



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

Asset ID: 16 **Joan Wake Close, Market Deeping**

Cover Sheet

Photo



Date of Fire Risk Assessment	14 Oct 2025
Date of Next Fire Risk Assessment	14 Oct 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	Joan Wake Close
Scheme Address	Joan Wake Close, Market Deeping
Postcode	PE6 8LX
Region	East
Scheme Manager	Vicki Boston
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lincolnshire FRS
Other staff in attendance	scheme manager on site and joint 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	70
Homes breakdown	Flat, House, Community Centre
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	Yes
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
Number of internal Staircases (protected or unprotected?)	1 Protected in each Block.
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 16 **Joan Wake Close, Market Deeping**

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	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	60
Occupant tenure type breakdown	General Needs, CAT1 Housing for Older People, CAT2 Housing for Older People, Staff Accommodation

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	
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



Date of Fire Risk Assessment	14/10/2024
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	Lincolnshire FRS
Scheme Tel. No	
Other staff in attendance	scheme manager on site and joint 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	60
Personal Emergency Evacuation Plans in place	Yes
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
No. of internal staircases (protected/unprotected)	1 Protected in each Block.
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	None

Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade

Surroundings: Residential/Commercial

Fire Detection and Warning System

Grade of Fire Alarm

Category of Fire Alarm

Emergency Lighting Provision

Portable Fire Extinguishers / Fire Blankets supplied / fitted

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

Vehicular Access to one or more elevations

Residential

Flats and common areas linked

Grade A

LD1 Maximum Protection

Maintained system - Common areas

Yes

Yes

No

No

Yes

No

No

No

No

No

No

No

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?

Comment

Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)

Comment

Electrical App/PA Testing - tested within past 12 months?

Comment

Absence of trailing leads and adapters?

On the day of inspection the community block including the guest room and block communal areas were found to be in good working order and secured.

Yes

The community area and the scheme blocks have an in date Electrical certificate which is uploaded to Active "H" and "M" files Database. Community area dated 7/1/2022 and communal blocks sample 2-5 3/7/2025.

Yes

The Electrical PAT testing was completed 21/10/2024 and due to be annual tested in the next week of this report.

Yes

Comment

Community area free of any additional electrical equipment.

Yes

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

Comment

Communal areas checked as means of escape and no signs of any mobility scooters in communal areas.

Yes

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

Comment

The purpose built mobility storage area houses 6 scooters all linked to charging points and PAT tested.

No

Does the building have a lightning protection system?

Comment

Gas installations

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

No

Comment

There is no gas on this scheme heating supplied by storage heaters in all areas.

Other Sources of Ignition

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

Yes

Comment

Communal areas designated no smoking and residents are made aware and this policy is enforced.

Adequate security against arson?

Yes

Comment

All access doors secure on the day of inspection and scheme provided with CCTV.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Are there communal cooking facilities at this scheme?

Yes

Comment

A ceramic Heated cooker in the scheme kitchen and used frequently.

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

Checked and recently maintained.

Housekeeping

Asset ID: 16 **Joan Wake Close, Market Deeping**

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

Yes

Comment

All Block service cupboards secure on each block.

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

Fire Retardant labels attached to all furnishings in the communal area at the time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

I spoke to the scheme manager and re affirmed for all storage areas to be locked at all times. The scheme also has a laundry room with washing Machines and Dryers scheme manager reminded about filter blockage and checks to be completed, there is a contract in place for maintenance.

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?

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

Observation	Priority	Referred To	Required By:	Task ID
All clear New final exit Doors linked to hard wired Electrical supply and not EML.	No Action			
				
				
Observation	Priority	Referred To	Required By:	Task ID
All clear New final exit Doors linked to hard wired Electrical supply and not EML.	No Action			
				
				

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	A compartmentation survey was carried out on this scheme in 2020 and all remedial works completed and certified within Bolster reports and can be found in Active "H".
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	The surface linings will not enable 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	Loft Accessed an compartmentation works completed.
Loft hatches fire resisting?	Yes
Comment	New Loft Hatches installed on compartmentation works.

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 scheme buildings.
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 manually operated steel shutters checked for functionality on the day of inspection, scheme manager reminded to close at end of work day.

Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?	Yes
Comment	as above
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	
Records of monthly/annual testing available?	Yes
Comment	Details as above.

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	All relevant fire routine signage is provided at each Final Exit.
Directional fire escape signage in place and adequate?	N/A
Comment	Single direction of travel in blocks signage in community areas.
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?	Yes
Comment	Community area only no communal doors in the blocks.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

The community area building and blocks are connected to a warden call system and calls go to the contract monitoring station Astraline.

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

Yes

Comment

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

Yes

Comment

The Fire panel and alarms tested weekly by the scheme manager and 6 monthly test by the contractor Tunstalls. dated 30/6/2025.

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

Yes

Comment

All fire alarm equipment secure break glass units in foyer and community room.

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

Yes

Comment

Door guards located in community area tested on the day of inspection.

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

Yes

Comment

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

Yes

Comment

Fire Panel tested 6 monthly and on activation of the alarm monitoring contractor Astraline confirms notification.

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

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 have been tested by Morgan Fire in September 2025.

Management of Fire Safety

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

No

Comment

The scheme is not designated as an in scope building in relation to the building safety act 2022.

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 will 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

Sheltered scheme.

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?

Yes

Comment

Scheme manager is on site monday to friday office hours.

Offices - Are there suitable arrangements for ensuring the premises are evacuated?

Yes

Comment

Only in office hours.

Offices - Are there suitable arrangements for evacuating disabled people?

Yes

Comment

A PEEPS personal centred fire risk assessment is 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 monitoring service and key safe released.

Offices - Suitable arrangements for meeting the fire service on arrival and proving relevant information?

N/A

Comment

Offices/IL Schemes - Is there a suitable assembly point?

Yes

Comment

Main Car park area.

Offices - Are fire drills carried out at appropriate intervals?

N/A

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

The Warden Call system or a call to the fire and rescue services.

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 residents are given packs of information and guided to the fire safety portal and information on the Accent Website, residents are made aware of there local Fire Safety Assessor.

Is general fire safety information disseminated to residents?

Yes

Comment

Fire routine notices are on all final Exits, coffee mornings are held with the fire safety officer, all residents have been given there " Stay Put" Policy information.

FRA Frequency

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

Yes

Comment

Annual Inspections are sufficient.

Miscellaneous

Are there any other observations/actions to raise that are not covered above.	Yes
Action leading to a repair	N/A
Internal administrative Action	Yes
Are there fire related remedial works required at this property, that will affect the fabric of the building?	No
Comment	The Scheme Manager made aware of the fire door storage areas must be kept locked.
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