



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	East
Scheme Name :	Cotton End 2-35
Scheme Address :	Bretton Peterborough PE3 9TF
Date of Assessment:	24/06/2026
Date of Next Assessment:	24/06/2027
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		Cotton End 2-35
Region:		East
Scheme Name:		Cotton End 2-35
Site Address:	Street:	Bretton
	Town:	Peterborough
	Post Code:	PE3 9TF
Block & Asset No.		2-35 Asset 33277 Community Room
Block & Asset No.		
Date of this Assessment		24/06/2026
Date of Next Review		24/06/2027
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		
Housing Partner Manager		Mel Bailly
Contract Manager		Lauren Creek
Scheme Manager/Customer Partner		Sarah Williams
Other staff in attendance		None
Use of Building		Catergory 2 Independent Living
Approximate Number of occupants		36
Occupancy Profile		Over 55
Familiarity of the occupants		Sleeping Familiar
Likely state of the Occupants		Sleeping Familiar
PEEPs in place where necessary		Scheme Manager has details.
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 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		Purpose-built flats guide

Building Details	Cotton End 2-35
Construction Date	1983
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete Tile
External Wall Finish	Brick
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)	35
Number of storeys above ground Not including Basements	2
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Protected
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 linked
Grade of fire alarm (Flats)	Grade A
Category of fire alarm (Flats)	LD1 Maximum Protection
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD1 Maximum Protection
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System -
Additional Comments:	
Portable Fire Extinguishers	Water
	Fire Blanket
	Carbon Dioxide
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Cotton End 2-35				24/06/2026		
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 9/6/22 Satisfactory	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Other	Valid Independat living flats EIC Reports uploaded to M-Files and ActiveH. Satisfactory	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	There are portable appliances within the community area room.Date 15/8/25	.		
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	There is a purpose built scooter store with Charging and 2 scooters both 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 smoking signs present within the communal areas.	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	The scheme is gated and has 10 CCTV camera's across the scheme.	.		

3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes		.		
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	Each Flat has a 5 year Electrical test. There is Gas to the individual flats and Gas Safety Carried Annually.	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	Gas supply within the communal/Community room area, there is Gas supply to individual flats.	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Small kitchen used for heating up food.	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	Extraction fan Hood non maintenance filter.	.		
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	A well maintained scheme.	.		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	No	On opening from locked Fire Door several paint cans 5 Litres. Asked Specialist housing partner to relocate to scooter store secure internal lock up. Assisted in removal.	Low	24/6/26	Housing Partner
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	As Noted 7.2	.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	As noted 7.2	.		

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.	N/A	Furniture permitted in communa/community area all furniture has hazard label.	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	Nothing found at the time of inspection.	.		
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	Clear pathways across the whole scheme.	.		
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	All new final exit doors with Fob access and Emergency release replaced 2025.	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	There is 2 directions of travel from ground floor with Emergency release.	.		
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	The Final Doors were replaced 2025 and have Emergency release.	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	This is only Ground level,rest of the blocks not suitable.	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	The scheme underwent a fire stopping remedial action 2020 plan Blocks and smoke curtains located in the community room loft space.	.		

11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes		.		
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	Smoke curtains installed in loft space of the community room accessed to check not been breached. Security sticker replaced.	.		
11.5	Loft hatches fire resisting?	Yes	Fire resisting loft hatch main entrance fitted within the communal area.	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	Cross Corridor Doors at this scheme but no suspended ceiling.	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	No Automatic vents fitted at this scheme	.		
11.8	Roller shutter doors (fire resisting)	Yes	The Kitchen hatch is steel Fire Resisting shutter manual operation. fitted at this scheme.	.		
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	Communal Double leaf fire doors within the community area, none in the blocks.	.		
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	Office area Hold open devices at this scheme tested weekly. Tested on day of inspection.	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	All flat doors replaced early 2025.	.		

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	Non Maintained system	.	
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 : - 15/6/26	.	
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 : - 15/8/25	.	
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.All Fire Routine signs replaced by new guidance signs in each block and community room.	.	
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 policy there is a fire Alarm system provided in the communal areas,Full Evacuation.Smoke detection is also fitted within the residents flats,these are connected to a 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	The Fire Alarm is tested weekly by the scheme manager Dated 18/6/26 and 6 month test dated 21//6/26 All certification provided and located in Active "H" and "M" files.	.		
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	The fire alarm is remotely monitored by a collecting station Astraline, all records available on Active "H" and "M" files.	.		
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)	N/A	All Flats are tested annually and certification uploaded to Active "H" and "M" files. Sample Flat 35 Asset 2557 datd 28/10/25.	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes	Located in community area.	.		
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	Located and signage.	.		
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 labeled and tested by Morgan Fire dated 3/26.	.		
19	Management of Fire Safety					

19.1	Are there suitable arrangements for summoning the fire service?	Yes	The Fire detection within the flats are connected to a call monitoring station.	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Housing Partners carry out scheme inspections.	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	ILS no wardens required.	.		
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?	N/A		.		
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 with the Specialist HP	Other	FRA and open coffee morning with residents to discuss Activations and Fire Safety.	.		
21.2	Note 11.4 Security sticker loft Hatch	Other	In the East we used security stickers and HP to inform Fire Safety if loft opened via contractors and no penetrations through curtains loft space.	.		

Photographs - Fire

24/06/2026

Cotton End 2-35



Photo No. 1

Main Entrance to community building and scheme manager office.

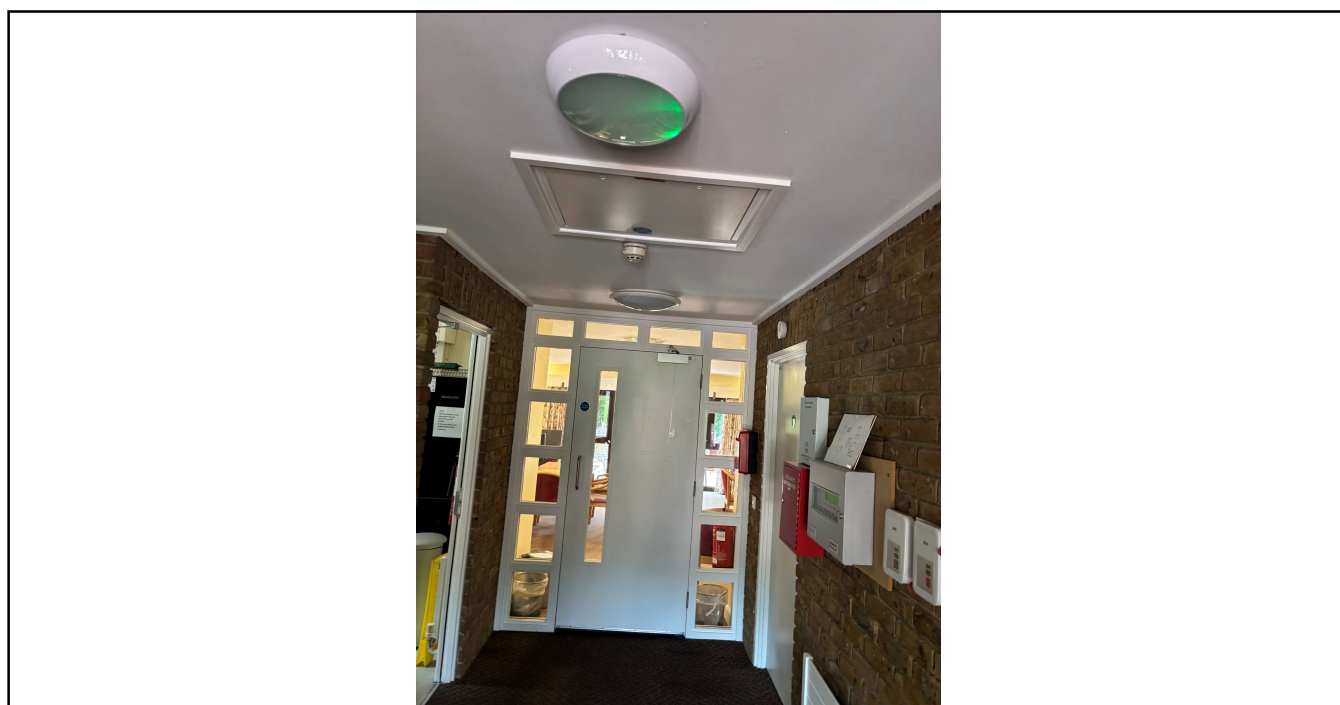


Photo No. 2

Fire Panel have asked the Specialist Housing partner to have Plan enlarged and framed.

Photographs - Fire

24/06/2026

Cotton End 2-35



Photo No. 3

Main entrance to community room, laundry to the left Doorguard.
Loft space includes fire curtain separation and access panels.

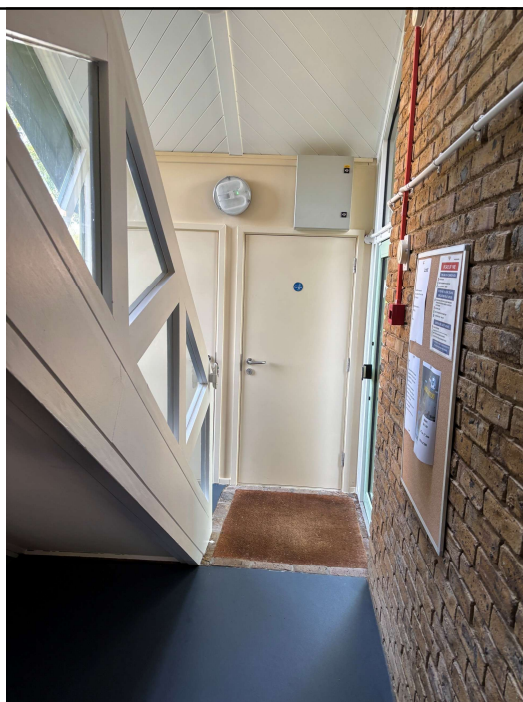


Photo No. 4

Typical Block ground floor to first rear exit door and fire door storage.
Call point in each block rotation of weekly testing of blocks.

Photographs - Fire

24/06/2026

Cotton End 2-35

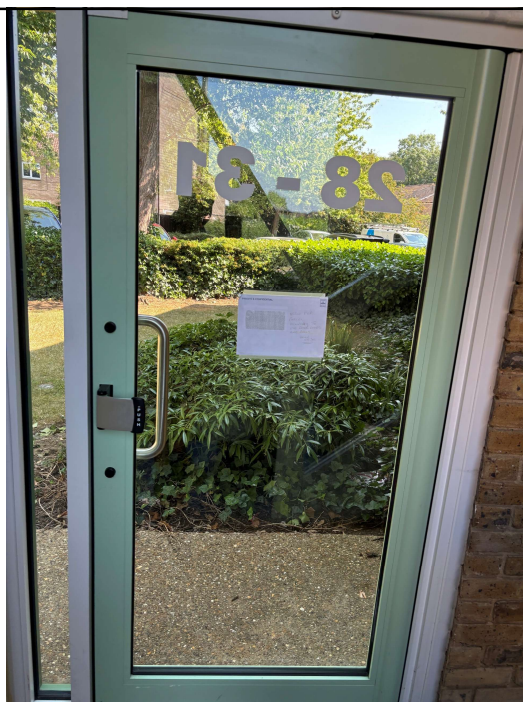


Photo No. 5

Rear Exit all Blocks front access and rear exit(Only). In all blocks.
All doors replaced 2025.



Photo No. 6

Communal Block Ground Floor View all blocks safety glass balustrade
2 Flats first floor.

Photographs - Fire	
24/06/2026	Cotton End 2-35



Photo No. 7	Standar Flat Door self closers internal due to design. All Flat Doors Replaced 2024.
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Photo No. 8	A well run scheme and well maintained.
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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.