

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

**Asset ID: 26**                      **Bevishall, Peterborough**

## Cover Sheet

Photo



Date of Fire Risk Assessment	01 Jul 2024
Date of Next Fire Risk Assessment	02 Aug 2024
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. This FRA for this scheme covers the community area and scheme communal blocks.

**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	Bevishall
Scheme Address	Bevishall, Peterborough
Postcode	PE4 7PS
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	
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 1983
Number Of Homes	56
Homes breakdown	Communal Area, Flat, Bungalow
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?)	1in each block.
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

**Asset ID: 26**

**Bevishall, Peterborough**

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	42
Occupant tenure type breakdown	General Needs, 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	1
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	01/07/2024
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. This FRA for this scheme covers the community area and scheme communal blocks.
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	
Number of occupants	42
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)	1in each block.
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 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	The community area and the flats have an in date Electrical test certificate which is uploaded to Active H and M files dated 10/12/2019.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Sample flat number12 asset 1754 certificate checked.
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	The electrical PAT for communal area completed on 29/8/2023. Uploaded to Active H and M files.
Absence of trailing leads and adapters?	N/A
Comment	

Evidence that mobility scooters are not being stored/charged in common areas?

Yes

Comment

Is there a purpose built mobility scooter store/charging area?

Yes

Comment

A resident is charging his scooter externally adjacent to the scooter store using a non compliant extension cable IP66. Scheme manager to remove and advice given.

Does the building have a lightning protection system?

No

Comment

## Gas installations

Is there a commercial/domestic gas supply to the scheme?

Yes

Comment

Valid LGSR held on file for fixed communal area gas appliances? (Boilers)

N/A

Comment

No communal gas appliances each Independent living flat has a boiler.

Valid LGSR held on file for residential flats that contains gas appliances?

Yes

Comment

Sample flat checked on day of inspection, Gas safety inspection recorded as 7/5/2024. Uploaded to Active H and M files.

Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results

Yes

Comment

This scheme is Independent living, a Sample flat number 12 was checked for gas safety certificate which was dated 7/5/2024.

## 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 areas and the policy is enforced.

Adequate security against arson?

Yes

Comment

At the time of inspection all doors to blocks found secure access via fob.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Are there communal cooking facilities at this scheme?

Yes

Comment

Minimal use 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

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

Generally the scheme is well managed and kept well maintained.

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

Communal furniture is labelled and compliant.

### Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

The laundry room has a annual maintenance contract for cleaning and residents are advised to remove filters monthly.

### 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 main blocks flats are "stay put" the community area is simultaneous Evacuation.

Escape routes unobstructed and safe to use?

Yes

Comment

This scheme has escape routes that are always kept clear.

Exits immediately openable without a key and/or failsafe's function correctly?

Yes

Comment

Each block also has Emergency release buttons.

Reasonable distances of travel where there is a single/alternative direction of travel?

Yes

Comment

Two directions of travel in community area.

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

A compartmentation survey was conducted in 2019 and this scheme both blocks and community area has had significant fire stopping and compartmentation works.

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

Yes

Comment

All finishes will not enable 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

See note 8.1.100 above.

Loft hatches fire resisting?

Yes

Comment

Completed under compartmentation works.

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.

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 fire shutter which is manually operated.

## 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

On inspection found to be fully functioning and secure.

Records of monthly/annual testing available?

Yes

Comment

The emergency lighting system at this scheme has been tested monthly 10/6/2024 and the annual drop test was completed on 3/1/2024.

### Fire Safety Signs and Notices

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

Yes

Comment

Directional fire escape signage in place and adequate?

Yes

Comment

Located in all blocks and community area.

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

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

Yes

Comment

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

Yes

Comment

The fire panel is tested 6 monthly as part of the contract with Tunstalls and the weekly test completed by the scheme manager and recorded on Active H and M files.

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

Yes

Comment

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

Yes

Comment

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 alarm system is monitored by Astraline as the collecting station and regular texting takes place and Warden call.

## 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?

Yes

Comment

Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?

N/A

Comment

Records available of fire fighting equipment servicing within past 12 months?

Yes

Comment

The fire extinguishers are tested annually by Morgan Fire recorded test date uploaded to active H and M files. Date of last test 8/23

## Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

No

Comment

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?

N/A

Comment

Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?

N/A

Comment

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

N/A

Comment

How will this sharing be achieved?

Communication with all stakeholders within Accent and residents.

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 on site office hours and has received annual E learning fire training module.

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

Yes

Comment

Only during office hours Monday to Friday by scheme manager.

Offices - Are there suitable arrangements for evacuating disabled people?

Yes

Comment

A PEEPS personal centred fire Risk assessment has been completed for all residents. Emergency evacuation plans are kept on site and the Emergency services can access in the event of a fire. Astraline release the locable keysafe.

Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?

Yes

Comment

Only office hours.

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

Warden call and residents contact the fire and Rescue services.

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 FRA and media fire safety campaigns. details will be shared and communicated on request. The fire safety officers will always be available to speak to residents and have held coffee mornings on each scheme.

Is general fire safety information disseminated to residents?

Yes

Comment

Details as above and notices in all communal areas.

## 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

Yes

Internal administrative Action

Yes

Are there fire related remedial works required at this property, that will affect the fabric of the building?

No

Comment

A Electrical Ip66 Rated extension lead required.

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**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**