

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

Asset ID: 53 **Eaglesthorpe, Peterborough**

Cover Sheet

Photo



Date of Fire Risk Assessment

08 Jul 2025

Date of Next Fire Risk Assessment

08 Jul 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 GFire (Dip)NEBOSH
This scheme Fire Risk Assessment includes the
community area and scheme Blocks.

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	Eaglesthorpe
Scheme Address	Eaglesthorpe, Peterborough
Postcode	PE1 3RR
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cambridgeshire fire and Rescue service.
Other staff in attendance	Scheme manager
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	None

The Building

Accommodation Type	CAT2 Housing for Older People (S28), Supported Housing (S50)
Build Date	Jan 1 1988
Number Of Homes	65
Homes breakdown	Communal Area, Community Centre, Flat
External wall construction	Facing Brick, Facing Brick, Timber Frame, Timber Frame
External wall finish	Facing Brick, Timber Clad, UPVC Cladding
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 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: 53 **Eaglesthorpe, Peterborough**

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

Customers

Number of occupants	54
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	13
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	144

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	08/07/2024
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 GIFire (Dip)NEBOSH This scheme Fire Risk Assessment includes the community area and scheme Blocks.
Enforcing Fire Authority	Cambridgeshire fire and Rescue service.
Scheme Tel. No	
Other staff in attendance	Scheme manager
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	None
Scheme Inspection completed	Yes
Number of occupants	54
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 in each block.
Number of external staircases	None
External balcony part of escape route?	N/A

Fire Risk Assessment Survey Results

Unusual features	None
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	Mixed 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 areas 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 the M files Database. A sample flat was checked for electrical test certificate recorded as 30/9/20. The community building recoded as 5/2/25.
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	The Electrical PAT test recorded as 22/8/24.
Absence of trailing leads and adapters?	Yes

Comment

No evidence of trailing leads.

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

Yes

Comment

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

Yes

Comment

All mobility scooters are stored in an external area x2 and has electrical charging units which are also PAT tested.

Does the building have a lightning protection system?

No

Comment

Not required.

Gas installations

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

Yes

Comment

Commercial gas certification dated 19/2/25.

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

Yes

Comment

Gas cooker located in the community building and Heating.

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

Yes

Comment

A sample flat was checked flat 42 Asset 2704 on the day of inspection Gas safety inspection dated 22/2/25.

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

Yes

Comment

Interdependent living scheme detectors all checked annually during Gas safety inspections.

Other Sources of Ignition

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

Yes

Comment

Communal areas are designated no smoking and residents are reminded of the policy.

Adequate security against arson?

Yes

Comment

All doors were found to be secure on day of inspection there is also on site CCTV.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated location for bin storage.

Are there communal cooking facilities at this scheme?

Yes

Comment

There is a gas cooker in the community kitchen 8 hobs minimal use.

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?

Comment

The kitchen also has a manually operated steel shutter.

Yes

Housekeeping

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

Comment

Yes

All electrical service cupboards are secure.

Are unnecessary accumulations of combustible materials or waste avoided?

Comment

Yes

Are combustible materials and substances separated from ignition sources and stored appropriately?

Comment

Yes

All cleaning products are locked away in community building.

Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?

Comment

Yes

Fire retardant labels attached to the furniture in the community building at time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Comment

Yes

The scheme has a laundry room and dryers all machines are maintained annually and a contract includes lint removal. Residents are reminded to remove lint and signage in place.

Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?

Comment

Yes

The blocks of flats has a stay put policy the community area building has a simultaneous evacuation policy and residents made aware of Assembly point.

Escape routes unobstructed and safe to use?

Comment

Yes

At the time of inspection communal areas and stairwells/corridors clear at both levels.

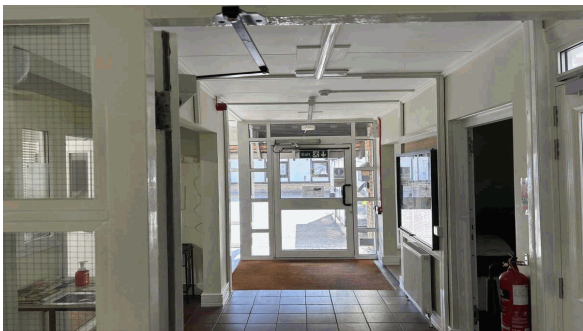
Exits immediately openable without a key and/or failsafe's function correctly?

Comment

Yes

Community building has a double door fire exit with pusher opening The blocks have new final exit doors with emergency release.

Reasonable distances of travel where there is a single/alternative direction of travel?	Yes			
Comment	All flats lead into protected communal areas and staircase the travel distances are acceptable with 2 final exit options.			
Escape routes lead to final exits and open in direction of escape where necessary?	Yes			
Comment	Community building has a simultaneous evacuation to assembly point.			
Observation	Priority	Referred To	Required By:	Task ID
All communal fire escape routes clear.	No Action			



Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	A compartmentation survey was completed in 2019 and remedial works completed.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	The surface linings meet classification C-s3,d2
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 hatches fire resisting?	N/A
Comment	
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 this includes blocks and community building.

N/A

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

Comment

Yes

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

Comment

Kitchen area has a manually operated steel shutter checked on the day of inspection Gas and found to be fully functioning.

Emergency Escape Lighting

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

Yes

Comment

The scheme has a non maintained system and meets the required specifications BS5266-1

Yes

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

Comment

On inspection all light fittings found to be fully functioning and secure in the blocks and community building.

Yes

Records of monthly/annual testing available?

Comment

The Emergency lighting system at this scheme has been tested monthly on 2/7/25 and the annual drop test dated 30/1/25.

Fire Safety Signs and Notices

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

Yes

Comment

All relevant signage is provided at each final exit.

Directional fire escape signage in place and adequate?

Yes

Comment

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 building has one set of double doors signage correct.

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 linked to warden call system calls go to Astraline collecting station.

Yes

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

Comment

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

Yes

Comment

The fire panel is tested 6 monthly by the contractor, the weekly test completed by the scheme manager. Tunstalls last test date 30/6/25.

Yes

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

Comment

The fire alarm panel located in the community building.

Yes

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

Comment

There are 4 Doorguards located in the community building and tested on day of inspection to check functionality.

Yes

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

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 warden call and tested weekly by the scheme manager.

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 tested annually by Morgan fire and recorded date 27/8/2024.

Management of Fire Safety

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

N/A

Comment

This scheme is not designated as an in scope building in relation to the building Act 2022 and Fire Safety Act 2021.

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

N/A

Comment

How will this sharing be achieved?

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?

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

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

Yes

Comment

Scheme manager on site office hours only Monday to Friday.

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

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. The fire service make contact with Astraline. To release a key safe.

Offices - Are there suitable arrangements for evacuating disabled people?

N/A

Comment

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

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 residents can call the fire service or use the warden call system.

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 residents move into there flat they are given fire safety advice and also documents and leaflets and a link into the website to find fire safety additional advice. Residents are made aware of there local fire Risk Assessor.

Is general fire safety information disseminated to residents? Yes

Comment

Fire routine notices are found by all final exit doors. During the year media campaigns are run on fire safety themes I.E Christmas/fireworks 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).

Some fire doors did not fully close so works orders have been raised with our contractors.

No

Some minor works were required which have been raised with our contractors.

No

Unauthorised items were found in communal areas and arrangements were made for their removal.

No

Not all records were up to date, as noted in the table below.
Arrangements have been made for these to be completed.

No

A number of fire doors were found to be wedged or propped open . Fire doors are there to keep you safe and me kept shut at all times.

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