

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	East
Scheme Name :	Sandtoft
Scheme Address :	Balding Close Wisbech PE13 2BE
Date of Assessment:	15/08/2022
Date of Next Assessment:	14/08/2025
FRA Frequency:	3 Year Re-Assessment
Fire & Safety Assessor	Lynn Betteridge

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

Scheme Details		Sandtoft	
Region:	East		
Scheme Name:	Sandtoft		
Site Address:	Street:	Balding Close	
	Town:	Wisbech	
	Post Code:	PE13 2BE	
Block & Asset No.	Block 1-8	Asset 1033	
Scheme Tel. No:			
Date of this Assessment	15/08/2022		
Date of Next Review	14/08/2025		
Fire Risk Assessment Frequency	3 Years		
Health & Safety Assessment Frequency	3 Years		
Purpose of Fire Risk Assessment	3 Year Re-Assessment		
Fire & Safety Assessor	Lynn Betteridge		
Director of Customer Experience	Alex Liburd		
Customer Partnership Manager	Keith Bowman		
Contract Manager	Kevin Hunter		
Scheme Manager/Customer Partner	Rachel Robinett		
Other staff in attendance	Rachel Robinett		
Use of Building	General Needs		
Approximate Number of occupants	16		
Occupancy Profile	Young		
Familiarity of the occupants	Fully Familiar		
Likely state of the Occupants	Alert		
PEEPs in place where necessary	N/A		
Number of on-site Accent staff	None		
Number of other (non-Accent) staff	Contract cleaners in common areas		
Support Agency (Supported Housing)	N/A		
Current Evacuation Strategy.	Stay Put (Delayed) Evacuation		
Evidence that residents have been notified of the evacuation procedure	Advice notices displayed in common areas		
History of fires in the building	None		
Business Continuity Plan in place?	Yes		
Scope of Assessment	Type 3 (Common Parts & Flats - Non Destructive)		
Applicable Fire Safety Guidance	LACORS Guide		
	Purpose-built flats guide		

Building Details	Sandtoft
Construction Date	2010
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)	8
Number of storeys above ground	Three
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?	No
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	Flats and common areas linked
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
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:	AOV fitted and panel at ground floor Communal area.

The Roof of the scheme has a self Harvesting system.

Significant Findings - Fire						
Sandtoft					15/08/2022	
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	Electrical Sources of Ignition:					
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. (Common Areas)	Yes	Note: Valid Communal EIC reports for this block uploaded to scheme & Active "H". Dated 25/5/19.(5 year inspection due 2024).	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	Note: Valid General needs flats EIC report uploaded to property/scheme file & Active "H". Sample Flat 6 EIC 5/11/20.(5 year inspection due 2025)	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	Note:PAT not required no electrical portable equipment is permitted in communal area's.	.		
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..	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	Yes	Note: Smoking only permitted in flats and not communal areas.No Evidence Found on scheme.	.		

3 Arson:					
3.1	Adequate security against arson?	Yes	Note:At time of inspection all buildings secure keypad.Front and Rear access on scheme.	.	
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	Note: Generally clear & tidy scheme on day of inspection all area's Externally.Inspection on day with CP.	.	
4 Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.					
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: Flat 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 Sample Flat 6 (5691)Gas safety Cert Uploaded to Active "H" Dated 8/3/22 Co/Smokes/Heat Checked.	.	
5 Cooking:					
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		.	
6 Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	Yes	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.	.	
7 Housekeeping:					
7.1	Is the standard of housekeeping adequate?	Yes	Note: All areas well maintained and clear at time of inspection.	.	

7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	Note: Limited Storage in blocks and intake cupboards upgrade and locked.	.		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Note: On this inspection no accumulation of furniture or Combustable items.New Communal Posters A3 size installed re Clear Corridor Policy.	.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	Note: Clear corridors policy posters A3 installed in all blocks.	.		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	Note:No reports of medical Oxygen in use on scheme.Cleaning contractors responsible for COSHH.	.		
8	Furniture/furnishings on escape routes and other communal areas:					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	Yes	Note; Clear corridor policy in force by Accent & FSO,furnishings and fabric of communal area's meets specification.	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	Note: Clear areas all over scheme generally significant improvement on scheme.	.		
Fire Protection Measures						
10	Means of Escape from Fire:					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	Note:All Escape route 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?	Yes	Note:Scheme Communal areas Clear.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Note:all Blocks have exit thumb style turn.Also Emergency Door Release.	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes		.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Note: Main accessCommunal floor has rear access and Exit so has an alternative.	.		

10.6	Do failsafe's on locked exit doors function correctly?	Yes	Note: Emergency Release and maintaide checked on Active "H".	.		
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.	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	Note: Stairwells protected from Fire spread and meets Approved Doc B 1/3.	.		
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 plastered and emulsion finish, steps and floor covering is Carpet.	.		
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?	Yes		.		
11.5	Loft hatches fire resisting?	N/A		.		
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?	Yes	Note: AOV tested by tunstalls and uploaded to Active "H" 25/7/22.	.		
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	Note: This scheme externally will not propogate fire spread to the external Envelope of this building. There is approx 10% pannelling over exit/egress doors front and back at first floor level.	.		
12	Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					

12.1	Communal fire doors to FD30s standard and in a serviceable condition,	N/A	Note: This scheme has no communal Fire Doors.	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	N/A	Note: Affixed to all Fire Doors storage.	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A		.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	Note: "Residents Front Doors Sheet" 2A	.		
14	Flats with a single direction of escape to a single escape stairway. (External Balcony)					
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A	Note: Resident Fire Doors inspection to be recorded onto Active "H". Visual Inspection if no access, This Inspection several doors accessed achieved See 2A..	.		
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	Note: No external balconies on this scheme.	.		
15	Emergency Escape Lighting:					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes	Note; Non Maintained System Emergency lighting installed within escape routes.	.		
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 25/7/22.	.		
15.10	Are records of annual testing available?	Yes	Note: Annual 3 hr Drop test dated 25/7/22 & uploaded to Active "H"	.		
16	Fire Safety Signs and Notices:					

16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	Note:Signage checked and updated new signage on Exit Routes.	.		
16.3	Directional fire escape signage in place and adequate?	Yes		.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A		.		
17	Means of giving Warning in case of Fire:					
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	Note: LD3 Smoke & heat detectors fitted located in flats and communal area's.	.		
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 updated 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"25/7/22.	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A		.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A		.		
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 Check Completed For Flat 6 as sample flat of scheme recorded an uploaded to Active "H" 8/3/22.	.		
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	Yes	Note: AOV testing by Tunstalls 25/7/22.	.		
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 6/7/22 Recorded on Active "H".	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
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		.		
20	Evacuation Policy					
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.	.		

21	Miscellaneous				
21.1	Sandtoft and Russett house have a rooftop Harvesting System contacted Kevin Turner to look at Maintenance of Pumps as not being Completed. Last time tested 3/12/ 2018.			.	
21.8				.	

Residents Front Doors						
Sandtoft					15/08/2022	
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:
1	No	5689	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
2	No	5690	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
3	No	5691	Resident Fire Door Inspected and found to meet the FD30 Specification.	-		
4	No	5692	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
5	No	5693	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
6	Yes	5691	Resident Fire Door Inspected and found to meet the FD30 Specification.	-		
7	No	5694	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
8	Yes	5695	Resident Fire Door Inspected and found to meet the FD30 Specification.	-		

Photographs - Fire

15/08/2022

Sandtoft



Photo No. 1

Note: Rear Elevation and access Exit Door to scheme.

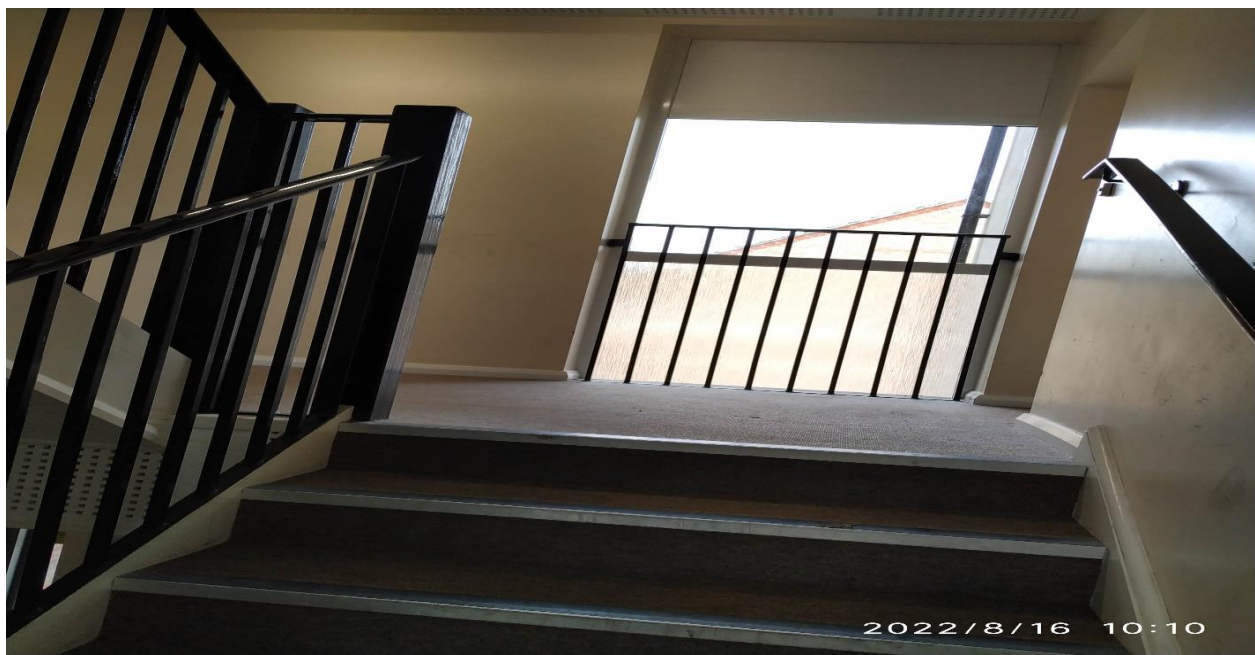


Photo No. 2

Note: Standard level changes and furniture.

Photographs - Fire

15/08/2022

Sandtoft

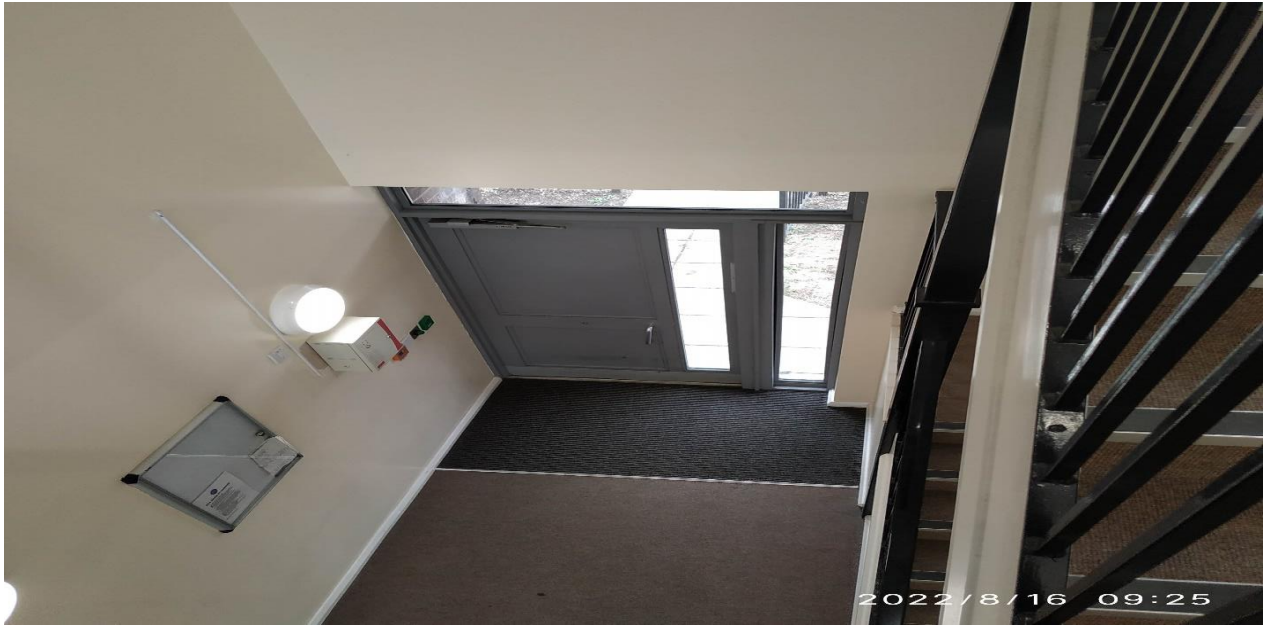


Photo No. 3

Note: Main access Door to street Exit signs added.



Photo No. 4

Note: AOV Panel and Emergency door Release.

Photographs - Fire

15/08/2022

Sandtoft



Photo No. 5

Note: Standard scheme Door.



Photo No. 6

Note: Exit signs addedd to doors.

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

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
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

Action Plan - Fire					
Sandtoft				15/08/2022	
TOLERABLE					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards	ON DAY OF INSPECTION WITH THE CUSTOMER PARTNER NO FIRE SAFETY RELATED ISSUE'S FOUND ON THIS SCHEME AND DEEMED AS A SATISFACTORY INSPECTION.				

Action Plan - Residents Front Doors						
Sandtoft				15/08/2022		
Flat No.	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
		RESIDENT FIRE DOOR INSPECTION IS SATISFACTORY AND NO ACTIONS REQUIRED ON THIS SCHEME. MANY DOORS NOT ACCESSED BUT THOSE ACCESSED MEET THE INSPECTION REGIME OF FD30 DOORS.	-			