

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

**Asset ID: 707**      **2 - 7 Southwick Close, Peterborough**

## Cover Sheet

Photo



|                                   |   |
|-----------------------------------|---|
| Date of Fire Risk Assessment      | 06 Feb 2023                                       |
| Date of Next Fire Risk Assessment | 06 Feb 2026                                       |
| FRA Frequency (Months)            | 36  |
| Purpose of Fire Risk Assessment   | 3 year Re-Assessment                              |
| Type of Fire Risk Assessment      | Type 3 (Common Parts and Flats - Non Destructive) |
| Fire & Safety Assessor            | Lynn Betteridge                                   |

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This report has been validated by:

Name: *K R Jones*

Date: 22/02/2023

Comment: Report is complete and legible

## The Scheme

|                                    |                                     |
|------------------------------------|-------------------------------------|
| Scheme Name                        | Paston                              |
| Scheme Address                     | 2 - 7 Southwick Close, Peterborough |
| Postcode                           | PE4 7PP                             |
| Region                             | East                                |
| Scheme Manager                     |                                     |
| Scheme Tel. No                     |                                     |
| Scheme Inspection Completed        | Yes                                 |
| Enforcing Fire Authority           | CAMBBRIDGESHIRE FIRE AND RESCUE     |
| Other staff in attendance          |                                     |
| Number of on-site Accent staff     | None                                |
| Number of other (non-Accent) staff |                                     |

## The Building

|   |  |
|---|--|
| Accommodation Type  | General Needs (S30)                        |
| Build Date  | Jan 1 1983                                 |
| Number Of Homes   | 6  |
| Homes breakdown   | Flat                                       |
| External wall construction                                | Facing Brick                               |
| External wall finish                                      | Facing Brick, Timber Clad                  |
| Roof construction   | Timber                                     |
| Roof covering   | Flat Roof, Interlocking Pitched            |
| PEEPs in place where necessary                            | Yes  |
| 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  |
| 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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|   |                                      |
|---|--------------------------------------|
| Fire Detection and Warning System           | Flats only                           |
| 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            | 12                       |
| Occupant tenure type breakdown | General Needs, Leasehold |

**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 | 1 |
| Overdue Annual Emergency Lighting tests         | 1 |
| 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                       | 06/02/2023  |
| FRA Frequency (Months)                             | 36  |
| Purpose of Fire Risk Assessment                    | 3 year Re-Assessment                              |
| Type of Risk Assessment                            | Type 3 (Common Parts and Flats - Non Destructive) |
| Quantity   | 1   |
| Fire & Safety Assessor                             | Lynn Betteridge                                   |
| Enforcing Fire Authority                           | CAMBBRIDGESHIRE FIRE AND RESCUE                   |
| Scheme Tel. No                                     |   |
| Other staff in attendance                          |   |
| Number of on-site Accent staff                     | None  |
| Number of other (non-Accent) staff                 |   |
| Scheme Inspection completed                        | Yes   |
| Number of occupants                                | 12  |
| Personal Emergency Evacuation Plans in place       | Yes   |
| 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   |
| 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 only                                 |
| 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                             | No   |

## Electrical Sources of Ignition

|  |                                      |
|--|--------------------------------------|
| Electrical installation within common areas in good condition and no obvious damage?               | Yes                                  |
| Comment  |                                      |
| Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats) | Yes                                  |
| Comment  | Located on Active H in safety files. |
| Electrical App/PA Testing - tested within past 12 months?  | Yes                                  |
| Comment  | ELECTRICAL 5 YEAR CERT 18/12/18      |
| Absence of trailing leads and adapters?  | Yes                                  |
| Comment  |                                      |
| Evidence that mobility scooters are not being stored/charged in common areas?                      | No                                   |
| Comment  |                                      |
| Is there a purpose built mobility scooter store/charging area?                                     | No                                   |

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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 Sample flat no7 gas safety tests annually dated 5/10/22

Valid LGSR held on file for fixed communal area gas appliances? (Boilers) Yes

Comment

Valid LGSR held on file for residential flats that contains gas appliances? Yes

Comment As above no60

Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results Yes

Comment Tested 5/10/22

**Other Sources of Ignition**

Is there a no smoking policy in place, which is enforced and adhered to? Yes

Comment Signage in place.

Adequate security against arson? Yes

Comment At time of inspection main door secure.

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 residents personal items? Yes

Comment

Are unnecessary accumulations of combustible materials or waste avoided? Yes

Comment None found at time of inspection.

Are combustible materials and substances separated from ignition sources and stored appropriately? Yes

Comment

Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?

Yes

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

Exit route only one direction of travel.

Escape routes unobstructed and safe to use?

Yes

Comment

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

Yes

Comment

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

Yes

Comment

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

Yes

Comment

The escape route meets code of practice Doc B3

### 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

ALL FINISHES WILL NOT ENABLE FIRE SPREAD.

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

1 HOUR FIRE RESISTING LOFT HATCH ACCESSED.

Loft hatches fire resisting?

Yes

Comment

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

Yes

Comment

Do external walls, doors, windows and anything attached to the exterior, limit fire spread?

Compliant smoke lobbies on each floor floor to ceiling with Georgian glass and FD30 fire door.

No

Comment

The external walls doors and windows will not propagate fire spread around the envelope of the building.

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

N/A

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

Checked and tested by tunstall contract.

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

Yes

Comment

All in good condition at time of inspection.

Records of monthly/annual testing available?

Yes

Comment

Tunstalls carry out monthly and annual drop test dates Annual 12/9/22 Monthly 3/1/23.

## Fire Safety Signs and Notices

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

Yes

Comment

Main access door.

Directional fire escape signage in place and adequate?

Yes

Comment

One 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?

Yes

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? Yes

Comment

Will this FRA be shared will all Accountable Persons for the premises? Yes

Comment

How will this sharing be achieved?

Communication with residents and fire authority.

The fire risk assessment for this building will be held on active H and shared with the Residence or any of the persons who wish to look at the high risk assessment details

Are there other Responsible Persons who share or have fire safety duties in respect of the premises? Yes

Have all details required by regulations been shared with all other Responsible Persons? Yes

Comment

Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded? Yes

Comment

Will this FRA be shared will all other Responsible Persons for the premises? Yes

Comment

The FRA will be located on the organisations files in the ACtive H software and communication to requesting bodies.

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 responsible for contacting FRService.

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

When residents move into a property they are given fire Safety advice also leaflets and access to the organisation fire safety website.

Is general fire safety information disseminated to residents?

Yes

Comment

## 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**

|                 |   |
|-----------------|---|
| <b>MINOR</b>    | 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). |
| <b>MAJOR</b>    | An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.   |
| <b>CRITICAL</b> | 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  |
|--------------------|--|
| <b>Trivial</b>     | No action is required  |
| <b>Moderate</b>    | Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.  |
| <b>Substantial</b> | 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. |
| <b>Intolerable</b> | The building (or the relevant area) should not be occupied until the risk is reduced.  |

The Overall Risk Level for this asset is: **Trivial**