



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	East
Scheme Name :	Napier Place
Scheme Address :	Orton Wistow Peterborough PE2 6XN
Date of Assessment:	28/04/2026
Date of Next Assessment:	28/04/2027
FRA Frequency:	Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor	Lynn Betteridge GFireE DipNEBOSH

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

Scheme Details		Napier Place
Region:		East
Scheme Name:		Napier Place
Site Address:	Street:	Orton Wistow
	Town:	Peterborough
	Post Code:	PE2 6XN
Block & Asset No.		Block 1-29 Asset 31014
Block & Asset No.		
Date of this Assessment		28/04/2026
Date of Next Review		28/04/2027
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 GFireE DipNEBOSH
Director of Customer Experience		N/A
Housing Partner Manager		Mel Bailey- Eager
Contract Manager		Not Known.
Scheme Manager/Customer Partner		Jade Willis
Other staff in attendance		None
Use of Building		Catergory 2 Independent Living
Approximate Number of occupants		35
Occupancy Profile		Over 55
Familiarity of the occupants		Sleeping Familiar
Likely state of the Occupants		Sleeping Familiar
PEEPs in place where necessary		Yes
Number of on-site Accent staff		Scheme Manager weekdays
Number of other (non-Accent) staff		Contract cleaners in common areas
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Dual system Communal room full evacuation, flats stay put(Stay Safe)
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		Specialised housing guide

Building Details	Napier Place
Construction Date	1980's
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete Tile
External Wall Finish	Brick
	Timber Cladding on main entrance fascade small area.
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	29
Number of storeys above ground Not including Basements	1
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	None
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)	LD2 Additional Protection
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD2 Additional Protection
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System Common Areas
Additional Comments:	
Portable Fire Extinguishers	Carbon Dioxide
	Water
	Fire Blanket
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Napier Place				28/04/2026		
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 13/5/25 Satisfactory	.		
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. Sample Flat 1 asset (3940)19/12/22 Satisfactory	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	There are portable appliances within the communal area. All have test Dates by Aaron services dated 8/7/25.	.		
1.5	Absence of trailing leads and adapters	Yes	None within the communal areas	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	Yes	No mobility scooters in the communal area, Purpose built storage within the exterior of the scheme and Chargers PAT tested.	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed within the communal areas. Smoking is only permitted within flats. There are signs present within the communal areas.	.		
3	Arson:					

3.1	Adequate security against arson?	Yes	A fob system is used to access the scheme. The scheme is also covered by CCTV throughout.	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	All Clear 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.	.		
4.2	Are fixed heating installations subject to regular maintenance?	Yes	The scheme is fitted with a communal boiler Heating system. The Commercial boiler test date 29/5/25.	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	There is No Gas supply to individual flats. Each Flat has Electric cookers.	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	There is a communal kitchen with minimal use.	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	Yes	There is a mechanical filter extractor Hood which does not require Filter changes.	.		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	No lightning conductor system fitted	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	Yes	The Housekeeping on this scheme is well managed.	.		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	On day of inspection all storage areas checked.	.		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes		.		

7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes		.		
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	.		
8	Furniture/furnishings on escape routes and other communal areas:					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	Yes	Fire retardant labels attached to the furniture in the community areas.	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		.		
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	This scheme is on one ground floor level with good means of Escape.	.		
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		.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	There are numerous directions of travel and distances acceptable.	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes		.		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	Doors tested for operation 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	Ground floor level for all flats so they are suitable for all residents with mobility Restrictions.	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	The scheme Compartmentation survey and fire stopping works was completed in 2020.	.		

11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	The walls Ceiling and Floors will not propagate fire spread.	.		
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	Compartmentation checked on access to loft Hatches.	.		
11.5	Loft hatches fire resisting?	Yes	Access to roof space from Common Area several FR loft hatches on this scheme.	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	This scheme has Cross Corridor Doors x 4 double leaf fitted with Door Mag locks. No suspended ceilings.	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	No Automatic Fire vents fitted at this scheme, there is however a thermostat control of roof	.		
11.8	Roller shutter doors (fire resisting)	Yes	Kitchen FR shutter is fitted at this scheme. Not linked to the Alarm system.	.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No		.		
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	There are 4 sets double leaf communal fire doors within this Scheme.	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes		.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	Yes	Four sets of Double leaf doors with Mag Release Hold open devices at this scheme. Tested on day of inspection.	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes		.		
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?	N/A		.		
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		.		
15	Emergency Escape Lighting:					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes		.		
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. Last test date : - 13/4/26	.		
15.10	Are records of annual testing available?	Yes	Annual test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 28/7/25	.		
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		.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No lift present at this scheme.	.		
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	This scheme has a dual evacuation policy. There is a fire alarm system provided within the communal areas (Full Evacuation). Smoke detection is also fitted within the flats connected to Warden Call System,	.		

17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes		.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	All certification is found in Active "H".	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes		.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes	Weekly testing by scheme manager and confirmation from Astroline on system.	.		
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)	Yes	All flats tested annually. Certification in Active "H".	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes	Morgan Fire Contracted to maintain all equipment and sited correctly.	.		
18.2	Correct signage displayed by each fire extinguisher?	Yes		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	Yes	Checked.	.		
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?	N/A		.		
18.6	Records available of fire fighting equipment servicing within past 12 months	Yes	All extinguishers are correctly labelled and in Date Dated 3/8/25.	.		
19	Management of Fire Safety					

19.1	Are there suitable arrangements for summoning the fire service?	Yes	Fire Detection within flats are connected to a monitoring station Astraline.	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Specialist Housing Partners carry out scheme inspections.	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	Fire Wardens not required scheme managers on site office hours.	.		
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?	Yes	The Assembly point in the main carpark and signage in place on day of inspection.	.		
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	The evacuation policy is correct for this type of building. The flats were Purpose built to allow residents to stay safely within there flats.	.		
21	Miscellaneous					
21.1	Contact made with Scheme Manager and FRA visit in advance.	Yes	Scheme manager required to provide Testing Dates and confirmation of E learning FS Module.	.		
21.2				.		

Photographs - Fire

28/04/2026

Napier Place



Photo No. 1

Main Entrance Foyer, Scheme office on the left.



Photo No. 2

Main Fire Panel and Red Box. Key safe with PEEPS forms
To the left of Defib sign.

Photographs - Fire

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Napier Place



Photo No. 3

Main central Foyer Fire Doors to community Room.
All Glass replaced for safety Glass 2023 after FRA .



Photo No. 4

Standard Door On the scheme and Q code all self closers
Replaced 2022. Glazed Georgian Glass Panels.

Photographs - Fire

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Photo No. 5

One of the final Exits to safe Air. Fire Stopping signage top left.



Photo No. 6

Mobility store all chargers PAT tested and detection provided.

Photographs - Fire

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Napier Place



Photo No. 7

Boiler scheme heating system located by secure coded doors.
Fire detection within and F/F media.

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 ☐ 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 ☒ 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.