ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	**East**
Scheme Name :	**Keyworth Court 1-36**
Scheme Address :	**Princess street Huntingdon PE29 3PU**
Date of Assessment:	**25/08/2026**
Date of Next Assessment:	**25/08/2027**
FRA Frequency:	**Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005**
Fire & Safety Assessor	**Lynn Betteridge GIFireE DipNEBOSH**

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

Scheme Details		Keyworth Court 1-36
Region:		East
Scheme Name:		Keyworth Court 1-36
Site Address:	**Street:**	Princess street
	Town:	Huntingdon
	Post Code:	PE29 3PU
Block & Asset No.		Block 1-16 Asset 1030
Block & Asset No.		Block 17-36 Asset 1031
Date of this Assessment		25/08/2026
Date of Next Review		25/08/2027
Fire Risk Assessment Frequency		Annual
Purpose of Fire Risk Assessment		Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor		Lynn Betteridge GIFireE DipNEBOSH
Director of Customer Experience		Rob Bloom
Contract Manager		Marcus Philpotts
Housing Partner		Michelle Burke
Other staff in attendance		Kira Mann
Use of Building		General Needs living Sleeping accommodation
Approximate Number of occupants		72
Occupancy Profile		Mixed
Likely state of the Occupants		Sleeping Familiar
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 (Stay Safe) Evacuation
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
Scope of Assessment		Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance		Purpose-built flats guide

Building Details	Keyworth Court 1-36
Construction Date	2012
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Composite
External Wall Finish	Outer brick façade over an inner timber-framed stud wall
	Seam Aluminium Cladding over timber stud wall
	Terracotta tile Cladding on Masonry
Are there any areas of external wall cladding	Yes See above
Are there any balconies	2 x stacked balconies and 4 x Juliette balconies.
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	36
Number of storeys above ground Not including Basements	Four Floors to block 17 - 36 Five floors block 1 - 16
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Protected core staircase within each Block.
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 and common areas not linked
Grade of fire alarm (Flats)	Grade D
Category of fire alarm (Flats)	LD3 Minimum Protection
Grade of fire alarm (Communal)	
Category of fire alarm (Communal)	
Additional Comments:	There is an AOV system throughout both buildings consisting of Automatic detection and manual override. An audible sounder is present to notify residents of the opening of the ventilation shaft.
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision **Additional Comments:**	Non Maintained System - Common Areas
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	Dry Riser fitted to each block
Additional Comments:	The building has an Under croft Carpark at ground Level

Significant Findings - Fire						
Keyworth Court 1-36						25/08/2026
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 Satisfactory 6/11/25.	'		
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. Satisfactory sample flat No 8 Asset 5643 dated 27/3/23.	'		
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	Ther were no trailing leads or adaptors within the communal areas at the time of inspection.	'		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	At the time of inspection there were no mobility scooters within the communal areas. There is no purpose built scooter store on site.	'		
2	**Smoking:**					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is prohibited within the communal areas and permitted only within individual flats. Compliant no-smoking signage is displayed throughout the common areas, and a steel cigarette disposal bin is provided at the main entrance. No significant concerns were identified at the time of inspection.	'		

3	**Arson:**					
3.1	Adequate security against arson?	Yes	Blocks have a new installed fob system. Key safe provided for Fire and Rescue service with access code.	'		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	There was no unnecessary fire loading in close proximity to the building at the time of inspection.	'		
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	There are no portable heaters within the communal area. Portable heaters within residents flats are residents responsibility.	'		
4.2	Are fixed heating installations subject to regular maintenance?	Yes	There are no gas or electrical heating installations within the communal areas. Electrical installations within residents' flats are subject to inspection and testing at intervals not exceeding five years, with certification provided through an Electrical Installation Condition Report (EICR).	'		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	There is no gas supply serving either the communal areas or the residents' flats.	'		
5	**Cooking:**					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	No communal cooking facilities provided. Cooking is limited to residents 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 protection system fitted to this building.	'		

7	**Housekeeping:**					
7.1	Is the standard of housekeeping adequate?	Yes	There is a significant improvement to the standard of housekeeping within these buildings since the last FRA.	'		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	No waste within the cupboards found at the time of inspection.	'		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Nothing found at the time of inspection.	'		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	Nothing found at the time of inspection.	'		
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 at the time of inspection.	'		
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	'		
9	**Other Significant Fire Hazards:**					
9.1	Are there other significant fire hazards that are inadequately controlled?	Yes	20.1	'		

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	The escape provisions observed at the time of inspection are consistent with the recommendations contained within approved fire safety guidance.	'		
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	All final exits can be opened without use of key.	'		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	see 10.1	'		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	All escape routes lead to open air and a place of safety	'		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	Checked and Tested on day of inspection.	'		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	In line with Fire safety guidance for purpose built blocks of flats	'		

11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	All compartmentation was of a reasonable standard at the time of inspection.	'		
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Nothing was found that would promote fire spread at the time of inspection.			
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?	Yes	The fire-resisting loft hatch was accessed on the day of inspection. The compartment wall was observed to extend continuously to the underside of the roof covering, maintaining the required level of fire compartmentation.	'		
11.5	Loft hatches fire resisting?	Yes	A fire-resisting loft hatch is provided within the communal area, affording protected access to the loft space.	'		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	There are no cross-corridor doors fitted in either building.	'		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	Yes	Automatic Opening Vent (AOV) systems and window vents are installed throughout block 1 - 16 and 17 - 36 to assist with smoke ventilation. The system is subject to routine inspection and testing, with the most recent annual test completed on **25 June 2026**.	'		
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?	Yes	See 20.1	'		

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,	Yes	Block 1 - 16 exceed 11 metres in height and is therefore subject to the requirements of Regulation 10 of the Fire Safety (England) Regulations 2022. A total of 16 communal fire doors are provided and are inspected on a three-monthly basis. Records confirmed that the latest inspection was completed in June 2026. All Flat front doors within block 17 - 36 were inspected at the time of the FRA.	'		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	Compliant signage was correct and in place at the time of inspection	'		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	Ther are no hold open devices fitted in the buildings.	'		
13	**Flat entrance doors (Internal Common Areas)**					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	All residents' flat entrance doors in block 1 - 16 open onto an internal escape route. In accordance with Regulation 10 of the Fire Safety (England) Regulations 2022, flat entrance doors are subject to annual inspection on a best endeavours basis. Records reviewed during the assessment confirmed that the most recent inspection was completed in November 2025.	'		

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?	No	Although the flat entrance doors do not open onto a balcony that needs to be passed during an escape, there are 2 stacked balconies and 4 Juliette balconies attached to the external walls.	'		
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	As above see 14.1	'		
15	**Emergency Escape Lighting:**					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes	Non maintained system.	'		
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.	'		
15.9	Are records of monthly testing available?	Yes	Monthly test certs uploaded to M-Files and ActiveH In date at time of inspection.	'		
15.10	Are records of annual testing available?	Yes	Annual test certs uploaded to M-Files and ActiveH In date at time of inspection.	'		
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	There is suitable and sufficient signage throughout the buildings at the time of inspection.	'		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	Yes	Passenger lifts are provided within both buildings. Appropriate and compliant fire safety signage is displayed adjacent to each lift, and was found to be in place at the time of the inspection.	'		

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	Fire detection is provided within the individual residential flats. The detector grade and category could not be confirmed at the time of inspection as access to dwellings was not available.	'		
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		'		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	The panels within the buildings are for the AOV only.	'		
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 is present within the building. Consequently, there is no requirement for a Landlord Gas Safety Record. Fire detection and alarm devices located within individual dwellings fall outside the scope of the communal areas and are the responsibility of the residents to test and maintain.	'		

18	**Fire Extinguishing Equipment:**					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	None present in line with Fire Safety guidance.	'		
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?	Yes	Two dry risers are provided on site, one serving each block. Landing outlet cabinets were checked during the inspection and found to be secure, with no defects noted.	'		
18.6	Records available of fire fighting equipment servicing within past 12 months	Yes	Dry Riser subjected to test 11/11/2025.	'		
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 carry out 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**					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	Remedial works are being undertaken, including the removal and replacement of combustible single-ply membrane finishes to the third and fourth floor vertical wall and roof surfaces, the replacement of timber decking to two projecting balconies on the west elevation, and the replacement of plastic ventilation air bricks on the east and west elevations. The primary objective of these works was to replace existing combustible materials with materials achieving either a non-combustible or limited-combustibility fire classification. Although these improvements enhance the fire performance of the external wall system, it is not considered that the works materially alter the fire strategy of the building. Accordingly, the existing stay put evacuation strategy remains appropriate.	**Med**	**on Going**	**Fire Safety Manager**
21	**Miscellaneous**					
21.2	The automatic opening vent (AOV) control panels are located on the ground floor within both Blocks. Full-size fire-resisting doors are provided to the ventilation shaft, and openable smoke ventilation windows are present at each floor level. A sounder is provided to alert the residents to the AOV actuation.	Other	The AOV system is designed to operate automatically upon activation of a smoke detector and may also be operated manually via a manual call point located on each level. The system is subject to routine inspection, testing, and maintenance in accordance with the manufacturer's recommendations, with records retained for verification.	'		

Photographs - Fire	
25/08/2026	Keyworth Court 1-36



Photo No. 1	AOV Zone Plan in main foyer which contains lift access and fire Door access To under croft carpark.



Photo No. 2	AOV Fire Panel.

Photographs - Fire	
25/08/2026	Keyworth Court 1-36



Photo No. 3	Fire resisting loft Hatch. Manual call point for AOV, smoke detection to activate and sounder to announce activation.

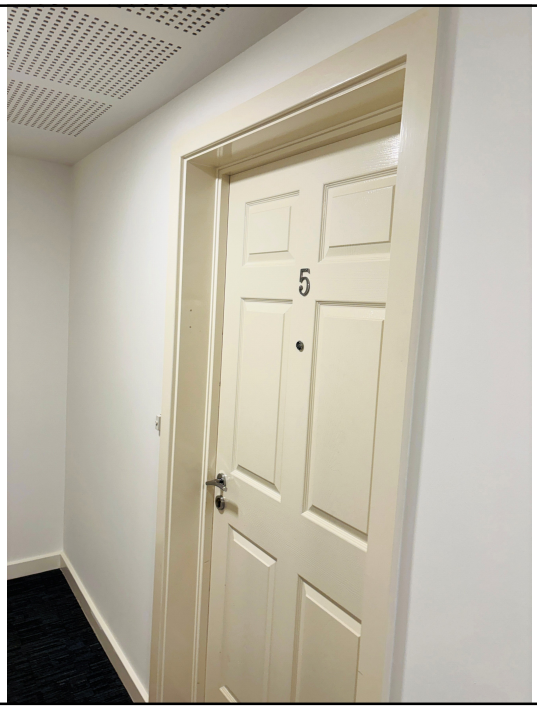


Photo No. 4	Standard Fire Door to Flat.

Photographs - Fire	
25/08/2026	Keyworth Court 1-36



Photo No. 5	Ground floor AOV leading to Ventilation shaft.



Photo No. 6	Dry Riser inlet, Lift signage.

Photographs - Fire	
25/08/2026	Keyworth Court 1-36



Photo No. 7	AOV in fourth floor Block. Fire smoke shaft in communal area via Fire Door.



Photo 8	Ventilation shaft Fire door and Manual actuation point

Photographs - Fire	
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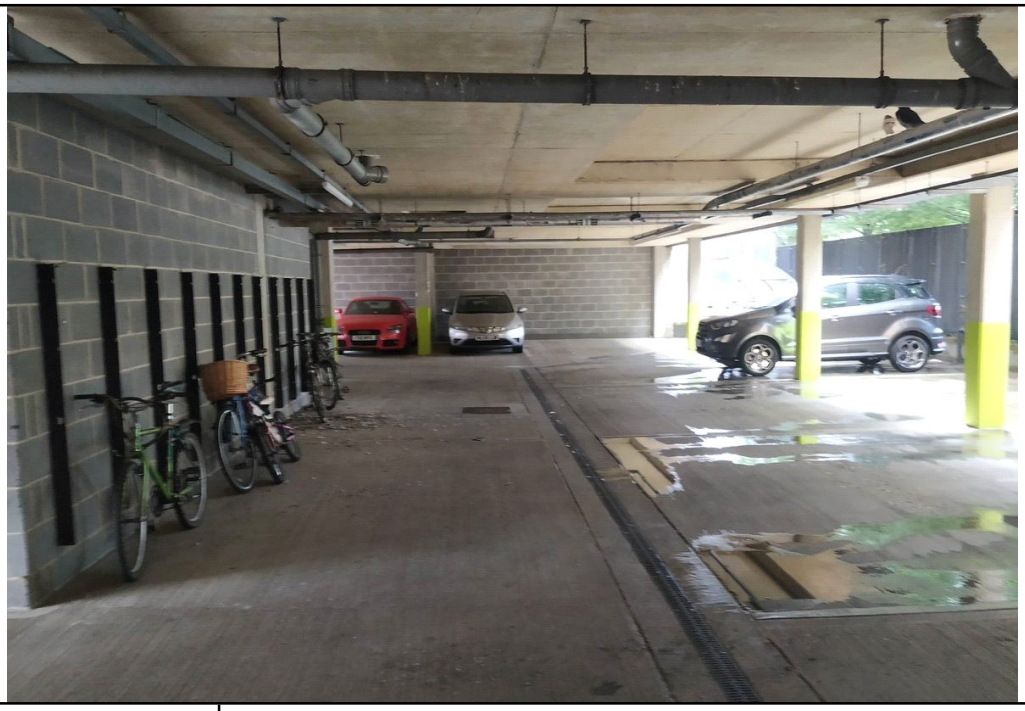


Photo No. 9	Under croft carpark steel shutters to access, steel fencing perforated on all openings around the carpark.



Photo 10	Rear View showing stacked and Juliett balconies.

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

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.