

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region : East

Scheme Name : Franks Close

Scheme Address : Kirton
Boston
PE20 1ZD

Date of Assessment: 18/5/20202

Date of Next Assessment: 17/05/2025

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		Franks Close	
Region:	East		
Scheme Name:	Franks Close		
Site Address:	Street:	Kirton	
	Town:	Boston	
	Post Code:	PE20 1ZD	
Block & Asset No.	Block 17-23	Asset 899	
Scheme Tel. No:			
Date of this Assessment	18/5/2020		
Date of Next Review	17/05/2025		
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	Vacant		
Customer Partnership Manager	Keith Bowman		
Contract Manager	Kevin Turner		
Scheme Manager/Customer Partner	Alan Percival		
Other staff in attendance	None		
Use of Building	General Needs		
Approximate Number of occupants	4		
Occupancy Profile	Families		
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 Organisation Policy		
Scope of Assessment	Type 3 (Common Parts & Flats - Non Destructive)		
Applicable Fire Safety Guidance	Sleeping Accommodation Guide		
	LACORS Guide		

Building Details	Franks Close
Construction Date	1997
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	Yes Laminated front facia first floor.25%
Are there any balconies	N/A
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	4
Number of storeys above ground	One
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Protected (Fire Sterile Area).
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	Flats only
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:	

Significant Findings - Fire						
Franks Close					18/5/20202	
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 on each floor of this scheme..	.		
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 7/5/19.(5 year inspection due May 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 17 EIC 8/9/21.(5 year inspection dueSept 2026).	.		
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 on this sche.	.		
2	Smoking:					
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.	.		
3	Arson:					

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?	Yes	Note: Generally clear & tidy scheme on day of inspection all area's.	.		
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: 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.	N/A	Note: Sample Flat 17 No Gas safety check Required as storage heaters.	.		
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	Note: This Scheme is General Needs no Requirement.	.		
6	Lightning Protection System:					
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.	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	Yes	Note: all areas of this scheme satisfactory clean and tidy.	.		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	N/A	Note: No storage in Communal area.	.		

7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Note: This Inspection Found no accumulation of flytipping or combustables.	.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	Note: At time of inspection bin storage area's tidy and no issues.	.		
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.	.		
8	Furniture/furnishings on escape routes and other communal areas:					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A	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.	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		.		
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: A protected stairway provides a "Fire Sterile area" and escape routes are within permissible distances of travel which lead to a place of safety and safe Air.	.		
10.2	Escape routes unobstructed and safe to use?	Yes	Whole scheme Communal areas Clear and not one obstruction identified.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Note: This scheme has 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.	.		
11	Measures to Limit Fire Spread and Development:					
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.	.		
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?	Yes	Note: Stand alone Block and fire stopping adequate.	.		
11.5	Loft hatches fire resisting?	No	Note: Loft hatch requires replacement as non Fire Resistant and a domestic type.	Med	1/8/22	Fire Safety Manager
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?	Yes	Note: This scheme externally will not propogate fire spread to the external Envelope of this building.There is limited wood cladding but will not effect spread.	.		
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 block does not have communal Fire Doors internally.	.		

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		.		
13	Flat entrance doors (Internal Common Areas)					
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 Flat door 17 inspected. Knocked to seek permission with full PPE..	.		
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: 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		.		
15	Emergency Escape Lighting:					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes	Note: This Scheme has a Non Maintained system illuminated when normal lighting supply Fails. For	.		
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 3/5/2022.	.		
15.10	Are records of annual testing available?	Yes	Note: Annual 3 hr Drop test dated 23/8/21 & 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 if Required.	'		
16.3	Directional fire escape signage in place and adequate?	Yes	Note: Open Plan communal area simple exit as no other option New sign affixed main door..Fire Exit Sign are not a requirement if it is 'Obvious' where the Exit is.	'		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	Yes		'		
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: Smoke and Heat detectors located in flats. Stand alone.	'		
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".	'		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	Note: General Needs Scheme.	'		
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)	N/A	Note: No Gas just storage heaters	'		
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.Last inspection dated 1/9/21 only Annual.	.		
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				.	

Residents Front Doors						
Franks Close					18/5/20202	
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:
17	Yes	3494	Resident Fire Door Inspected and found to meet the FD30 Specification.	-		
19	No	3495	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
21	No	3496	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
23	No	3497	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		

Photographs - Fire

18/5/20202

Franks Close



Photo No. 1

Note: Main access Door to Block.



Photo No. 2

Note: Ground to first Floor. Loft Hatch None FR no detection.

Photographs - Fire

18/5/20202

Franks Close



Photo No. 3

Note: Standard door on this scheme.

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					
Franks Close				18/5/20202	
TOLERABLE					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Loft hatches fire resisting?	Note: Loft hatch requires replacement as non Fire Resistant and a domestic type.	Med	01/08/22	Fire Safety Manager	Task 1532397 - 996534

Action Plan - Residents Front Doors						
Franks Close				18/5/20202		
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.	·			