Scheme Details		14-19 The Cloisters
Region:		East
Scheme Name:		14-19 The Cloisters
Site Address:	**Street:**	Priory Road
	Town:	St Ives
	Post Code:	PE27 5ZD
Block & Asset No.		947
Date of this Assessment		14/01/2026
Date of Next Review		14/01/2029
Fire Risk Assessment Frequency		3 Years
Purpose of Fire Risk Assessment		Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor		Gary Bredin AIFireE DipFD
Director of Customer Experience		Vacant Position.
Housing Partner Manager		Michelle Burke
Contract Manager		Adam Rickard.
Scheme Manager/Customer Partner		
Other staff in attendance		None
Use of Building		General Needs living Sleeping accommodation
Approximate Number of occupants		12
Occupancy Profile		Families
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Alert
PEEPs in place where necessary		N/A
Number of on-site Accent staff		None
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	14-19 The Cloisters
Construction Date	1999
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Clay Tile
External Wall Finish	Brick
	Cement Render
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)	6
Number of storeys above ground Not including Basements	Three
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Unprotected
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 only
Grade of fire alarm (Flats)	Grade D
Category of fire alarm (Flats)	LD3 Minimum Protection
Grade of fire alarm (Communal)	n/a
Category of fire alarm (Communal)	n/a
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision **Additional Comments:**	Non Maintained System - Common Areas
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	