

14 Jul 2025

Fire Risk Assessment Report



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

Asset ID: 197 **Century Square, Peterborough**

Cover Sheet

Photo



Date of Fire Risk Assessment	14 Jul 2025
Date of Next Fire Risk Assessment	14 Jul 2028
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 Betteridgr GFireE (Dlp) 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.

The Scheme

Scheme Name	Century Square
Scheme Address	Century Square, Peterborough
Postcode	PE1 3FR
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cambridgeshire Fire&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	General Needs (S30)
Build Date	Jan 1 2008
Number Of Homes	87
Homes breakdown	Flat, House
External wall construction	Concrete Block, Timber Frame, Facing Brick, Timber Frame, Timber Frame
External wall finish	Cement Render, Facing Brick, Paint Render, Timber Clad
Roof construction	Timber
Roof covering	Interlocking Pitched, Plain Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	2, 3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	Each Block has one protected staircase.
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	

Asset ID: 197 **Century Square, Peterborough**

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	50
Occupant tenure type breakdown	Freehold with charges, General Needs, Intermediate, Leasehold, Market Rent, Shared Ownership

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	0
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	

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	14/07/2025
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 Betteridgr GFireE (Dlp) NEBOSH
Enforcing Fire Authority	Cambridgeshire Fire&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	50
Personal Emergency Evacuation Plans in place	N/A
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)	Each Block has one protected staircase.
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

Surroundings: Residential/Commercial

Fire Detection and Warning System

Grade of Fire Alarm

Category of Fire Alarm

Emergency Lighting Provision

Portable Fire Extinguishers / Fire Blankets supplied / fitted

Water Extinguisher(s) present

Foam Extinguisher(s) present

Dry Powder Extinguisher(s) present

Carbon Dioxide Extinguisher(s) present

Fire Blanket(s) present

Fixed Fire Fighting Installations supplied / fitted

Dry Riser(s) present

Wet Riser(s) present

Sprinkler System present

Hosereel(s) present

Automatic Opening Vent(s) present

Residential

Flats and common areas not linked

Grade D

LD3 Minimum Protection

Non Maintained System - Common Areas

No

No

No

No

No

No

No

No

No

No

No

No

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?

Comment

Yes

The Electrical equipment at the time of inspection through communal foundation to be secure on each level and in good condition.

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

Comment

Yes

The communal block areas and flats have an updated Electrical test certificate which is uploaded to active hand M files. Sample flat 42 dated 12/1/23.

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

Comment

N/A

General needs block no portable electrical equipment to test b

Absence of trailing leads and adapters?

Comment

Yes

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

Yes

Comment	No scooters on day of inspection observed.
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 in communal area only flats.
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	Sample flat No 42 asset 5114. Checked on day of inspection the gas safety certificate recorded as 17/10/24.
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Gas safety inspection dated as above and uploaded to Active H and M files completed by the contractor AAron services.

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 areas and residents are made aware by signage and tenancy agreement.
Adequate security against arson?	Yes
Comment	On the day of inspection all doors were found to be secure and door entry by electromagnetic release.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	
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 and residents personal items?	Yes
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Comment	External intakes for all flats and secure.
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	
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	N/A
Comment	

Observation	Priority	Referred To	Required By:	Task ID
First floor lobby area	Internal - Low	Housing Partner		
				

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
Comment	

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 into a protected staircase communal area and travel distances and are exceptable. The communal stairwell has a 60 fire resistance of walls.
Escape routes unobstructed and safe to use?	Yes
Comment	
Exits immediately openable without a key and/or failsafe's function correctly?	
Comment	Safe egress of all doors and doors open in direction of travel Electronic emergency release mechanism fitted.
Reasonable distances of travel where there is a single/alternative direction of travel?	

Comment

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

Comment

There are two directions of travel at ground floor.

Yes

All exit routes checked on day of inspection.

Fire Spread and Development

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

Yes

Comment

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

Yes

Comment

Wall linings shall adequately resist fire spread and meets part 1 building safety regs 2010.

N/A

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

Comment

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?

Yes

Comment

The compartmentation walls are continued through the roof space to the underside of the roof.

Yes

Loft hatches fire resisting?

Comment

Access gained on day of inspection through communal loft hatch.

N/A

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?

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. There are areas of partial panning coated in 0 rated paint finish.

N/A

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

Comment

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

All blocks have a maintained system and all working and meets BS5266-1. Light levels on defined escape routes all 0.5 lux.

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

Yes

Comment

On the day of inspection the lighting system was fully functioning and secure.

Records of monthly/annual testing available?

Yes

Comment

The Emergency lighting system at this scheme has been tested monthly on the 30/6/25 and the annual drop test was completed 16/9/24.

Fire Safety Signs and Notices

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

Yes

Comment

Fire action routine signs in all communal areas by the final exit routes and meets BS5499 part4..

Directional fire escape signage in place and adequate?

N/A

Comment

Single direction of travel from second floor and third floor. Ground floor alternate direction of travel.

Is there suitable LIFT signage i.e. do not use in case of fire?

No

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

Smoke detectors communal and flats linked.

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

No

Comment

No firefighting installations on this scheme.

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

No

Comment

Building not in scope as only 3 floors.

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Are there other Responsible Persons who share or have fire safety duties in respect of the premises?	N/A
Have all details required by regulations been shared with all other Responsible Persons?	N/A
Comment	
Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?	N/A
Comment	
Will this FRA be shared with all other Responsible Persons for the premises?	N/A
Comment	
How will this sharing be achieved?	N/A
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
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Comment

When residents move into the flats they are given fire safety advice and also leaflets and a link into the website. They are given details on the evacuation procedure for this scheme which is a stay put policy, the residents are made aware of their local fire safety officer to seek any further information. All provided under reg 156 of the fire safety order.

Is general fire safety information disseminated to residents?

Yes

Comment

Reg 156 includes cooperation and sharing of information to residents. Fire routine notices are located at all final exits. During the year campaigns are communicated on fire safety themes ie Christmas/firework safety 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