

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

Asset ID: 1025 **1 - 5 Swifts Corner, Cambridge**

Cover Sheet

Photo



Date of Fire Risk Assessment	31 May 2023
Date of Next Fire Risk Assessment	31 May 2026
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Fire Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Fire & Safety Assessor	Lynn.betteridge@accentgroup.org

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	Fulbourn
Scheme Address	1 - 5 Swifts Corner, Cambridge
Postcode	CB21 5AE
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cambridgeshire Fire and Rescue Service
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	Shared Ownership (S40)
Build Date	Jan 1 2009
Number Of Homes	3
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, Insulation Render
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	N/A
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	0
Is there a habitable basement?	
Number of internal Staircases (protected or unprotected?)	None
Number of External Staircases	1
External Balcony part of escape route?	Yes
Unusual features	3 external flats doors to open air on passageway .
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	

Customers

Number of occupants	3
Occupant tenure type breakdown	Leasehold, Shared Ownership

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	1
Overdue Annual Emergency Lighting tests	1
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
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	31/05/2023
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Quantity	1
Fire & Safety Assessor	Lynn.betteridge@accentgroup.org
Enforcing Fire Authority	Cambridgeshire Fire and Rescue Service
Scheme Tel. No	
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	3
Personal Emergency Evacuation Plans in place	N/A
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	0
Is there a habitable basement?	
No. of internal staircases (protected/unprotected)	None
Number of external staircases	1
External balcony part of escape route?	Yes
Unusual features	3 external flats doors to open air on passageway .

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 not linked
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	
Foam Extinguisher(s) present	
Dry Powder Extinguisher(s) present	
Carbon Dioxide Extinguisher(s) present	
Fire Blanket(s) present	
Fixed Fire Fighting Installations supplied / fitted	
Dry Riser(s) present	
Wet Riser(s) present	
Sprinkler System present	
Hosereel(s) present	
Automatic Opening Vent(s) present	

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage? Comment	Yes
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats) Comment	Yes The electrical condition report is dated as the 13th of the seventh 2022 and not due again to a 2027.
Electrical App/PA Testing - tested within past 12 months? Comment	N/A General needs not req in communal areas.
Absence of trailing leads and adapters? Comment	Yes
Evidence that mobility scooters are not being stored/charged in common areas? Comment	No
Is there a purpose built mobility scooter store/charging area?	No

Comment

Does the building have a lightning protection system? No

Comment

Gas installations

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

Comment

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

Comment Each flat has a gas installation and the gas safety checks were completed on the 13th of the 12th 22 all smoke and heat detectors were also checked on the scheme.

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

Comment As above

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

Comment Heat and smoke detectors are part of the gas safety check and this was completed on the date as recorded above on active "H"

Other Sources of Ignition

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

Comment

Adequate security against arson? Yes

Comment On the day of inspection the block was found to be secure by steel gate key or trades access.

Are refuse/recycling bin areas managed and suitably located? Yes

Comment

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

Are unnecessary accumulations of combustible materials or waste avoided? Yes

Comment

Are combustible materials and substances separated from ignition sources and stored appropriately? No

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

Each flat door opens to safe air the open air corridor leads to open staircase to exit ground floor.

Escape routes unobstructed and safe to use? No

Comment

Exits immediately openable without a key and/or failsafe's function correctly? Yes

Comment

Push button emergency release.

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

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

Comment

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products? N/A

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?

Yes

Comment

Open passageway loft hatches in flats the passage way has access to small roof in fresh air

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

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?

N/A

Comment

Emergency Escape Lighting

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

Yes

Comment

Tunstalls contractor carry out the contract.

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

Yes

Comment

Records of monthly/annual testing available?

Yes

Comment

The emergency lighting system at Swift's corner one to five just carried out by tunstalls the Electrical Contractor the monthly test was carried out on the 8th for the fifth 2023 and also the annual drop test was carried out on the same date and he's all recorded on active h

Fire Safety Signs and Notices

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

Yes

Comment

Directional fire escape signage in place and adequate?

Yes

Comment

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

N/A

Comment

Do common area fire doors display the correct signage on both sides where applicable?

N/A

Comment

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

There are 3 flats first floor level smoke detection but all open air.

Fire Extinguishing Equipment

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

No

Comment

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

Yes

Comment

Will this FRA be shared will all Accountable Persons for the premises?

Yes

Comment

The fra will be shared and communicated with all parties within accent Housing Association residents are able to access SharePoint or the website to check the latest fire risk assessment.

How will this sharing be achieved?

Are there other Responsible Persons who share or have fire safety duties in respect of the premises?

Yes

Have all details required by regulations been shared with all other Responsible Persons?

Comment

Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?

Yes

Comment

Will this FRA be shared will all other Responsible Persons for the premises?

Yes

Comment

How will this sharing be achieved?

The fire risk assessment for the building will be held on active h if residents or any other persons which to look at the fra the details would we shared and communicated.

Is an office or IL scheme being inspected?

No

Comment

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

Yes residents call the fire and rescue service.

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

When the residents take ownership of their flat they are given five safety advice also leaflets and the link into accents website to look at further advice they are also able to contact their local fire assessor

Is general fire safety information disseminated to residents?

Yes

Comment

Fire safety notices and advice given to residents posters are displayed in the community areas on the fire safety the residents are also as previously stated they able to access the website or to contact a fire safety assessor to discuss any related issues with there stay put policy.

FRA Frequency

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

Yes

Comment

Miscellaneous

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Are there any other observations/actions to raise that are not covered above.	N/A
Action leading to a repair	N/A
Internal administrative Action	N/A
Are there fire related remedial works required at this property, that will affect the fabric of the building?	N/A
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**