

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

**Asset ID: 1036**      **39A - 39F Dunmowe Way, Cambridge**

## Cover Sheet

Photo



Date of Fire Risk Assessment	31 May 2023
Date of Next Fire Risk Assessment	31 May 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@accentgroup.org

**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	Fulbourn
Scheme Address	39A - 39F Dunmowe Way, Cambridge
Postcode	CB21 5HW
Region	East
Scheme Manager	
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	Shared Ownership (S40)
Build Date	Mar 14 2011
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, Paint Render, Timber Clad
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	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
Number of internal Staircases (protected or unprotected?)	1
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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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	14
Occupant tenure type breakdown	Leasehold, 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	1
Overdue Annual Emergency Lighting tests	1
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	1

**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	31/05/2023
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@accentgroup.org
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	14
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)	1
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	

## 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? Comment	Yes
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats) Comment	Yes The electrical test was completed on this scheme on the 23rd of June 2022 and certification should last until June 2027.
Electrical App/PA Testing - tested within past 12 months? Comment	N/A General needs and not required in communal areas.
Absence of trailing leads and adapters? Comment	Yes No Electrical leads found at time of inspection.
Evidence that mobility scooters are not being stored/charged in common areas? Comment	No No evidence of scooters found on scheme.

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Is there a purpose built mobility scooter store/charging area?                    N/A

Comment

Does the building have a lightning protection system?                    No

Comment                    No requirement on this building.

**Gas installations**

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

Comment                    There is no gas supplied to this scheme.

**Other Sources of Ignition**

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

Comment                    No evidence of misuse of policy.

Adequate security against arson?                    Yes

Comment                    On the day of inspection the block was found to be secure access only by keypad all doors secure.

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

Comment                    Bin storage area reasonably tidy.

Are there communal cooking facilities at this scheme?                    No

Comment                    Only residents flats.

**Housekeeping**

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

Comment                    Locked generally and access via FB2 key found clear.

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                    None found.

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

Comment                    General needs scheme.

**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

A single communal staircase two final exits front and rear to safe air.

Escape routes unobstructed and safe to use? Yes

Comment

None found at time of inspection.

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

Comment

Checked and tested for functionality.

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

residents have two options for means of escape to safe air.

## Fire Spread and Development

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

Comment

Building constructed under building regs 2012 compliant.

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

Comment

At each level compartmentation meets the approved code practice B3 and 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

The roof compartmentation meets approved dock B 2.8

Loft hatches fire resisting? Yes

Comment

There is a 1 hour fire resisting loft hatch this has been accessed to checked the loft space compartmentation on inspection day.

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	No internal communal doors.
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 is a small area of wood cladding that will have minimal effect on external spread. There are some flats with Balconies and do not present a fire hazard.
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	Yes
Comment	The main contractor tunstalls carry out annual inspections and tests of the AOV and the last recorded test was the first of August 2022 this is recorded on active "H".
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	Tested by Tunstalls main contractor
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	In good condition at the time of inspection.
Records of monthly/annual testing available?	Yes
Comment	The emergency lighting system has been tested by Tunstalls on 8th of August 2023 for both monthly and annual testing and recorded on Active H.

### **Fire Safety Signs and Notices**

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	All in place at time of inspection in communal areas.
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	No communal doors on this scheme.



## Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

Only stand alone smoke detectors not linked in communal area.

## Fire Extinguishing Equipment

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

No

Comment

Some fire door storage cupboards are denoted dry riser but no riser on this scheme.

## 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

Communication with all parties within the Accent Housing Association.

How will this sharing be achieved?

As above communication

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 fire risk assessments for this building will be held on active h if residents or any of the persons wish to look at the fire risk assessment the details will be shared and communicated.

How will this sharing be achieved?

As above communication and availability of the FRA.

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

The residents are responsible for contacting the fire rescue service to report 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

When the residents take ownership of their flat they're given fire safety advice also leaflets and the link into the website to look at further advice

Is general fire safety information disseminated to residents?

Comment

safety notices are displayed in the community areas the residents are advised on the fire safety for this communal area they are able to access accents share point website or their fire assessor to discuss any fire related issues.

## 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**