

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

**Asset ID: 53**                      **Eaglethorpe, Peterborough**

## Cover Sheet

Photo



Date of Fire Risk Assessment	08 Jul 2024
Date of Next Fire Risk Assessment	12 Feb 2024
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 GIFire (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	No
Enforcing Fire Authority	
Other staff in attendance	
Number of on-site Accent staff	
Number of other (non-Accent) staff	

## 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, Flat, Community Centre
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	
Current Evacuation Strategy	
Conversion or purpose-built	
Number of storeys	1, 2
Number of floors on which car parking is provided	
Is there a habitable basement?	
Number of internal Staircases (protected or unprotected?)	
Number of External Staircases	
External Balcony part of escape route?	
Unusual features	
Building Access Conditions for Fire Brigade	

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

**Customers**

Number of occupants	45
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	13
Overdue Annual Emergency Lighting tests	13
Overdue Weekly Fire Alarm Testing	1
Overdue Fire Panel - Six Monthly Testing	14
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	153

**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. Cambridgeshire Fire and Rescue Service.
Enforcing Fire Authority	
Scheme Tel. No	
Other staff in attendance	Scheme manager.
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	No
Number of occupants	45
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 eachblock.
Number of external staircases	None
External balcony part of escape route?	No

## Fire Risk Assessment Survey Results

Unusual features	There is a meeting room above the community area.
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	Maintained 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 on the scheme were all in good condition.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	The community area and the flats have an in date Electrical test certificates which is uploaded to Active H and M files.
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	The electrical PAT test completed on 22/8/2023.
Absence of trailing leads and adapters?	Yes
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	Yes

Comment	Two purpose built scooter stores on this scheme holding 8 scooters.
Is there a purpose built mobility scooter store/charging area?	Yes
Comment	The scooter charging units are also PAT tested.
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	Commercial gas certification dated for community areadated26/3/2024.
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	Sample flat 22 Asset 2685 checked on day of inspection gas safety certificate recorded as26/4/2024.
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	As previously stated all flats have a recorded test certificate.

### 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 the policy is enforced.
Adequate security against arson?	Yes
Comment	Multiple CCTV camera's on this scheme and all doors were secure at time of inspection.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Security gated access to bin store.
Are there communal cooking facilities at this scheme?	Yes
Comment	
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	

## 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

Generally the scheme is well managed so no accumulation found.

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 the furniture in the community room at time of inspection.

## 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 scheme block has 2 directions of travel to safe air.

Escape routes unobstructed and safe to use?

Yes

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

## Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?

Yes

Comment

There has been a compartmentation survey completed 3 years ago and significant compartmentation works completed and fire doors upgraded in the scheme community area and flat doors.

Yes

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

Comment

All finishes 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

As mentioned early significant fire stopping works.

Loft hatches fire resisting?

Yes

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?

No

Comment

The external walls doors and windows will not propagate fire spread around the envelope of the building.

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

Manually operated and checked functionality on the day of inspection.

## Emergency Escape Lighting

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

Yes

Comment

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

Yes

Comment

On the day of inspection the lighting was found to be secure and maintained.

Records of monthly/annual testing available?

Yes

Comment

The emergency lighting system at this scheme has been tested monthly on the 7/724 and the annual drop test was completed on the 1/724



## Fire Safety Signs and Notices

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

Yes

Comment

The blocks of flats has a stay put policy and the community area has a simultaneous evacuation strategy. All signs positioned in all areas, signage updated in the community areas.

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?

Yes

Comment

## Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

The fire alarm panel is located in the community area foyer and maintained by Tunstalls the contractor.

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 alarm panel is tested 6 monthly by the contractor, weekly tests by the scheme manager.

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

Yes

Comment

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

Yes

Comment

This scheme has a number of Doorguards which were checked for functionality in the community building.

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

The fire alarm links into Astraline along with Warden call and tested weekly by the scheme manager and contact made with Astraline to confirm test complete.

### Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Fire extinguishers are located in a secure position in the community areas.
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 are tested annually by Morgan Fire recorded test date 8/24.

### Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	N/A
Comment	
Will this FRA be shared will 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?	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?	Communication with all relevant stakeholders within Accent and residents.

Is an office or IL scheme being inspected?

Yes

Comment

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

Yes

Comment

The scheme managers will als

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

Yes

Comment

A PEEPS personal centred fire risk assessment has been completed for all residents. Emergency evacuation plan is kept on site and the Emergency services can access in the event of a fire,Astraline release the lockable keysafe on request.

Offices - Are there suitable arrangements for evacuating disabled people?

Yes

Comment

Yes as above.

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

Yes

Comment

Only office hours Monday to Friday.

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

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 the flats they are given fire safety advice and also leaflets and a link into the website to look at the FRA the details will be shared and communicated on request to a fire safety advisor.

Is general fire safety information disseminated to residents?

Yes

Comment

Leaflets and information is given to the residents. Also notices displayed in communal areas. Additional fire safety campaigns and notices on fire safety initiatives.

## 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?

No

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**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**