

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

Asset ID: 24 **Ingleborough, Peterborough**

Cover Sheet

Photo



| | |
|-----------------------------------|---|
| Date of Fire Risk Assessment | 14 Nov 2022 |
| Date of Next Fire Risk Assessment | 14 Nov 2025 |
| 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 |

This report has been validated by:

Name: *Paul McMillan - Fire + Safety Manager*

Date: 16/11/2022

Comment: Suitable & Sufficient

The Scheme

| | |
|------------------------------------|-----------------------------------|
| Scheme Name | Ingleborough |
| Scheme Address | Ingleborough, Peterborough |
| Postcode | PE1 3BY |
| Region | East |
| Scheme Manager | |
| Scheme Tel. No | |
| Scheme Inspection Completed | Yes |
| Enforcing Fire Authority | Cambridgeshire FRS |
| Other staff in attendance | None |
| Number of on-site Accent staff | None |
| Number of other (non-Accent) staff | Contract Cleaners in common areas |

The Building

| | |
|---|--|
| Accommodation Type | General Needs (S30) |
| Build Date | Jan 1 1981 |
| Number Of Homes | 22 |
| Homes breakdown | Flat |
| External wall construction | Facing Brick |
| External wall finish | Facing Brick, UPVC Cladding |
| Roof construction | Timber |
| Roof covering | Slate Pitched |
| PEEPs in place where necessary | N/A |
| Current Evacuation Strategy | Stay Put (Delayed) Evacuation |
| Conversion or purpose-built | Purpose Built |
| Number of storeys | 3 |
| Number of floors on which car parking is provided | 0 |
| Is there a habitable basement? | No |
| Number of internal Staircases (protected or unprotected?) | 1 |
| Number of External Staircases | 0 |
| External Balcony part of escape route? | N/A |
| Unusual features | None |
| Building Access Conditions for Fire Brigade | Vehicular Access to one or more elevations |

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| | |
|---|-----------------------------|
| Fire Detection and Warning System | None fitted |
| Grade of fire alarm | |
| Category of fire alarm | |
| Emergency Lighting Provision | Mixed system - Common areas |
| Portable Fire Extinguishers supplied/fitted | No |
| Fixed Fire Fighting Installations | No |

Customers

| | |
|--------------------------------|--------------------------|
| Number of occupants | 36 |
| Occupant tenure type breakdown | General Needs, Leasehold |

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 | 3 |
| Overdue Annual Emergency Lighting tests | 3 |
| Overdue Weekly Fire Alarm Testing | 0 |
| Overdue Fire Panel - Six Monthly Testing | 0 |
| Overdue Fire Safety Equipment tests | 0 |

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 | 14/11/2022 |
| 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 |
| Enforcing Fire Authority | Cambridgeshire FRS |
| Scheme Tel. No | |
| Other staff in attendance | None |
| Number of on-site Accent staff | None |
| Number of other (non-Accent) staff | Contract Cleaners in common areas |
| Scheme Inspection completed | Yes |
| Number of occupants | 36 |
| Personal Emergency Evacuation Plans in place | N/A |
| Current Evacuation Strategy | Stay Put (Delayed) Evacuation |
| Conversion or purpose-built | Purpose Built |
| Number of Storeys | 3 |
| Number of floors on which car parking is provided | 0 |
| Is there a habitable basement? | No |
| No. of internal staircases (protected/unprotected) | 1 |
| Number of external staircases | 0 |
| External balcony part of escape route? | N/A |
| Unusual features | None |

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 | None fitted |
| Grade of Fire Alarm | |
| Category of Fire Alarm | |
| Emergency Lighting Provision | Mixed system - Common areas |
| 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) | Yes |
| Comment | The electrical installation within the communal area is satisfactory over 3 blocks and was last recorded 12th of the 11th 2019 which is inside the fire testing regime |
| Electrical App/PA Testing - tested within past 12 months? | N/A |
| Comment | |
| Absence of trailing leads and adapters? | Yes |
| Comment | |
| Evidence that mobility scooters are not being stored/charged in common areas? | No |

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Comment

Is there a purpose built mobility scooter store/charging area? No

Comment

Does the building have a lightning protection system? No

Comment

Gas installations

Is there a commercial/domestic gas supply to the scheme? No

Comment

Other Sources of Ignition

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

Comment

Adequate security against arson? Yes

Comment

Are refuse/recycling bin areas managed and suitably located? Yes

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? Yes

Comment

Are unnecessary accumulations of combustible materials or waste avoided? No

Comment

In block 13 to 18 a resident at number 14 has combustible materials staked and at time of inspection was requested to remove I had a discussion with the resident on fire safety concerns and advised that I will Re inspect on the 15th of the 11th 2022 at 4 p.m. to check communal area has been cleared.

Are combustible materials and substances separated from ignition sources and stored appropriately? Yes

Comment

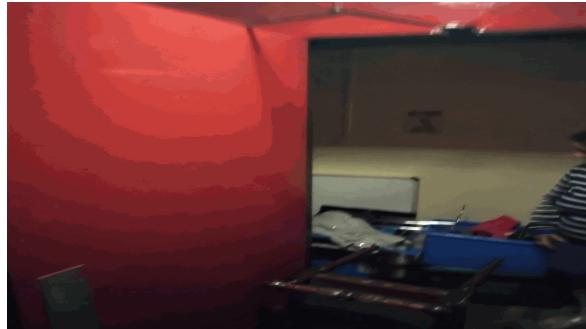
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations? Yes

Comment

| Observation | Priority | Referred To | Required By: | Task ID |
|-------------|----------|-------------|--------------|---------|
|-------------|----------|-------------|--------------|---------|

On completion of the inspection and the conversation with the resident of number 14 I contacted the customer partner reform me that several agencies were involved with the Resident and the action was

Internal - High



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

Escape routes unobstructed and safe to use?

No

Comment

As per previous comments Re Resident no 14.

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

Fire Spread and Development

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

Yes

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? | Yes |
| Comment | Unable to ascertain as no access at head of stairs. |
| Loft hatches fire resisting? | N/A |
| Comment | None on scheme in communal areas. |
| 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? | Yes |
| Comment | |
| Emergency lighting units in good condition and securely fixed to walls/ceilings? | Yes |
| Comment | All affixed and working. |
| Records of monthly/annual testing available? | Yes |
| Comment | The monthly inspection was completed on the 26th of October 2022 2 and the annual inspection is recorded us the 3rd of August 2022 all information is recorded on active h carried out by Tunstalls. |

Fire Safety Signs and Notices

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

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Directional fire escape signage in place and adequate? Yes

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? Yes

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? The residents are given for safety information which is available in Word format or available on the internet sign it is provided within the communal areas on fire advice and the fire safety officer is made available for residence to discuss any issues regarding their scheme

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? Yes

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

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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? N/A
Comment
Is the lift in full working order at the time of the FRA? N/A
Comment
Is the lift fitted with a firefighters switch? N/A
Comment
Servicing and insurance inspection - Evidence of regular servicing/maintenance? N/A
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 The residents are giving fire safety advice and I informed to call 999 and ask for the fire service if there is a fire in Netflix or on the scheme.

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?
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 Through media and Newsletters.

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.

No

Some minor works were required which have been raised with our contractors.

No

Unauthorised items were found in communal areas and arrangements were made for their removal.

Yes

Not all records were up to date, as noted in the table below. Arrangements have been made for these to be completed.

No

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.

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**