

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

**Asset ID: 34649**      **10 The Smithy, Biddenham**

## Cover Sheet

Photo



Date of Fire Risk Assessment	19 Jan 2023
Date of Next Fire Risk Assessment	19 Jan 2026
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	New Build (Initial 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:**

**Date:**

**Comment:**

**The Scheme**

Scheme Name	Deep Spinney
Scheme Address	10 The Smithy, Biddenham
Postcode	MK40 4XE
Region	East
Scheme Manager	
Scheme Tel. No	None
Scheme Inspection Completed	Yes
Enforcing Fire Authority	The fall authority is the Bedfordshire fire and re
Other staff in attendance	NEW Development team
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	None

**The Building**

Accommodation Type	General Needs (S30)
Build Date	Jan 26 2023
Number Of Homes	4
Homes breakdown	Flat
External wall construction	
External wall finish	
Roof construction	
Roof covering	
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	2
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1 protected
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

**Asset ID: 34649      10 The Smithy, Biddenham**

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	8
Occupant tenure type breakdown	

**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	
Overdue Annual Emergency Lighting tests	
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	19/01/2023
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	New Build (Initial Assessment)
Type of Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Quantity	1
Fire & Safety Assessor	Lynn Betteridge
Enforcing Fire Authority	The fall authority is the Bedfordshire fire and re
Scheme Tel. No	None
Other staff in attendance	NEW Development team
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	None
Scheme Inspection completed	Yes
Number of occupants	8
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
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 protected
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? Comment	Yes
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats) Comment	Yes Davidson block is a complete new build and inspected today day with no residents having moved in to the flats
Electrical App/PA Testing - tested within past 12 months? Comment	Yes
Absence of trailing leads and adapters? Comment	Yes
Evidence that mobility scooters are not being stored/charged in common areas? Comment	N/A

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? Yes

Comment

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

The attributes for this Block and not completed and certification has not been added to active h at present

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

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? No

Comment

## Housekeeping

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

Comment

The electrical service cupboards is located at the head of the stairs behind to fire doors which are fd30s signage has been left with the site manager to be fitted on completion with the fire routine procedure.

Are unnecessary accumulations of combustibile materials or waste avoided?

Yes

Comment

Are combustibile 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

Davidson block is not habited by residents at present this is the first fr a inspection and currently there are no significant by hazard risks

### Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?

Yes

Comment

This new build block has 1 protected staircase as means of Escape to say fair via a final exit door with thumbturn

Escape routes unobstructed and safe to use?

Yes

Comment

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

Yes

Comment

Final exit door has provision for a thumb turn operation to enable exit to safe air.

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

Yes

Comment

The escape routes meet Dr document B1 section means of escape and distance travelled

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

Comment

### Fire Spread and Development

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

Yes

Comment

This is a new build building and meets all the relevant regulations at the time of build with reference to fire safety and the requirements of approved code B3

**Asset ID: 34649**      **10 The Smithy, Biddenham**

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	The roof compartmentation meets approved doc three 2.8
Loft hatches fire resisting?	Yes
Comment	Loft hatches are fire resisting but I located in the first floor Flats and not in the communal area
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	The external walls doors and windows will not propagate fire spread around the envelope for the building
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	Yes
Comment	This building is a new build and the aov is located at the head of the stairs has been tested by the fire safety officer and certification will be forwarded for location onto the accent h database
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	
Records of monthly/annual testing available?	Yes
Comment	This building is a brand new block and the monthly and annual testing of the emergency lighting will be recorded on to activate H when has been handed over to the Residents



## Fire Safety Signs and Notices

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

Yes

Comment

On the day of inspection the communal walls were not ready for completion fire safety signs of been given to the site manager to be installed prior to residents occupying the flats

Directional fire escape signage in place and adequate?

N/A

Comment

There is a single direction of travel from the flats so no external fire exit sign required

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?

Yes

Comment

## Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

Each flat has a smoke detection detectors and heat detector the communal detector are in position to activate the automatic opening vent at the head of the stairs

Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?

Yes

Comment

Is the fire detection and warning system maintained/tested and all certificates saved on file?

Yes

Comment

Dunstalls are the fire contractor and they will test the system and record onto active HR

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?

N/A

Comment

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?

N/A

Comment

Is the fire alarm panel remotely monitored, and if so are there records of regular testing?

N/A

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 with all Accountable Persons for the premises?

Yes

Comment

How will this sharing be achieved?

Efra will be shared with the local authority Fire and Rescue Service and any responsible person's

The information will be shared with residents on internet or via Media campaigns

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?

Comment

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

Yes

Comment

How will this sharing be achieved?

By communication

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?

No

Comment

Residents contact fire and Rescue 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

Advice has been given through Media internet and on initial hand over to residence

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**