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

No

Comment

No Gas supplied to the scheme.

Other Sources of Ignition

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

Yes

Comment

Residents can smoke in flats only, communal areas designated no smoking zones.

Adequate security against arson?

Yes

Comment

Access via keypad and trades. On day of inspection all external doors secure.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Storage cupboards provided externally and individual.

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

External to the building and locked.

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

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	Flats lead into protected communal staircase. Brick built walls with 60 minutes fire resistance.
Escape routes unobstructed and safe to use?	Yes
Comment	On day of inspection main routes internally and externally on exit clear to safe Air.
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	A small scheme and travel distances well within the approved code of practice means of escape B2.
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	All exit routes clear on inspection with 2 directions of travel.

Observation	Priority	Referred To	Required By:	Task ID
Clear in both Blocks good housekeeping.	No Action			
				
				

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	On this scheme there are 2 floors above and one below to the rear. A solid brick staircase will not enable fire spread meets approved Doc B. Building safety regulations.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	As described above 8.1.101.
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	No
Comment	

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

Yes

Comment

Loft hatches fire resisting?

N/A

Comment

No access to loft space as located in each flat.

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?

No

Comment

The external walls doors and windows will not enable fire spread at the front of the building. The rear of the 1st&2nd floors has wood panelling informed that it is zero painted rated BS476 prt6/7 class Bs2,d0.

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

No

Comment

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

No

Comment

Emergency Escape Lighting

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

Yes

Comment

Mixed system one block maintained the other Non maintained meets BS-5266. Light level 0.5lux.

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

Yes

Comment

On the day of inspection the lighting system in each block fully functioning and secure.

Records of monthly/annual testing available?

Yes

Comment

The emergency lighting system at this scheme has been tested monthly on 21/7/25 and annual drop test dated 15/10/24.

Fire Safety Signs and Notices

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

Yes

Comment

On the day of inspection I replaced the fire routine notices.

Directional fire escape signage in place and adequate?

N/A

Comment	Single travel direction with 2 options to final exit and safe air.
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?	N/A
Comment	No communal doors on this scheme.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?	No
Comment	Smoke detectors in each flat. Residents advised to test monthly.

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	No
Comment	No portable extinguishers provided in General needs blocks.

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	No
Comment	This scheme is not in scope and not classed as a Higher Risk.
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?	N/A
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 services in the event if 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

The Evacuation procedure has been sent to all residents under Regulations 156 by post to ensure each flat is contacted,so we are confident they are fully aware of the fire procedure and “stay put policy”.

Is general fire safety information disseminated to residents? Yes

Comment

The new and existing residents are given Fire safety advice and a link to the website and are made aware of the local fire safety officer, during the year campaigns are communicated on fire safety themes ie Christmas safety/firework safety/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?

Comment

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

N/A

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