

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	East
Scheme Name :	Elm Street
Scheme Address :	2-12 Elm Drive Fordham, Ely. CB17 6AN
Date of Assessment:	21/04/2022
Date of Next Assessment:	21/04/2025
FRA Frequency:	New Build (Initial Assessment)
Fire & Safety Assessor	Paul McMillan

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		Elm Street
Region:	East	
Scheme Name:	Elm Street	
Site Address:	Street:	2-12 Elm Drive
	Town:	Fordham, Ely.
	Post Code:	CB17 6AN
Block & Asset No.	Block 2-12 Asset No.34060	
Date of this Assessment	21/04/2022	
Date of Next Review	21/04/2025	
Purpose of Fire Risk Assessment	New Build (Initial Assessment)	
Fire & Safety Assessor	Paul McMillan	
Director of Customer Experience	Rob Bloom	
Customer Partnership Manager	Lucky Khan	
Contract Manager	Position Vacant	
Scheme Manager/Customer Partner	Zoe Goodwin	
Other staff in attendance	Emma Cox - Development	
Use of Building	General Needs	
Approximate Number of occupants	20	
Occupancy Profile	Families	
Familiarity of the occupants	Slightly 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.	Stay Put (Delayed) Evacuation	
Evidence that residents have been notified of the evacuation procedure	Advice notices displayed in common areas	
History of fires in the building	None	
Business Continuity Plan in place?	Yes	
Scope of Assessment	Type 3 (Common Parts & Flats - Non Destructive)	
Applicable Fire Safety Guidance	Purpose-built flats guide	
	Sleeping Accommodation Guide	

Building Details	Elm Street
Construction Date	2022
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Clay Tile
External Wall Finish	Brick
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	
Number of flats (self-contained)/rooms (HMOS, shared houses)	4 x 2 Bed 2 x 1 Bed
Number of storeys above ground	Two
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	Ground floor occupied by a retail unit. Still under construction at time of inspection
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD2 Additional Protection
Additional Comments:	
Evacuation Alert System (EAS)	No
Additional Comments:	
Emergency Lighting Provision	Mixed System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	Sprinkler System
Additional Comments:	Sprinkler system installed in flats.

Significant Findings - Fire						
Elm Street					21/04/2022	
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 are new and are in good condition	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Commissioning certs have been provided by developer	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	Commissioning certs have been provided by developer	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A		.		
1.5	Absence of trailing leads and adapters	Yes	None present at time of inspection	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	The building wasn't occupied at time of inspection.	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is restricted to inside flats only	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	Single front entrance with fob entry, trade button access not supplied	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	All areas were clear at the time of the inspection	.		
4	Heating Installations (Portable/fixed)					

4.1	If portable heaters are used, are there suitable controls?	N/A		.		
4.2	Are fixed heating installations subject to regular maintenance?	N/A		.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	Commissioning certs have been provided by developer	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Cooking facilities within flats only	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/cleaned and ductwork cleaned regularly?	N/A		.		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	Other	The building is low rise (2 storey) so is classed as low risk	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	Yes		.		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items	Yes	All areas were clear at the time of the inspection	.		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes		.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	All areas were clear at the time of the inspection	.		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	Other	No evidence of hazardous materials 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.	Other	No furniture will be permitted in common areas.	.		
9	Other Significant Fire Hazards:					

9.1	Are there other significant fire hazards that are inadequately controlled?	Yes		.		
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	Single protected stairwell leading to fresh air.	.		
10.2	Escape routes unobstructed and safe to use.	Yes	All escape routes were clear at the time of inspection. Floor covering and stair nosing hadn't been laid yet. Reported to be heavy duty carpet.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes		.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes		.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Single exit to the front of the building	.		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	Manually operated mechanism to open final exit door	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	No	All accommodation is located on the first floor. Access is by a single staircase with no provision for a lift.	.		
11	Measures to Limit Fire Spread and Development:					

11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	<p>All fire stopping within communal areas is visible and is tagged with a bolster type tagging and recording system.</p> <p>The ground floor area has been designated to a single unit retail space (supermarket). Access was possible to this area and all areas of fire stopping was visible and completed to the correct standards and tagged.</p> <p>During the inspection it was identified that the wrong type of mastic may have been used to fire stop around the sprinkler feed pipe where it enters the roof space located inside the 1st floor water riser cupboard. A black graphite based mastic has been used in other areas but a standard white type is evident in this location. Standard mastic are not compatible with the material used to construct sprinkler feed pipework. Recommendations - This issue has been highlighted to the clerk of works who is completing the snagging. Follow up inspection required by Accent Fire & Safety Assessor.</p>	Med	1/6/22	Fire Safety Manager
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	All walls are plastered with an emulsion paint finish	.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A		.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Yes	Compartment walls are constructed to ridge height	.		
11.5	Loft hatches fire resisting?	Yes	1hr fire rated loft hatches are installed inside every flat. These hatches are locked shut with a non generic key which are under the control of Accent.	.		

11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	Yes	All ceiling are fixed	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	None fitted	.		
11.8	Roller shutter doors (fire resisting)	N/A		.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	All external walls are constructed of brick and present a low risk of fire spread.	.		
12	Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition,					
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	Yes	1) All communal compartment doors are to FD60's standard. The self closures weren't fitted at the time of the inspection but these were due to be fitted by the door installers during the final fix. Recommendations - Follow inspection required by Accent Fire & Safety Assessor. 2) All service shaft cupboards are to FD30s standard. Minor adjustments are required to ensure all doors close fully. Recommendations - Follow up inspection required by Accent Fire & Safety Assessor.	Med	1/6/22	Fire Safety Manager
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	Metal type fire door signage correct fitted to all applicable doors.	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	Non fitted	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	If yes, see "Residents Front Doors Sheet"	.		
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	If yes, see "Residents Front Doors Sheet"	.		

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	Lighting has been specified to the correct standard	.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes		.		
15.9	Are records of monthly testing available?	Yes	Commissioning certs have been provided by developer	.		
15.10	Are records of annual testing available?	Yes	Commissioning certs have been provided by developer	.		
16 Fire Safety Signs and Notices:						
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	No	Fire action notices are to be provided by Accent fire and safety assessor and displayed by front entrance and other locations as required. Signage to be of the delayed evacuation type.	.		
16.3	Directional fire escape signage in place and adequate?	Yes	Signage is of the fully maintained luminated type.	.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No passenger lift on site	.		
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	The block has a stay put policy meaning there is no detection / warning system within the communal areas. All flats are fitted with smoke and heat detection to LD2 standard as per current recommendations.	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	N/A		.		

17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Commissioning certs have been provided by developer. Smoke and heat detectors and/or heat/CO detectors have been fitted within flats to LD2 standard.	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A		.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	No fire panel on site	.		
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)	Yes	Commissioning certs have been provided by developer. All CO units are of the mains powered battery back up type. Combined heat/CO detectors have been fitted in the kitchens where the boilers	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	Fire extinguishers not requires at a scheme of this type	.		
18.2	Correct signage displayed by each fire extinguisher?	N/A		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
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	N/A		.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Residents responsibility to summon the fire service	.		

19.2	Do relevant staff carry out regular fire safety checks	Yes	Regular scheme inspections scheduled by customer partner.	'		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		'		
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	Taking the findings of the FRA into account, a Stay Put (Delayed Evacuation) is the recommended evacuation strategy for this scheme.	'		
21	Miscellaneous					
21.1				'		
21.2				'		
21.3				'		
21.4				'		
21.5				'		
21.6				'		
21.7				'		
21.8				'		

Residents Front Doors

Elm Street

21/04/2022

Flat entrance doors to FD30s specification (Inspection to include - Door condition, construction, closure devices, intumescent/smoke seal condition, glazing systems, fire rated letterplate, door furniture and maximum gaps between door and frame/threshold.

Flat No.	Access Gained	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:
2	Yes		Flat entrance door is to FD60s standard and display identification plugs. The door is fitted with combined intumescent/smoke seals and concealed hydraulic door closure devices. No letterplates are installed within the doors.	-		
4	Yes		Flat entrance door is to FD60s standard and display identification plugs. The door is fitted with combined intumescent/smoke seals and concealed hydraulic door closure devices. No letterplates are installed within the doors.	-		
6	Yes		Flat entrance door is to FD60s standard and display identification plugs. The door is fitted with combined intumescent/smoke seals and concealed hydraulic door closure devices. No letterplates are installed within the doors.	-		
8	Yes		Flat entrance door is to FD60s standard and display identification plugs. The door is fitted with combined intumescent/smoke seals and concealed hydraulic door closure devices. No letterplates are installed within the doors.	-		
10	Yes		Flat entrance door is to FD60s standard and display identification plugs. The door is fitted with combined intumescent/smoke seals and concealed hydraulic door closure devices. No letterplates are installed within the doors.	-		
12	Yes		Flat entrance door is to FD60s standard and display identification plugs. The door is fitted with combined intumescent/smoke seals and concealed hydraulic door closure devices. No letterplates are installed within the doors.	-		

Photographs - Fire

21/04/2022

Elm Street



Photo No. 1

Left picture - Possibly the wrong product used to fire stop around pipe
Right picture - Graphite based intumescent sealant used correctly



Photo No. 2

Examples of fire stopping completed to the correct standard

Photographs - Fire

21/04/2022

Elm Street

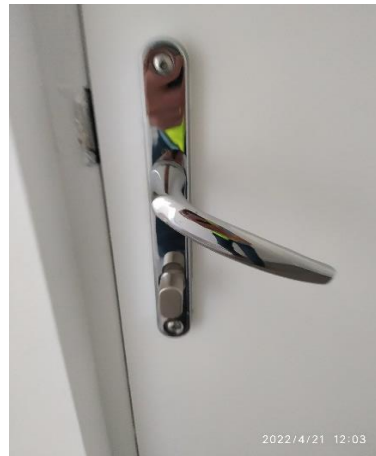


Photo No. 3

Fire door furniture fitted to flat entrance doors



Photo No. 4

Left picture - FD30s service cupboard doors
Right picture - Metal type fire door signage used

Photographs - Fire

21/04/2022

Elm Street



Photo No. 5

Left picture - Fire doors fitted with twin intumescent/smoke seals
Right picture - All doors fitted with FD60 identification plugs

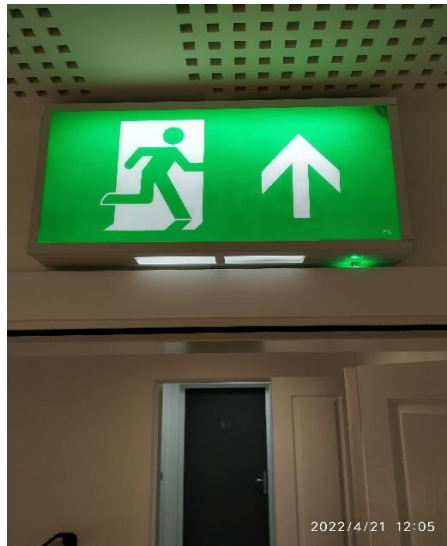
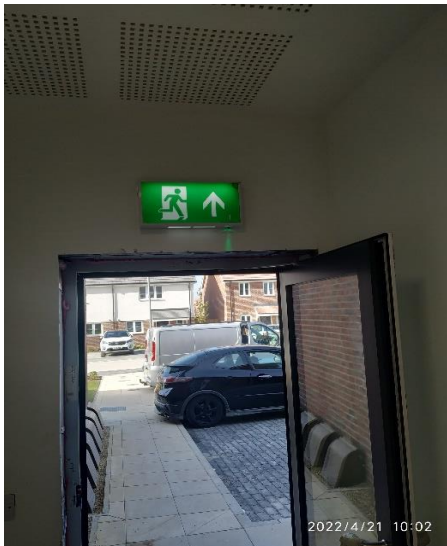


Photo No. 6

Fully maintained illuminated fire directional signage

Photographs - Fire

21/04/2022

Elm Street



Photo No. 7

Left picture - Emergency lighting test switches correctly installed
Right picture - Combined LED communal/emergency lighting



Photo No. 8

Left picture - Concealed sprinkler heads located within flats
Right picture - Smoke & Heat/CO detection within flats

Photographs - Fire

21/04/2022

Elm Street



Photo No. 9

Ground floor retail unit



Photo No. 10

Example of fire stopping in ground floor retail unit

Photographs - Fire

21/04/2022

Elm Street



Photo No. 11

Example of fire stopping in ground floor retail unit



Photo No. 12

Bin store, bike store, buggy store and entrance to block

Photographs - Fire

21/04/2022

Elm Street



Photo No. 13

Resident parking area



Photo No. 14

Boarded area to be replaced with plate glass when retail unit occupied

Photographs - Fire

21/04/2022

Elm Street



Photo No. 15

Boarded area to be replaced with plate glass when retail unit occupied

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.

Action Plan - Fire					
Elm Street				21/04/2022	
Trivial					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Measures to Limit Fire Spread and					
Is it considered that the compartmentation is of a reasonable standard?	<p>All fire stopping within communal areas is visible and is tagged with a bolster type tagging and recording system.</p> <p>The ground floor area has been designated to a single unit retail space (supermarket). Access was possible to this area and all areas of fire stopping was visible and completed to the correct standards and tagged. During the inspection it was identified that the wrong type of mastic may have been used to fire stop around the sprinkler feed pipe where it enters the roof space located inside the 1st floor water riser cupboard. A black graphite based mastic has been used in other areas but a standard white type is evident in this location. Standard mastic are not compatible with the material used to construct sprinkler feed pipework.</p> <p>Recommendations - This issue has been highlighted to the clerk of works who is completing the snagging. Follow up inspection required by Accent Fire & Safety Assessor.</p>	Med	01/06/22	Fire Safety Manager	1527952
Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					

Fire doors to FD30s standard and in a serviceable condition,	<p>1) All communal compartment doors are to FD60's standard. The self closures weren't fitted at the time of the inspection but these were due to be fitted by the door installers during the final fix. Recommendations - Follow inspection required by Accent Fire & Safety Assessor.</p> <p>2) All service shaft cupboards are to FD30s standard. Minor adjustments are required to ensure all doors close fully. Recommendations - Follow up inspection required by Accent Fire & Safety Assessor.</p>	Med	01/06/22	Fire Safety Manager	1527957
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Action Plan - Residents Front Doors						
Elm Street				21/04/2022		
Flat No.	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.

No Actions to Raise