



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

Asset ID: 214

Russet House/Sandtoft House Balding Close, Wisbech

Cover Sheet

Photo



Date of Fire Risk Assessment

19 Aug 2025

Date of Next Fire Risk Assessment

19 Aug 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 Betteridge GFireE (Dip) 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	Russet House/Sandtoft House
Scheme Address	Russet House/Sandtoft House Balding Close, Wisbech
Postcode	
Region	East
Scheme Manager	Storm Lakey
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cambridgeshire Fire and 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	Feb 16 2010
Number Of Homes	17
Homes breakdown	Flat
External wall construction	Facing Brick, Rendered Blockwork
External wall finish	Facing Brick, Paint Render, Timber Clad
Roof construction	Timber
Roof covering	Flat Roof, Interlocking Pitched
PEEPs in place where necessary	No
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
Number of internal Staircases (protected or unprotected?)	1 per Block.
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

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Russet House/Sandtoft House Balding Close, Wisbech

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	24
Occupant tenure type breakdown	General Needs

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	2

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	19/08/2025
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 Betteridge GIFireE (Dip) NEBOSH
Enforcing Fire Authority	Cambridgeshire Fire and 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	24
Personal Emergency Evacuation Plans in place	No
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)	1 per Block.
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	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
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 / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
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	Yes

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	At the time of inspection all electrical equipment was found to be secure on each floor level and in good condition.
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	The communal areas and flats have an in date Electrical test certificate which is uploaded to Active"H" and "M"files. Communal area test recorded as 15/3/2024. Sample flat No8 asset 5695 dated 19/10/2023. Both within the 5 yr test requirement.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	General Needs block no portable electrical equipment to test.
Absence of trailing leads and adapters?	Yes

Comment	On day of inspection no signs of adapters or leads.
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	In Discussion no signs that any resident has mobility Scooter.
Is there a purpose built mobility scooter store/charging area?	N/A
Comment	
Does the building have a lightning protection system?	No
Comment	The Building does not come under the code of practice and protection not required.

Gas installations

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	To flats only no Gas supplied to communal areas.
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 checked on day of inspection Flat No8 Asset 5695. Certificate dated 7/1/2024. And uploaded to Active "H" and "M" files.
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Gas safety inspection as above tests completed on all detection Gas/Heat/Co2.

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Residents can smoke in there flats but not communal areas. Signage provided and Housing partner reminders of the policy.
Adequate security against arson?	Yes
Comment	All doors on day of inspection found secure access via keypads/key safes or trades.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	
Are there communal cooking facilities at this scheme?	No
Comment	General needs not applicable.

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?

Yes

Comment

All Blocks have service cupboards which were secure on the day of inspection

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

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

Flats lead into protected corridors.

Escape routes unobstructed and safe to use?

Yes

Comment

Main routes clear internally and on exit of building to safe air.

Exits immediately openable without a key and/or failsafe's function correctly?

Yes

Comment

Communal final exit doors front and rear electromagnetic push button and emergency break glass.

Reasonable distances of travel where there is a single/alternative direction of travel?

Yes

Comment

Travel distances acceptable as means of escape.

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

Yes

Comment

No communal doors safe travel to final exit and safe air.

Fire Spread and Development

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

Yes

Comment

Solid brick and plastered stairwells and will not propagate fire spread. Meets approved Doc B-2 of the building safety regs.

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

Yes

Comment

As above note 8.1.100.

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

Loft hatches fire resisting?

Yes

Comment

Only in one block

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 wall mainly consist of materials that will not spread fire. There is some panelling above the entrance doors approx 6 mtrs by 3 mtrs wide and coated in zero rated class B s2,d0 BS 476 prt6/7.

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

Yes

Comment

The AOV system top floors window operation are tested by Tunstalls last tested on 22/7/2025. On the day of inspection tested to ensure functions. Tests recorded on Active"H". And M files.

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

The blocks have a non maintained system and meets approved Doc B1 BS-5266. Code of practice light levels on escape routes 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 the schemes have been tested Monthly last test date was whilst in attendance and observed 19/7/2025 and the Annual drop test 22/6/2025. All uploaded to Active "H" and "M" files databases.

Fire Safety Signs and Notices

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

Yes

Comment

Fire action notices updated and communal levels above ground floor.

Directional fire escape signage in place and adequate?

N/A

Comment

Single travel to final exit directional signs not required just final exit.

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

Fire Extinguishing Equipment

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

No

Comment

Management of Fire Safety

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

No

Comment

The Blocks are not in scope buildings consisting of 3 floors and not classed as Higher Risk building.

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?

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 contact the Fire and Rescue services 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

Comment

The Evacuation procedure has been sent to every individual residents flat to ensure that we are confident they are fully aware of the fire procedure. This enables us to comply with Regulation 156 fire safety Act.

Is general fire safety information disseminated to residents?

Yes

Comment

New and existing residents are given fire safety advice and a link into the website and they are made aware of the local fire officer. During the year a fire safety campaigns are communicated on fire safety themes I.e 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