

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

Asset ID: 34801 **1-6 Walnut House Block 1-6, Bedford**

Cover Sheet

Photo



Date of Fire Risk Assessment	18 Jul 2024
Date of Next Fire Risk Assessment	18 Jul 2027
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year 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.

Asset ID: 34801

1-6 Walnut House Block 1-6, Bedford

The Scheme

Scheme Name	Cardington
Scheme Address	1-6 Walnut House Block 1-6, Bedford
Postcode	MK42 0ZN
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Bedfordshire Fire and Rescue Service
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	
Build Date	Apr 25 2023
Number Of Homes	6
Homes breakdown	Flat
External wall construction	
External wall finish	
Roof construction	
Roof covering	
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	3
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 leading to 2 exits front and rear.
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

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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	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	16
Occupant tenure type breakdown	General Needs

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	18/07/2024
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Lynn Betteridge GIfireE (Dip)NEBOSH
Enforcing Fire Authority	Bedfordshire Fire and Rescue Service
Scheme Tel. No	
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	16
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	1 Protected leading to 2 exits front and rear.
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	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	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
Fire Blanket(s) present	No
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	Yes

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	All the scheme flats have a commissioning certification as new build which is uploaded to Active H and M files.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	
Absence of trailing leads and adapters?	Yes
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	No evidence that scooters are used or stored.

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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

No gas appliances in the communal area but gas is supplied to each flat. New build commissioning certs uploaded to active H and M files.

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

Comment

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

Comment

The gas safety certificate for sample flat 5 is uploaded to Active H and M files and dated 28/3/2024.

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

Comment

Completed as part of the gas safety inspection.

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 made aware of the policy.

Adequate security against arson? Yes

Comment

All doors on the scheme at the time of inspection were secure. The doors are fitted with Emergency release mechanisms.

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

Comment

Bin storage area identified and suitably located.

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

Each block has a secure locked electrical cupboard on landings.

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Are unnecessary accumulations of combustibile materials or waste avoided? Yes

Comment

Are combustibile 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? N/A

Comment

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled? Yes

Comment

This is a New build scheme build in 2023 on further investigation 2024 it was found that development team had not designated the 2 blocks as having communal area so FRA completed again July 2024.

Means of Escape from Fire

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

Comment

All flats lead onto a protected staircase area,the travel distance from flat door to the furthest room is less than 9mtrs.

Escape routes unobstructed and safe to use? Yes

Comment

At time of inspection corridors we're clear on each block level.All residents are reminded of the policy.

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

Comment

Ground floor final exit doors fitted with Mag locks with Emergency release.

Reasonable distances of travel where there is a single/alternative direction of travel? Yes

Comment

At ground level Emergency exits in either direction of travel.

Escape routes lead to final exits and open in direction of escape where necessary? Yes

Comment

All final exits front and rear are clear on the day of inspection.

Fire Spread and Development

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

Comment

This is a New build property inspected by building control and compartmentation is of the correct standard.

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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 the stairs and communal areas 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

The compartmentation in the roof is satisfactory, the compartment Walls are continued through the roof space to the underside of the roof.

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?

Yes

Comment

The external walls doors and windows will not propagate fire spread around the envelope of the building. A fire is not expected to occupy more than one fire compartment at anyone time.

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

Yes

Comment

This is a New build all commissioning certificates have been uploaded to active H and M files. Functionality was checked on the day of inspection.

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

Commissioning certification uploaded to Active H and M files and meets BS5266-1 and BS EN1838.

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

Yes

Comment

New build found secure on the day of inspection.

Records of monthly/annual testing available?

Yes

Comment

New build contract with Tunstalls for the Monthly and Annual drop test to be completed and uploaded to Active H and M files.

Fire Safety Signs and Notices

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

Yes

Comment

Signage is provided above each fire exit and on other floors the direction of travel is designated and all signs in accordance with BS5499-4.

Directional fire escape signage in place and adequate?

Yes

Comment

Details as above 10.1.124. Fire action notices in a,l communal areas adjacent to the final exit.

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

The AOV operates via smoke detection in the protected staircase, the controls located at ground level.

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?

No

Comment

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

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?

Comment

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

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Comment

How will this sharing be achieved?

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

Residents call the fire and rescue service in the event of a fire.

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 for fire safety advice, the residents are given details of the Evacuation procedure.

Is general fire safety information disseminated to residents?

Yes

Comment

Leaflets are distributed to the residents on current fire safety campaigns through the year. The website provides additional information which can be found and communicated by Accent staff. contact details of the area fire safety assessor are also available.

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

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