

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

Asset ID: 33753 **1-7 57 Lincoln Road & 20,22,24,26 Manor House St, Peterborough**

Cover Sheet

Photo



Date of Fire Risk Assessment	31 Oct 2022
Date of Next Fire Risk Assessment	31 Oct 2025
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

This report has been validated by:

Name: *Paul McMillan - Fire & Safety Manager*

Date: 31/10/2022

Comment: Suitable & Sufficient

The Scheme

Scheme Name	Manor House
Scheme Address	1-7 57 Lincoln Road & 20,22,24,26 Manor House St, Peterborough
Postcode	PE1 2RRPE1 2RR
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes, Yes
Enforcing Fire Authority	Cambridgeshire Fire and Rescue Service.
Other staff in attendance	Customer partner
Number of on-site Accent staff	NoneNone
Number of other (non-Accent) staff	

The Building

Accommodation Type	General Needs (S30)
Build Date	Jan 17 2019
Number Of Homes	11
Homes breakdown	FlatFlat
External wall construction	Facing Brick
External wall finish	Facing Brick, Paint Render
Roof construction	Timber
Roof covering	Flat Roof, Plain Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
Number of storeys	22
Number of floors on which car parking is provided	00
Is there a habitable basement?	NoNo
Number of internal Staircases (protected or unprotected?)	1 unprotected and open air staircase to first floor
Number of External Staircases	1
External Balcony part of escape route?	No

Unusual features	Open air access to stairwell partly open.
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
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	14
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	2
Overdue Annual Emergency Lighting tests	2
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	0
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

Asset ID: 33753 **1-7 57 Lincoln Road & 20,22,24,26 Manor House St, Peterborough**

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 31/10/2022
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 Cambridgeshire Fire and Rescue Service.
Scheme Tel. No
Other staff in attendance Customer partner
Number of on-site Accent staff None
Number of other (non-Accent) staff
Scheme Inspection completed Yes
Number of occupants 14
Personal Emergency Evacuation Plans in place N/A
Current Evacuation Strategy Stay Put (Delayed) Evacuation
Conversion or purpose-built Conversion
Number of Storeys 2
Number of floors on which car parking is provided 0
Is there a habitable basement? No
No. of internal staircases (protected/unprotected) 1 unprotected and open air staircase to first floor
Number of external staircases 1

Fire Risk Assessment Survey Results

External balcony part of escape route?	No
Unusual features	Open air access to stairwell partly open.
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	There are no electrical installation in the common areas but in flat one has used as a sample the electrical installation testing was last completed the 7th of October 2018 within the 5-year period
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	See above 2.1.44
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	
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
Comment

Does the building have a lightning protection system? No
Comment

Gas installations

Is there a commercial/domestic gas supply to the scheme? No
Comment

Other Sources of Ignition

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

Adequate security against arson? Yes
Comment

Are refuse/recycling bin areas managed and suitably located? Yes
Comment

Are there communal cooking facilities at this scheme? N/A
Comment

Are reasonable measures taken to prevent fires as a result of cooking? Yes
Comment Each resident is given by safety advice through media and information also in the communal areas is the what to do in the event of a fire posters

Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly? N/A
Comment

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items? Yes
Comment On the ground floor of the open staircase who is storage underneath the stairs and restricted by a fire door with appropriate signage and a keypad lock

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?

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

Escape routes unobstructed and safe to use?

Yes

Comment

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

N/A

Comment

Open area communal area.

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

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

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

Loft hatches fire resisting?

N/A

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?

N/A

Comment

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

No

Comment

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

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

Yes

Comment

Staircase.

Records of monthly/annual testing available?

Yes

Comment

The monthly emergency lighting test was carried out on the 26th of September 2020 the annual emergency lighting 3-hour drop test was completed on the 31st of August 2022

Fire Safety Signs and Notices

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

Yes

Comment

Directional fire escape signage in place and adequate?

Yes

Comment

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

N/A

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? N/A

Comment

Portable fire extinguishers - appropriate type/number/position? N/A

Comment

Correct signage displayed by each fire extinguisher? N/A

Comment

Fire blanket in communal kitchen, secured to the wall, complete with signage? N/A

Comment

Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves? N/A

Comment

Records available of fire fighting equipment servicing within past 12 months? N/A

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 with all Accountable Persons for the premises? Yes

Comment

Local Authorities

How will this sharing be achieved? Communicated

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 with all other Responsible Persons for the premises?

Yes

Comment

How will this sharing be achieved?

Communicated

Is an office or IL scheme being inspected?

N/A

Comment

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?

N/A

Comment

Offices - Are there suitable arrangements for ensuring the premises are evacuated?

N/A

Comment

Offices - Are there suitable arrangements for evacuating disabled people?

N/A

Comment

Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?

N/A

Comment

Offices/IL Schemes - Is there a suitable assembly point?

N/A

Comment

Offices - Are fire drills carried out at appropriate intervals?

N/A

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 fire service

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 residents are giving fire safety awareness via Media and Fire routine notices are in place if a new Resident is installed in a flat they giving leaflets and advice on fire safety

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

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**