



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 2024
Date of Next Fire Risk Assessment	14 Oct 2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive), Type 3 (Common Parts and Flats - Non Destructive)
Fire & Safety Assessor	Lynn.betteridge GfireE (Dip)NEBOSH , Lynn Betteridge

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	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lincolnshire FRS
Other staff in attendance	Cambs fire Scheme manager, scheme manager on site and joint awareness inspect
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), General Needs (S30), Supported Housing (S50)
Build Date	Jan 1 1981
Number Of Homes	70
Homes breakdown	Community Centre, Flat, House
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

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Conversion or purpose-built	Purpose Built
Number of storeys	1, 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, None
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
Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade A, Grade B
Category of fire alarm	LD1 Maximum Protection, LD3 Minimum Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes, Yes
Fixed Fire Fighting Installations	No, No

Customers

Number of occupants	60
Occupant tenure type breakdown	CAT1 Housing for Older People, CAT2 Housing for Older People, General Needs, 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	1
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	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 awareness inspect
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

Fire Risk Assessment Survey Results

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
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
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	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	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 stairwells were found to be secure and in good working condition.

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

Comment

Yes

The community area blocks and flats have an indate electrical certificate which is uploaded to Active"H"and M files database.a electrical test sampled for flat 11recorded as12/7/2023 community area dated 7/1/22.

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

Comment

Yes

The electrical PAT test completed on 21/8/24 by AAaron services and uploaded to Active"H" and M files.

Absence of trailing leads and adapters?

Comment

Yes

No evidence of trailing leads within the communal areas or community area.

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

Comment

Yes

There is apurpose built scooter store opposite community area.

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

Comment

Yes

Electrical storage and charging area for mobility scooters. Total 4-6.

Does the building have a lightning protection system?

Comment

No

Gas installations

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

Comment

No

No gas in the community areas and no gas in flats,storage heaters in all flats.

Other Sources of Ignition

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

Comment

Yes

Communal areas are designated no smoking and residents are made aware of the policy and signage displayed in communal areas.

Adequate security against arson?

Comment

Yes

All doors on the scheme including blocks secure at time time of inspection and there is also CCTV on this scheme.

Are refuse/recycling bin areas managed and suitably located?

Comment

Yes

Are there communal cooking facilities at this scheme?

Yes

Comment

A ceramic hob cooker which is used very occasionally the kitchen area also has a steel manually operated shutter.

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

All electrical and service cupboards are secure and clear.

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

Cleaners equipment and products locked away.

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

Yes

Comment

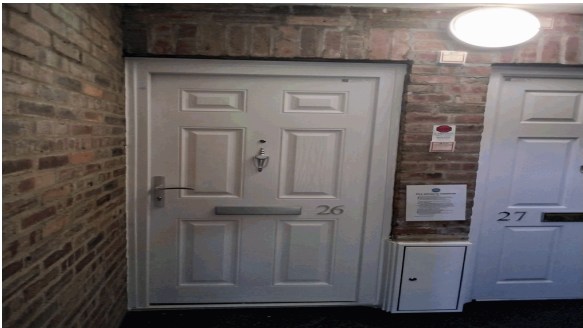
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?

Yes

Comment

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

Observation	Priority	Referred To	Required By:	Task ID
Scheme well maintained and managed.	No Action			



Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

The scheme has a laundry room and dryers all machines are maintained annually and a contract inplace which 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?	Yes
Comment	A compartmentation survey was completed in 2020 and remedial works completed.
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	This scheme had all new fire doors in flats and community area completed in 2022.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	
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	All blocks and community area lofts checked for compartmentation survey.
Loft hatches fire resisting?	Yes
Comment	Access made in community area loft hatches.
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 area.

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 a manually operated steel shutter checked on day of inspection for functionality.

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?	
Comment	
Records of monthly/annual testing available?	
Comment	

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 above each fire exit and in other areas to include communal area.
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 community building and stairwells of each block are connected by smoke detectors linked to Warden call system via stairwells and flats, calls go to the collecting station Astraline.
Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?	Yes
Comment	

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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, weekly test completed by the scheme manager. Tunstalls 6 month test completed 1/7/24.

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

There are some fire door guards which operate on alarm sounding and tested on 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

The fire panel into Astraline via Warden call and tested weekly by the scheme manager and contact made to Astraline by the scheme manager to ensure line active.

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 are tested annually by Morgan Fire recorded test date 9/24.

Management of Fire Safety

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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?	No
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.
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes
Comment	
Offices - Are there suitable arrangements for evacuating disabled people?	Yes
Comment	This is a independent living scheme and PEEPS personal centred fire risk assessment is completed for all residents.
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 alarm system is monitored by warden call to Astraline.

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 fire safety related advice
Residents are made aware of there local fire safety officer to seek further information.

Is general fire safety information disseminated to residents?

Yes

Comment

Fire routine notices are located in the communal areas and stairwells on fire exit routes. During the year campaigns are communicated on fire safety themes ie Christmas/Fireworks and 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?

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