

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	East
Scheme Name :	Curlew Lodge
Scheme Address :	Oakleigh Drive Peterborough PE2 7JX
Date of Assessment:	09/02/2022
Date of Next Assessment:	08/02/2025
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		Curlew Lodge
Region:	East	
Scheme Name:	Curlew Lodge	
Site Address:	Street:	Oakleigh Drive
	Town:	Peterborough
	Post Code:	PE2 7JX
Block & Asset No.	Block 1-4	
Block & Asset No.	Block 1-8	
Scheme Tel. No:		
Date of this Assessment	09/02/2022	
Date of Next Review	08/02/2025	
Fire Risk Assessment Frequency	3 Years	
Health & Safety Assessment Frequency	3Years	
Purpose of Fire Risk Assessment	3 Year Re-Assessment	
Fire & Safety Assessor	Lynn Betteridge	
Director of Customer Experience	Damian Roche	
Customer Partnership Manager	Keith Bowman	
Contract Manager	Natalie Chilcott	
Scheme Manager/Customer Partner	Jenna Lowry-Hubball	
Other staff in attendance	None	
Use of Building	General Needs	
Approximate Number of occupants	14	
Occupancy Profile	Elderley	
Familiarity of the occupants	Slightly 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	Purpose-built flats guide	
	LACORS Guide	

Building Details	Curlew Lodge
Construction Date	1977
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 Flats over 2 blocks joined.
Number of storeys above ground	Two
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?	N/A
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Retail
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	
Evacuation Alert System (EAS)	Yes-Alarm Sounder
Additional Comments:	
Emergency Lighting Provision	Non Maintained System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted

Significant Findings - Fire						
Curlew Lodge					09/02/2022	
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 19/9/2022.	.		
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 4 EIC 19/9/2019.	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	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	N/A	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 resident flats & not communal areas.	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	Note:At time of inspection building 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.	.		
4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.					
4.1	If portable heaters are used, are there suitable controls?	N/A	Note: No portable heaters in Communal stair wells, Unable to control residents heaters within Flats but through media advised on Electrical/Gas safety.	.		
4.2	Are fixed heating installations subject to regular maintenance?	N/A		.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	Note: Sample Flat 4 Gas safety check completed 17/2/21 Smoke/Heat/Co2 detectors checked all uploaded to Active "H".	.		
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?	N/A	Note: No Lightning 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 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: All cupboards at locked and unavailable to check. Signage added to Doors. Only Storage in Entrance area .	.		

7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Note: This visit Found no accumulation of flytipping.	'		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	Note: At time of inspection bin storage in carpark area tidy.	'		
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.	Yes	Note; Clear corridoor policy in force by Accent & FSO, furniture is not permitted in communal areas.	'		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	Note: Clear areas all over scheme a real improvement as previous flytipping issues..	'		
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 maintained in a sterile condition?	Yes	Whole scheme impressive and not one obstruction identified.	'		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Note:All have internal thumb screw to exit as well as lever handle.	'		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Note:Ground Floor has no rear access so scheme has no alternative Exit.	'		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Note: Clear from Obstructions on Exit.	'		
10.6	Do failsafe's on locked exit doors function correctly?	N/A	Note: No Emergency release affixed to door at this scheme.	'		
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 acceptable.	'		
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 roof level. 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 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	Note: Loft spaces in Communal area's accessed to check loft Compartmentation.	.		
11.5	Loft hatches fire resisting?	No	Note: Very low Hazard FR loft hatch tasked to be replaced.	Med	1/5/22	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?	No	Note: No External Cladding/ Balconies present and no significant fire spread Risk Externally.	.		
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: No communal Fire Doors on either block.	.		
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	If yes, see "Residents Front Doors Sheet"	.		
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 balcony's across the 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: Non Maintained system illuminated when normal lighting supply Fails.Maintained system always illuminated.	.		
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 21/1/22.	.		
15.10	Are records of annual testing available?	Yes	Note: Annual 3 hr Drop test dated 9/8/21& 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 on all Blocks.	.		
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	Note: No lift across the all Blocks.	.		
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.	.		

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".Detection in flats only.	'		
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 checks on all flats recorded on Active "H" Sample flat No 4 recorded as inspected 17/8/21 smoke /heat and Co2 tested.	'		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A		'		
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.	.		
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.	.		
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						
Curlew Lodge					09/02/2022	
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:
			External inspection only of other doors due to Covid19. Appeared in good condition, well constructed and close fitting with no glazing. Active "H" updated with Cymbol Inspection Regime. Due to latest outbreak Omicrom no access at present.	-		

Photographs - Fire

09/02/2022

Curlew Lodge



Photo No. 1

Note: Main Access to Block



Photo No. 2

Note: Communal Access - Fire Routine notice-bell sonder- Break glass

Photographs - Fire

09/02/2022

Curlew Lodge



Photo No. 3

Note: Ground to First Floor Hand Rails and step tread visible.



Photo No. 4

Note: First Floor access low risk next inspection will task FR loft Hatch

Photographs - Fire

09/02/2022

Curlew Lodge

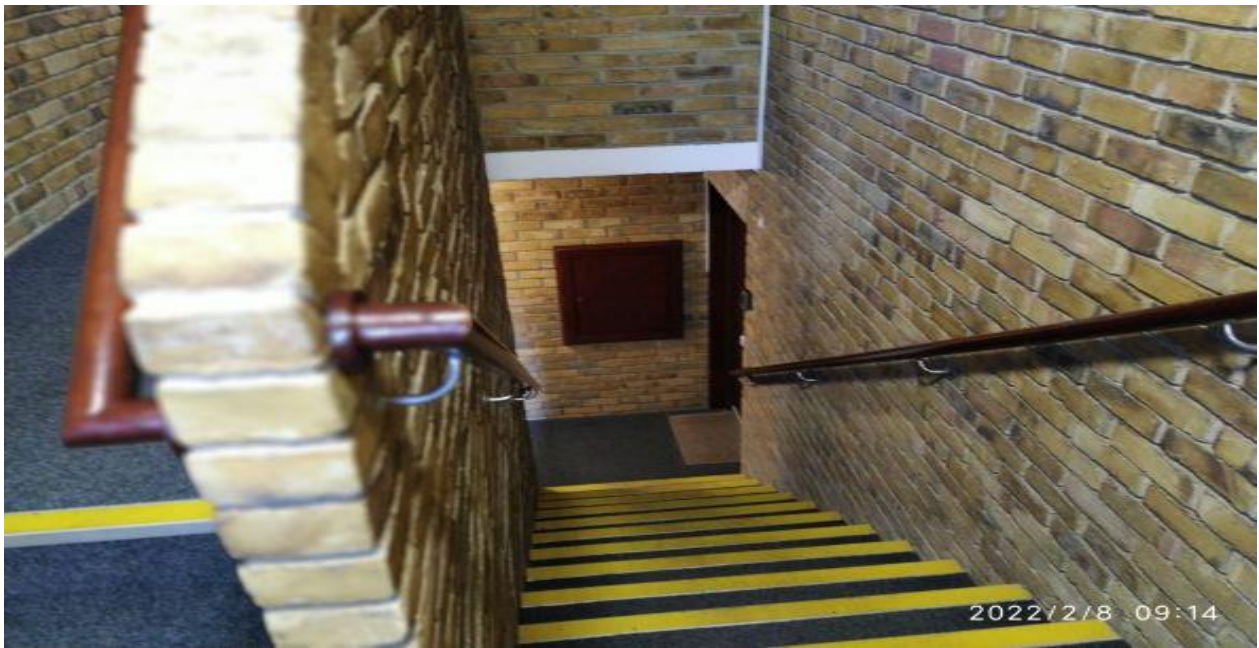


Photo No. 5

Note: Exit from first floor highlighted step re visual impairment.



Photo No. 6

Note: Scheme standard Fire door.

Action Plan - Fire					
Curlew Lodge				09/02/2022	
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: Very low Hazard FR loft hatch tasked to be replaced.	Med	01/05/22	Fire Safety Manager	Task 1487479

Action Plan - Residents Front Doors						
Curlew Lodge				09/02/2022		
Flat No.	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
		Flat Doors visually inspected from communal area and communal doors checked for operation, all doors look square and flush with rebate. All doors on this scheme have internal self closers fitted.All Doors uploaded to Active "H" Omicrom outbreak back to	-			