

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	16 Oct 2023
Date of Next Fire Risk Assessment	16 Oct 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), Type 3 (Common Parts and Flats - Non Destructive)
Fire & Safety Assessor	Lynn.betteridge@accentgroup.org , 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	Marie Gray
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lincolnshire FRS

Other staff in attendance	Cambs fire Scheme manager, Stand in scheme manager
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	Flat, House, Community Centre
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
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

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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	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	General Needs, CAT1 Housing for Older People, CAT2 Housing for Older People, 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	14
Overdue Annual Emergency Lighting tests	14
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
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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	16/10/2023
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@accentgroup.org
Enforcing Fire Authority	Lincolnshire FRS
Scheme Tel. No	
Other staff in attendance	Stand in 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	Yes
Number of occupants	60
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	2

Fire Risk Assessment Survey Results

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	LD3 Minimum 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	All the equipment was found to be secure at the time of inspection on this scheme.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	A valid EIC report dated 7/1/22 recorded on Active H.
Electrical App/PA Testing - tested within past 12 months?	Yes

Comment	Labels on all electrical appliances in date at time of inspection recorded as from 22/8/22.
Absence of trailing leads and adapters?	Yes
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	No
Comment	
Is there a purpose built mobility scooter store/charging area?	Yes
Comment	A single storey purpose mobility scooter is located on this scheme containing 8 scooters all have charging facilities and are PAT tested from 22/8/23.
Does the building have a lightning protection system?	No
Comment	

Gas installations

Is there a commercial/domestic gas supply to the scheme?	No
Comment	

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	
Adequate security against arson?	Yes
Comment	On the day of inspection the blocks and community room secure.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Generally a very tidy scheme and well managed.
Are there communal cooking facilities at this scheme?	Yes
Comment	Minimal usage on scheme.
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
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Comment

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

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

N/A

Comment

None found at time of inspection on this scheme.

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

Yes

Comment

All furniture was found at the time of inspection had correct labels.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

No other hazards found at time of inspection.

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 single communal staircase on all blocks lead to safe air and thumbturn exit.

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

The escape routes meets code of practice Doc B1 MOE.

Fire Spread and Development

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

Yes

Comment

Compartmentation on both levels is of reasonable standard, considerable workshp been completed on this scheme.

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

Yes

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	The roof compartmentation was accessed on day of inspection and meets approved Doc B32.8.
Loft hatches fire resisting?	Yes
Comment	1 hour fire resisting in every block on this scheme
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.
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	Community room has 2 Fire resisting manual operation shutters.

Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?	Yes
Comment	Checked and tested by contractor tunstalls.
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	All in good condition at the time of inspection.
Records of monthly/annual testing available?	Yes
Comment	Tunstalls carry out the monthly reports and the annual drop test reports. Monthly test recorded as 2/10/23 and Annual as 21/8/23

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
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Comment	Located by exit doors.
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	Communal doors only located in community centre.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?	Yes
Comment	
Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?	Yes
Comment	Tunstalls the main contractor service the fire alarm twice a year and tested weekly by the scheme manager.
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Certificates are uploaded to active H
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	Door guards in use community area only.
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	Alarms in flats are monitored by contact centre contractor Asrtoline.

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Fitted in high risk areas of the scheme. Laundry/Kitchens/Community rooms
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	

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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	Fire fighting equipment is tested annually by Morgan Fire recorded test date 8/9/23.

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	Yes
Comment	
Will this FRA be shared with all Accountable Persons for the premises?	Yes
Comment	Communication with Fire Authority residents & responsible persons.
How will this sharing be achieved?	Communication to all with responsibility for the scheme.
Are there other Responsible Persons who share or have fire safety duties in respect of the premises?	Yes
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?	Yes
Comment	
Will this FRA be shared with all other Responsible Persons for the premises?	Yes
Comment	The FRA for the building will be held on active H, residents or any other person's wish to look at the FRA. Residents can access SharePoint to find latest FRA.
How will this sharing be achieved?	Communication.
Is an office or IL scheme being inspected?	Yes
Comment	Independent living scheme.
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	Yes
Comment	

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

N/A

Comment

Offices - Are there suitable arrangements for evacuating disabled people?

Yes

Comment

PEEPS in place.

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

Yes

Comment

Only if scheme manager on site office hours.

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?

N/A

Comment

There are fire and security boxes but not updated.

Are there arrangements to check the premises information box is kept up to date?

N/A

Comment

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

It is the residents responsibility to contact the local fire and rescue service the alarms sounding will actuate the astroline and they will contact the fire and rescue service as well

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.

Is general fire safety information disseminated to residents?

Yes

Comment

Fire routine notices are located in the communal area with advice on the stay put policy on the scheme.

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

Conversation with scheme manager and resident about storage of boxes, these were moved.

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