

## ACCENT HOUSING - FIRE RISK ASSESSMENT



<b>Region :</b>	<b>East</b>
<b>Scheme Name :</b>	<b>Earl Close</b>
<b>Scheme Address :</b>	<b>Eaton Socon St Neots PE4 6ST</b>
<b>Date of Assessment:</b>	<b>14/04/2022</b>
<b>Date of Next Assessment:</b>	<b>13/04/2025</b>
<b>FRA Frequency:</b>	<b>3 Year Re-Assessment</b>
<b>Fire &amp; Safety Assessor</b>	<b>Lynn Betteridge</b>

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

Scheme Details		Earl Close	
<b>Region:</b>	East		
<b>Scheme Name:</b>	Earl Close		
<b>Site Address:</b>	<b>Street:</b>	Eaton Socon	
	<b>Town:</b>	St Neots	
	<b>Post Code:</b>	PE4 6ST	
<b>Block &amp; Asset No.</b>	Block 1-4	Asset 827	
<b>Block &amp; Asset No.</b>	Block 5-8	Asset 828	
<b>Block &amp; Asset No.</b>	Block 9-12	Asset 829	
<b>Block &amp; Asset No.</b>	Block 14-15	Asset 830	
<b>Block &amp; Asset No.</b>	Block 16-19	Asset 831	
<b>Block &amp; Asset No.</b>	Block 20-23	Asset 832	
<b>Block &amp; Asset No.</b>	Block 24-27	Asset 833	
<b>Block &amp; Asset No.</b>	Block 28-31	Asset 834	
<b>Block &amp; Asset No.</b>	Block 32-35	Asset 835	
<b>Scheme Tel. No:</b>			
<b>Date of this Assessment</b>	14/04/2022		
<b>Date of Next Review</b>	13/04/2025		
<b>Fire Risk Assessment Frequency</b>	3 Years		
<b>Health &amp; Safety Assessment Frequency</b>	3 Years		
<b>Purpose of Fire Risk Assessment</b>	3 Year Re-Assessment		
<b>Fire &amp; Safety Assessor</b>	Lynn Betteridge		
<b>Director of Customer Experience</b>	Damian Roche		
<b>Customer Partnership Manager</b>	Keith Bowman		
<b>Contract Manager</b>	Natasha Chilcott		
<b>Scheme Manager/Customer Partner</b>	Zoe Goodwin.		
<b>Other staff in attendance</b>	None		
<b>Use of Building</b>	General Needs		
<b>Approximate Number of occupants</b>	46		
<b>Occupancy Profile</b>	Families		
<b>Familiarity of the occupants</b>	Slightly Familiar		
<b>Likely state of the Occupants</b>	Alert		
<b>PEEPs in place where necessary</b>	N/A		
<b>Number of on-site Accent staff</b>	None		
<b>Number of other (non-Accent) staff</b>	Contract cleaners in common areas		
<b>Support Agency (Supported Housing)</b>	N/A		
<b>Current Evacuation Strategy.</b>	Stay Put (Delayed) Evacuation		
<b>Evidence that residents have been notified of the evacuation procedure</b>	Advice notices displayed in common areas		
<b>History of fires in the building</b>	None		
<b>Business Continuity Plan in place?</b>	Yes		
<b>Scope of Assessment</b>	Type 3 (Common Parts & Flats - Non Destructive)		
<b>Applicable Fire Safety Guidance</b>	LACORS Guide		
	Purpose-built flats guide		

Building Details	Earl Close
Construction Date	1984
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete Tile
External Wall Finish	Brick
	Cement Render
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	36 over 9 Blocks
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?	N/A
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Provision Currently in Place	
Fire Detection and Warning System	Common areas only
Grade of fire alarm	Grade E
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	
Evacuation Alert System (EAS)	Yes-Alarm Sounder
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers	None fitted
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Earl Close					14/04/2022	
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
<b>Fire Hazards</b>						
<b>1</b>	<b>Electrical Sources of Ignition:</b>					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	Yes	Note; All common area fittings in a satisfactory condition at time of inspection.	.		
1.2	Valid Electrical Installation Condition Reports held on file. <b>(Common Areas)</b>	Yes	Note: Valid <b>Communal</b> EIC reports for this block uploaded to scheme & Active "H". Dated 1/11/21.(5 year inspection due Nov 2026).	.		
1.3	Valid Electrical Installation Condition Reports held on file. <b>(General Needs Flats)</b>	Yes	Note: Valid <b>General needs flats</b> EIC report uploaded to property/scheme file & Active "H". <b>Sample Flat 15</b> EIC 3/12/18..(5 year inspection due December 2024)	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	Note: PAT not required as no portable electrical equipment permitted communal areas.	.		
1.5	Absence of trailing leads and adapters	Yes	Note: Clear corridor policy so no Electrical cables from Flats into communal areas.	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	Yes	Note: No evidence or reports that any resident owns a mobility scooter at time of inspection at any of the 9 Blocks.	.		
<b>2</b>	<b>Smoking:</b>					
2.1	Are there any risks associated with smoking in the building?	Yes	Note:Smoking prohibited within Communal area's residents can only smoke in Flats.	.		
<b>3</b>	<b>Arson:</b>					

3.1	Adequate security against arson?	Yes	Note:At time of inspection all buildings secure intercom/keypad/trades button.	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Other	Note: Generally clear & tidy scheme on day of inspection all area's.CP contacted as items in some blocks require removal.CP to action.	.		
<b>4</b>	<b>Heating Installations (Portable/fixed) Gas Installations - Common Areas &amp; General Needs Residential flats.</b>					
4.1	If portable heaters are used, are there suitable controls?	Yes	Note: No portable heaters in Communal stair wells, Unable to control residents heaters within Flats but through communication & media advice Given on Electrical/Gas safety.	.		
4.2	Are fixed heating installations subject to regular maintenance?	Yes	Note: Heating Systems maintained via contract and recorded on Active "H".	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	Note: <b>Sample Flat 15</b> Gas safety check completed 17/11/21.Smoke/Heat/Co2 detectors checked all uploaded to Active "H".	.		
<b>5</b>	<b>Cooking:</b>					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Note: Cooking only permitted in Resident Flats.Fire safety advice given to residents through Media comms from Accent.	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/cleaned and ductwork cleaned regularly?	N/A	<b>Note: This Scheme is General Needs no Requirement.</b>	.		
<b>6</b>	<b>Lightning Protection System:</b>					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	Note:No Lighting conductor system fitted due to building height and no surge protection required.Review underway as per building height and generic weather assessment strategy.	.		
<b>7</b>	<b>Housekeeping:</b>					
7.1	Is the standard of housekeeping adequate?	Other	Note: Spoke to CP Ground floor communal area Block 1-4 whilst on inspection Multiple combustables and objects required immediate action.CP to action.	<b>High</b>	<b>1/5/22</b>	<b>Partnership Manager 1</b>

7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Other	Note: All Storage cupboards at locked and unavaliable to check. Apart from Block 1-4 which is over stored and action by CP required.	High	1/5/22	Partnership Manager 1
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Other	Note: This Inspection Found no accumulation of flytipping or combustables. Only Block 1-4 above details.	High	1/5/22	Partnership Manager 1
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	Note: At time of inspection bin storage area's New complound built and Gardens.	.		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	Yes	Note: At time of inspection no reports of medical Oxygen on scheme.Accent have policy and good practice to apply signage to Flat door denoting Oxygen in use to advise Fire Service.	.		
<b>8</b>	<b>Furniture/furnishings on escape routes and other communal areas:</b>					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	Yes	Note; Clear corridoor policy in force by Accent & FSO, furniture is not permitted in communal areas.Fire safety A3 poster produced for Communal blocks Jan 2022.	.		
<b>9</b>	<b>Other Significant Fire Hazards:</b>					
9.1	Are there other significant fire hazards that are inadequately controlled?	Other	Note: Generall acceptable but inspection found one block has potential for Arson.	.		
<b>Fire Protection Measures</b>						
<b>10</b>	<b>Means of Escape from Fire:</b>					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	Note:All Escape routes are within permissible distances of travel the escape route leads to a place of safety and safe Air.	.		
10.2	Escape routes unobstructed and safe to use?	Other	Whole scheme Communal areas Clear and not one obstruction identified.Only Block 1-4 as above.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Note:All have internal thumb screw to exit.	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Note:Ground Floor only one direction of travel to exit.	.		

10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Note: Clear from Obstructions on Exiting the Building.	.		
10.6	Do failsafe's on locked exit doors function correctly?	N/A		.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Note:No mobility issue's on this scheme at time of inspection,However only ground floor Flats would be suitable across all 9 Blocks.	.		
<b>11</b>	<b>Measures to Limit Fire Spread and Development:</b>					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	Note: Loft access available to fully assess at first floor level as atrium landing.Stairwells protected from Fire spread and meets Approved Doc B 1/3. See Photo 2	.		
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Note: Walls are solid Brick throughout and steps and floor covering is Vinyl.	.		
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?	Other	Note: Loft hatches located in flats no access to check Compartmentation seperation to roofline. Not Block 247-255	.		
11.5	Loft hatches fire resisting?	N/A	Note: Hatch in flats.	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A		.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A		.		
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		.		

<b>12</b>	<b>Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.</b>				
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	N/A	Note: Block does not have a communal Fire Door.	.	
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	N/A		.	
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A		.	
<b>13</b>	<b>Flat entrance doors (Internal Common Areas)</b>				
13.1	Do flat entrance doors open onto internal escape routes?	Yes	Note: Resident Fire Doors inspection to be recorded onto Active "H". Visual Inspection if no access, This Inspection several Flat door 15 inspected. Knocked to seek permission with full PPE..	.	
<b>14</b>	<b>Flats with a single direction of escape to a single escape stairway. (External Balcony)</b>				
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A	Note: No external balconies on this scheme.	.	
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		.	
<b>15</b>	<b>Emergency Escape Lighting:</b>				
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes	Note: This Scheme has a <b>Non Maintained</b> system illuminated when normal lighting supply Fails. For Info Maintained system always illuminated.	.	
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	Note: All Emergency lights secure and working at time of inspection.	.	



15.9	Are records of monthly testing available?	Yes	Note; Monthly certs uploaded to property file & Active "H". Dates 21/4/2022.	.		
15.10	Are records of annual testing available?	Yes	Note: Annual 3 hr Drop test dated 2/8/21 & uploaded to Active "H"	.		
<b>16</b>	<b>Fire Safety Signs and Notices:</b>					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	Note:Signage checked and updated if Required.	.		
16.3	Directional fire escape signage in place and adequate?	N/A		.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A		.		
<b>17</b>	<b>Means of giving Warning in case of Fire:</b>					
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	Note: Smoke and Heat detectors located in flats.Smoke detectors located in Communal area Stand alone test recorded Active "H".17/11/21	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes	Note:The Fire Detection and Fire alarm system for this scheme meets the <b>updated</b> BS5839-6: 2019 Code of Practice for Design Installation.	.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Note: Contractor Tunstalls test and uploaded to scheme folder and active "H".Communal Stand alone test recorded Active "H".17/11/21.	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	<b>Note: General Needs Scheme.</b>	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	Note: No requirement for a fire panel on this scheme.	.		
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	Note:Gas safety checks on all flats recorded on Active "H" <b>Sample flat No 15</b> recorded as inspected 17/11/21 smoke /heat and Co2 tested.	.		

18 Fire Extinguishing Equipment:						
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	Note: General Needs Fire Fighting Equipment not Provided.	.		
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	Note; Residents to call emergency services in the event of a Fire.	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Note: CP carries out scheme inspections which contain partial F/S observations also clear corridor policy enforcement and door functionality last inspection Not found.	Low	1/5/22	Partnership Manager 2
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	Note: Following 19.3 - 19.8 Refer to Sheltered Schemes.	.		
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		.		
<b>20</b>	<b>Evacuation Policy</b>					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	Note: Stay put ( Delayed) Evacuation policy in operation.	.		
<b>21</b>	<b>Miscellaneous</b>					
21.1				.		

Residents Front Doors						
Earl Close					14/04/2022	
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:
15	Yes	2502	Resident Fire Door Inspected and found to meet the FD30 Specification.	-		
16	Yes	2503	Resident Fire Door Inspected and found to meet the FD30 Specification.	-		
21	Yes	2508	Resident Fire Door Inspected and found to meet the FD30 Specification.	-		
22	No	2509	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
24	No	2511	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
26	No	2513	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
28	Yes	2515	Resident Fire Door Inspected and found to meet the FD30 Specification.	-		









































Photographs - Fire

14/04/2022

Earl Close



Photo No. 1

Note: New build bin storage area.

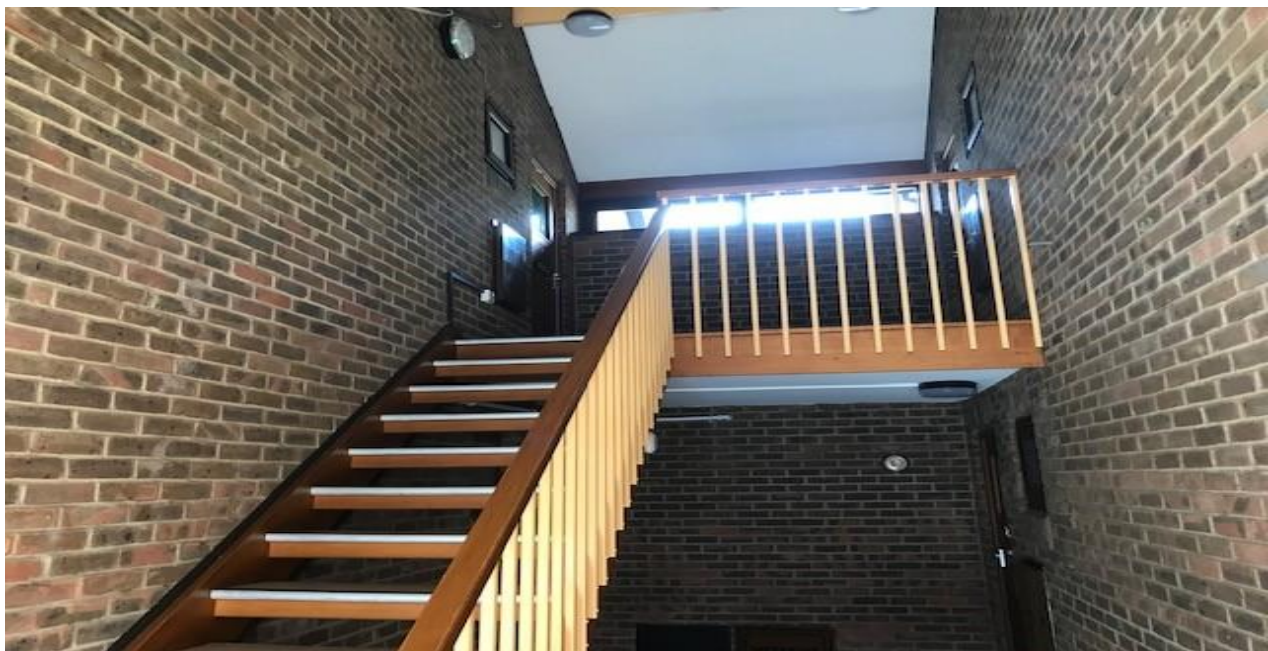


Photo No. 2

Note: Typical in all blocks open atrium area from communal to First Floor Flats 2 down 2 up.

Photographs - Fire

14/04/2022

Earl Close



Photo No. 3

Note: Exit from Main communal area thumb style.



Photo No. 4

Note: Fire Door Internal closer and Georgian Glass.

Photographs - Fire

14/04/2022

Earl Close



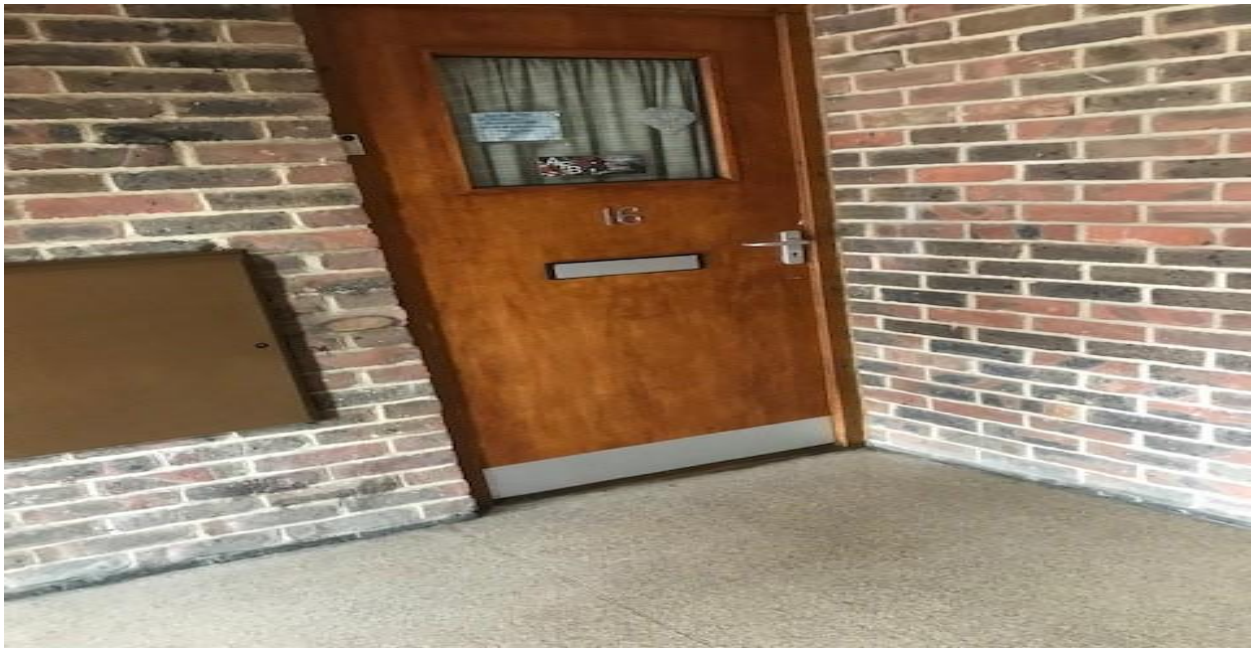


Photo No. 5

Note: Flat Doors Closers internal and Georgian Glass.



Photo No. 6

Note: General site 9 Blocks consisting of Ground and First Floor.

## 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*

<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
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					
Earl Close				14/04/2022	
TOLERABLE					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards	<b>NO ACTIONS REQUIRED TO BE COMPLETED ON THIS SCHEME AS FIRE RISK ASSEMENT SATISFACTORY.</b>				
Housekeeping:	<b>However Customer Partner to Carry out actions at Block 1-4 and will chase up on 1/5/2022.</b>				
Is the standard of housekeeping adequate?	Note: Spoke to CP Ground floor communal area Block 1-4 whilst on inspection Multiple combustables and objects required immediate action.CP to action.	High	01/05/22	Partnership Manager 1	
Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Note: All Storage cupboards at locked and unavaliable to check. Apart from Block 1-4 which is over stored and action by CP required.	High	01/05/22	Partnership Manager 1	
Are combustibile materials separated from ignition sources?	Note: This Inspection Found no accumulation of flytipping or combustables. Only Block 1-4 above details.	High	01/05/22	Partnership Manager 1	
Do relevant staff carry out regular fire safety checks - SM/HM, BSO/Facilities, HO	Note: CP carries out scheme inspections which contain partial F/S observations also clear corridor policy enforcement and door functuality last inspection Not found.	Low	01/05/22	Partnership Manager 2	

Action Plan - Residents Front Doors						
Earl Close				14/04/2022		
Flat No.	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
		<b>RESIDENT FIRE DOOR INSPECTION IS SATISFACTORY AND NO ACTIONS REQUIRED ON THIS SCHEME.</b>	.			