

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

Asset ID: 38 **Chesterton Court Russell Street, St Neots**

Cover Sheet

Photo



Date of Fire Risk Assessment	23 Sep 2024
Date of Next Fire Risk Assessment	23 Sep 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@accentgroup.org

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	Chesterton Court
Scheme Address	Chesterton Court Russell Street, St Neots
Postcode	PE19 1BS
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
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	CAT2 Housing for Older People (S28), Supported Housing (S50)
Build Date	Jan 1 1981
Number Of Homes	64
Homes breakdown	Bedsit, Communal Area, Flat
External wall construction	Facing Brick
External wall finish	Cement Render, Facing Brick, Hung Tiles, Paint Render
Roof construction	Timber
Roof covering	Flat Roof, Slate Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	1, 2
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	8
Number of External Staircases	1
External Balcony part of escape route?	No
Unusual features	
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 38 **Chesterton Court Russell Street, St Neots**

Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade A
Category of fire alarm	LD1 Maximum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	50
Occupant tenure type breakdown	CAT2 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	10
Overdue Annual Emergency Lighting tests	10
Overdue Weekly Fire Alarm Testing	1
Overdue Fire Panel - Six Monthly Testing	14
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	23/09/2024
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@accentgroup.org
Enforcing Fire Authority	Cambridgeshire Fire and Rescue Service
Scheme Tel. No	
Other staff in attendance	Scheme manager
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	50
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)	8
Number of external staircases	1
External balcony part of escape route?	No
Unusual features	

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 linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD1 Maximum 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?

Comment

On the day of inspection the electrical installations in the community area and blocks were found to in good condition most blocks have a fuse box visible in communal area.

Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)

Comment

Yes

The community area blocks and flats have an in date Electrical certificate which is uploaded to Active "H" and M files database.
A flat electrical test sampled for flat 14 recorded as 13/3/24.

Electrical App/PA Testing - tested within past 12 months?

Comment

Yes

The annual electrical PAT test completed on the scheme completed by Aaron services and uploaded to Active "H" and M files.

Absence of trailing leads and adapters?

Yes

Comment	No evidence of trailing leads within communal blocks.
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	There are purpose mobility scooter storage and electrical charging on this scheme x3.
Is there a purpose built mobility scooter store/charging area?	Yes
Comment	As above note 2.1.52.
Does the building have a lightning protection system?	No
Comment	

Gas installations

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	No gas in communal blocks but residents have a gas supply.
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	No
Comment	Sample flat No 14 (Asset 2243) checked on the day of inspection gas safety inspection recorded as 21/6/24.
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	Details as above on note 3.1.61
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	As note above tested and recorded uploaded to Active"H" and M files contractor completed.

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Communal areas are designated no smoking and residents are made aware by signage and policy is enforced.
Adequate security against arson?	Yes
Comment	All doors secure on the day of inspection on all blocks and there is also CCTV coverage.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	
Are there communal cooking facilities at this scheme?	Yes
Comment	A ceramic hob which is very occasionally used by residents.
Are reasonable measures taken to prevent fires as a result of cooking?	Yes

Comment

Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?

Yes

Comment

Housekeeping

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

Yes

Comment

All electrical and service cupboards are secure and clear.

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

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?

Yes

Comment

Fire retardant labels attached to the furniture in the community areas at the time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

The scheme has a laundry room and dryers all machines are maintained annually and the contract includes lint removal. Residents are reminded to remove lint monthly and after use.

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

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

Observation Priority Referred To Required By: Task ID

Clear corridor policy.



Observation Priority Referred To Required By: Task ID

Clear corridor policy.



Fire Spread and Development

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

Yes

Comment

Compartmentation survey was completed in 2020 and remedial works completed.

Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?

Yes

Comment

The surface linings mostly brick build will not promote fire spread.

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

Loft hatches fire resisting?

Yes

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 this includes blocks and community area.

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?

Yes

Comment

Kitchen area shutter linked to fire alarm system.

Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?

Yes

Comment

The scheme a non maintained system in communal areas and meets the required specification BS5266-1.

Emergency lighting units in good condition and securely fixed to walls/ceilings?

Yes

Comment

On inspection all light fittings found to be fully functioning and secure in the blocks and community area.

Records of monthly/annual testing available?

Yes

Comment

The emergency lighting system at this scheme has been tested monthly on 5/9/24 and the annual drop test was completed on the 10/7/24.

Fire Safety Signs and Notices

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

Yes

Comment

All relevant signage is provided at each exit and in other areas.

Directional fire escape signage in place and adequate?

Yes

Comment

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

All doors communal replaced as part of compartmentation works 2020 and denoted.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

The community building and stairwells of each block are connected by smoke detectors linked to Warden call system,calls go to Astraline the collecting station.

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

Yes

Comment

Yes

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

Yes

Comment

The fire panel is tested 6 monthly by the contractor Tunstalls,the weekly test completed by the scheme manager last text date of fire panel recorded and uploaded to Active "H" and M files.

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

Yes

Comment

The fire alarm panel is located in the community foyer and tested as above note 11.1.137

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

Yes

Comment

Doorgaurds fitted in the community area.

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

Yes

Comment

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

Yes

Comment

The fire panel is linked into Astraline via Warden call and tested weekly by the scheme manager,contact made with Astraline by scheme manager to ensure line active.

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? Comment	Yes
Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves? Comment	N/A
Records available of fire fighting equipment servicing within past 12 months? Comment	Yes The fire extinguishers are tested annually by Morgan Fire recorded test date 10/23 so due in October.

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act? Comment	No
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? Comment	N/A
Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded? Comment	N/A
Will this FRA be shared will all other Responsible Persons for the premises? Comment	N/A
How will this sharing be achieved?	N/A independant living scheme.
Is an office or IL scheme being inspected? Comment	Yes
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens? Comment	Yes Scheme manager is on site Monday to Friday office hours only.
Offices - Are there suitable arrangements for ensuring the premises are evacuated? Comment	N/A
Offices - Are there suitable arrangements for evacuating disabled people? Comment	Yes A PEEPS personal centred fire risk assessment is completed for all residents. The emergency evacuation plan is kept on site and the Emergency services can access in the event of a fire. Services contact Astraline and keysafe released.

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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? Yes

Comment

Offices - Are fire drills carried out at appropriate intervals? N/A

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

Residents call the fire and rescue service in the event of a fire. Warden call also available.

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

When residents move into the flats they are given fire safety advice and also leaflets and a link into the website to look at any fire related advice. The residents are made aware of their local fire safety officer to seek further information.

Is general fire safety information disseminated to residents? Yes

Comment

Fire routine notices are located in the community areas and stairwells on all fire exit routes. During the year campaigns are communicated by the fire safety team of different themes. ie Christmas fireworks and winter safety.

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. Yes

Action leading to a repair N/A

Internal administrative Action N/A

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

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**