

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

Asset ID: 30780 **Newton Hall Stowehill Road, Peterborough**

Cover Sheet

Photo



Date of Fire Risk Assessment	21 Oct 2024
Date of Next Fire Risk Assessment	21 Oct 2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Lynn.betteridge GfireE (Dip) NEBOSH

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	Paston
Scheme Address	Newton Hall Stowehill Road, Peterborough
Postcode	PE4 7PY
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cambridgeshire Fire and Rescue Service
Other staff in attendance	scheme manager temporary from other scheme.
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	Commercial (S76)
Build Date	Jan 3 1984
Number Of Homes	0
Homes breakdown	
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	1
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	none
Number of External Staircases	none
External Balcony part of escape route?	N/A
Unusual features	none
Building Access Conditions for Fire Brigade	Vehicle Access to one or more elevations

Asset ID: 30780 Newton Hall Stowehill Road, Peterborough

Fire Detection and Warning System	Common areas 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	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	0
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	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	21/10/2024
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Lynn.betteridge GfireE (Dip) NEBOSH
Enforcing Fire Authority	Cambridgeshire Fire and Rescue Service
Scheme Tel. No	
Other staff in attendance	scheme manager temporary from other scheme.
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	0
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	1
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	none
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	Common areas 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	Yes
Water Extinguisher(s) present	Yes
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
Fire Blanket(s) present	Yes
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	Electrical condition report dated 22/5/2022.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	As above common area this building is currently closed.
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Tested and recorded on Active H dated 9/8/2024.
Absence of trailing leads and adapters?	Yes
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	N/A
Comment	
Is there a purpose built mobility scooter store/charging area?	No

Asset ID: 30780

Newton Hall Stowehill Road, Peterborough

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

Gas safety certificate uploaded to Active H and M files dated 5/1/24.

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

N/A

Comment

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

Yes

Comment

Tested by Tunstalls the contractor monthly and annually recorded test dates monthly 9/92024 and 3 hours drop test completed same day.

Other Sources of Ignition

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

Yes

Comment

Building not open at present.

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?

Yes

Comment

Are reasonable measures taken to prevent fires as a result of cooking?

N/A

Comment

The community centre closed and not used.

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

Are unnecessary accumulations of combustible materials or waste avoided?

N/A

Comment

Building is currently empty.

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?

N/A

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

Building closed at present time.

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

Building is closed at present for reference the building would have a full evacuation policy if occupied.

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

There is a atrium beam structure made of wood but has detection.

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?

N/A

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?

Yes

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?

No

Comment

Are roller shutter doors that are required to be FR, fire resisting and self-closing?

Yes

Comment

Shutter located on kitchen hatch manual operation.

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

Tested by Tunstalls the contractor annually and monthly as stated previously dated 9/9/2024 and uploaded to Active"H and M files

Fire Safety Signs and Notices

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

Yes

Comment

When occupied several new signs will be required.

Directional fire escape signage in place and adequate?

Yes

Comment

Asset ID: 30780

Newton Hall Stowehill Road, Peterborough

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? No

Comment

Fire Extinguishing Equipment

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

Comment

Portable fire extinguishers - appropriate type/number/position? Yes

Comment

Correct signage displayed by each fire extinguisher? Yes

Comment

Fire blanket in communal kitchen, secured to the wall, complete with signage? Yes

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? Yes

Comment

The last test was dated 4/2024. The maintenance contractor Morgan Fire will need to be contacted to retest when building occupied.

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act? No

Comment

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

Have all details required by regulations been shared with all other Responsible Persons? N/A

Comment

Asset ID: 30780

Newton Hall Stowehill Road, Peterborough

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

Comment

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

Comment

How will this sharing be achieved?

Is an office or IL scheme being inspected? N/A

Comment Community hall.

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?

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 The building is closed in the event of occupation the Fire Risk Assessment will be required to be updated and a new FRA required.

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

Only if the community room in use or by neighbouring scheme Bevishall adjacent. The keys to this building are held in the adjacent scheme across the road.

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

If occupied this building will require a new FRA and evacuation policy will be full evacuation.

Engagement with Residents

Has information of fire procedures been disseminated to residents?

N/A

Comment

Is general fire safety information disseminated to residents?

N/A

Comment

FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?

Yes

Comment

Building closed at present.

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?

Comment

Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos.

Comment

Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).

Some fire doors did not fully close so works orders have been raised with our contractors.

Some minor works were required which have been raised with our contractors.

Unauthorised items were found in communal areas and arrangements were made for their removal.

Not all records were up to date, as noted in the table below. Arrangements have been made for these to be completed.

A number of fire doors were found to be wedged or propped open. Fire doors are there to keep you safe and me kept shut at all times.

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**