

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

**Asset ID: 54**                      **Walpole Court, Peterborough**

## Cover Sheet

Photo



Date of Fire Risk Assessment	20 Apr 2023
Date of Next Fire Risk Assessment	31 Jul 2023
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 accent fire safety

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**This report has been validated by:**

**Name:**

**Date:**

**Comment:**

## The Scheme

Scheme Name	Walpole Court
Scheme Address	Walpole Court, Peterborough
Postcode	PE1 2HF
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	

## The Building

Accommodation Type	CAT1 Housing for Older People (S27), Supported Housing (S50)
Build Date	Jan 1 1987
Number Of Homes	16
Homes breakdown	Flat
External wall construction	Timber Frame
External wall finish	Facing Brick, Timber Clad
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	Yes
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?)	No communal areas just outside washer dryer storag
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	Washer dryer outhouse
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

**Asset ID: 54**                      **Walpole Court, Peterborough**

Fire Detection and Warning System	Common areas only
Grade of fire alarm	Grade E
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Not fitted
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	20
Occupant tenure type breakdown	General Needs, CAT1 Housing for Older People, Designated Supported Housing for Older People

**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	20/04/2023
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 accent fire safety
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	
Scheme Inspection completed	Yes
Number of occupants	20
Personal Emergency Evacuation Plans in place	Yes
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)	No communal areas just outside washer dryer storag
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	Washer dryer outhouse

## 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 E
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Not fitted
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	No

## Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	No
Comment	Washer dryer external to scheme
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	
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?	N/A

**Asset ID: 54**

**Walpole Court, Peterborough**

Comment

Does the building have a lightning protection system?

No

Comment

## Gas installations

Is there a commercial/domestic gas supply to the scheme?

N/A

Comment

Valid LGSR held on file for fixed communal area gas appliances?  
(Boilers)

N/A

Comment

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

N/A

Comment

## Other Sources of Ignition

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

N/A

Comment

Adequate security against arson?

Yes

Comment

Are refuse/recycling bin areas managed and suitably located?

N/A

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?

N/A

Comment

Are unnecessary accumulations of combustible materials or waste  
avoided?

N/A

Comment

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

Purpose built washer dryer brick construction all flats have there own door.

Escape routes unobstructed and safe to use? Yes

Comment

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

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

### **Fire Spread and Development**

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

Comment

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? N/A

Comment

Loft hatches fire resisting? N/A

Comment

**Asset ID: 54**

**Walpole Court, Peterborough**

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

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available? N/A

Comment

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? N/A

Comment

Emergency lighting units in good condition and securely fixed to walls/ceilings? No

Comment

Records of monthly/annual testing available? N/A

Comment

**Fire Safety Signs and Notices**

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

Comment

Over door illuminated exit sign

Directional fire escape signage in place and adequate? N/A

Comment

Is there suitable LIFT signage i.e. do not use in case of fire? No

Comment

Do common area fire doors display the correct signage on both sides where applicable? N/A

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? 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? 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?

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 with all other Responsible Persons for the premises? Yes

Comment

How will this sharing be achieved? 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?

Yes

Comment

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

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).

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**

<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**