

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

Asset ID: 20 **Sudbury Court - Sheltered Sudbury Court 6 - 55, Peterborough**

Cover Sheet

Photo



Date of Fire Risk Assessment	12 Aug 2024
Date of Next Fire Risk Assessment	12 Aug 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 GfireE (Dip) NEBOSH

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	Sudbury Court - Shelt
Scheme Address	Sudbury Court - Sheltered Sudbury Court 6 - 55, Peterborough
Postcode	PE7 1RY
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	No
Enforcing Fire Authority	Cambridgeshire Fire and Rescue Service.
Other staff in attendance	Scheme manager on site and completed scheme check.
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), General Needs (S30), Supported Housing (S50)
Build Date	Jan 1 1978
Number Of Homes	62
Homes breakdown	Flat, Bungalow, Community Centre
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Flat Roof, Interlocking 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?)	1 staircase in each block total blocks 9.
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None

Asset ID: 20

Sudbury Court - Sheltered Sudbury Court 6 - 55, Peterborough

Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Fire Detection and Warning System	Flats and common areas not 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	10
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	12/08/2024
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 GfireE (Dip) NEBOSH
Enforcing Fire Authority	Cambridgeshire Fire and Rescue Service.
Scheme Tel. No	
Other staff in attendance	Scheme manager on site and completed scheme check.
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	No
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)	1 staircase in each block total blocks 9.
Number of external staircases	None
External balcony part of escape route?	N/A

Fire Risk Assessment Survey Results

Unusual features	None
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 not 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?	Yes
Comment	On the day of inspection the electrical installations in the community areas and blocks were found to be in good working condition.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	The community area Blocks and flats have an indate electrical certificate which is uploaded to Active "H" and the M files database. A flat electrical test sampled for flat17 recorded as 2/12/2019. Community area Dated 16/62024.
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	The electrical PAT test completed on 17/2024 by AAaron 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 X4.
Is there a purpose built mobility scooter store/charging area?	Yes
Comment	Details of charging noted as above 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 the community area but flats have gas.
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	N/A
Comment	No gas in the communal areas.
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	Sample flat No17 (Asset 1288) checked on day of inspection, gas safety inspection recorded as 18/6/2024.
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 AAaron services.

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 and the policy is enforced,
Adequate security against arson?	Yes
Comment	All doors secure on scheme at the time of inspection 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 cooker which is very occasionally used.

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 service 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? Yes

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 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 contract includes lint removal. Residents are reminded to remove lint.

Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire? Yes

Comment

The blocks of flats has a "stay put" policy the community area building has a "simultaneous evacuation" policy and the residents have been made aware and that they proceed to Assembly point.

Escape routes unobstructed and safe to use? Yes

Comment

At the time of inspection communal areas and stairwells/corridors clear at each level.

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

All flats lead into a protected communal area and staircase the travel distances are acceptable for this scheme.

Escape routes lead to final exits and open in direction of escape where necessary?

Yes

Comment

Community room has simultaneous evacuation to Assembly point.

Fire Spread and Development

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

Yes

Comment

A 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 meet classification C-s3,d2 .

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

The .oft hatches in the blocks are not accessible as located in the flats. Community area fire-resistant.loft hatch access to check compartmentation.

Loft hatches fire resisting?

Yes

Comment

As above e note located community area.

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?

Yes

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 has a manually operated steel shutter checked on day of inspection for operation functionality.

Emergency Escape Lighting

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

Yes

Comment

The scheme has a maintained system 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 10/7/24 and the annual drop test was completed on 2/8/24.

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

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 detection linked to Warden call system via stairwells and flats, calls go to collecting station Astraline.

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

Yes

Comment

The fire panelis tested 6 monthly by the contractor, weekly test completed by the scheme manager. Tunstalls 6 month test completed on 23/3/24

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

Yes

Comment

The fire alarm panel is located in the community foyer maintained and tested by contractor Tunstalls.

Fire alarm components in good condition and securely fixed to walls/ceilings? Comment	Yes
Hold open devices operate at the sounding of the alarm and are in a serviceable condition? Comment	Yes
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? Comment	Yes
Is the fire alarm panel remotely monitored, and if so are there records of regular testing? Comment	Yes The fire panel links into Astraline along with Warden call and tested weekly by the scheme manager and contact made to 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? Comment	Yes
Portable fire extinguishers - appropriate type/number/position? Comment	Yes
Correct signage displayed by each fire extinguisher? Comment	Yes
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	No
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 23/9/23.

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?	

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?

Comment

Will this FRA be shared with all other Responsible Persons for the premises?

Comment

How will this sharing be achieved?

Is an office or IL scheme being inspected?

Yes

Comment

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?

Yes

Comment

Scheme manager is on site Monday to Friday office hours only.

Offices - Are there suitable arrangements for ensuring the premises are evacuated?

Yes

Comment

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 the release key safe.

Offices - Are there suitable arrangements for evacuating disabled people?

N/A

Comment

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

The alarm system is linked to Astraline Warden call system.

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 the any fire safety related advice.the residents are made aware of there local fire safety officer to seek further information .

Is general fire safety information disseminated to residents?

Yes

Comment

Fire routine notices are found in community areas and stairwells on fire exit routes.During the year campaigns are communicated on fire safety themes.

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).

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