



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

Asset ID: 191 **Cedar Court, Kettering**

Cover Sheet

Photo



Date of Fire Risk Assessment	10 Feb 2025
Date of Next Fire Risk Assessment	10 Feb 2028
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Lynn.betteridge GIFIRE (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	Cedar Court
Scheme Address	Cedar Court, Kettering
Postcode	NN16 9GZ
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Northamptonshire Fire and Rescue Service.
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	

The Building

Accommodation Type	Shared Ownership (S40)
Build Date	Jan 1 2006
Number Of Homes	23
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	Yes
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 protected each block.
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	Flats over archway access.
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 191 Cedar Court, Kettering

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade D
Category of fire alarm	
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	36
Occupant tenure type breakdown	Leasehold, Shared Ownership

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

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	10/02/2025
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Lynn.betteridge GIFIRE (Dip) NEBOSH
Enforcing Fire Authority	Northamptonshire Fire and Rescue Service.
Scheme Tel. No	
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	
Scheme Inspection completed	Yes
Number of occupants	36
Personal Emergency Evacuation Plans in place	Yes
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 protected each block.
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	Flats over archway access.

Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade D
Category of Fire Alarm	
Emergency Lighting Provision	Maintained 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	The electrical equipment at the time of inspection was found to be secure on each level.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	The communal block areas and flats have an in date Electrical test certificate which is uploaded to Active"H"and M files.sample flat no5 Asset 4831.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	General needs Blocks no portable electrical equipment to test.
Absence of trailing leads and adapters?	Yes
Comment	On the day of inspection there was no visible signs of leads or adapters in the communal area.
Evidence that mobility scooters are not being stored/charged in common areas?	No

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

Communal areas are designated no smoking and residents are made aware of signage in communal areas and informed in tenancy agreement.

Adequate security against arson? Yes

Comment

All doors secure on the day of inspection.

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

Comment

A purpose built store is located away from the building.

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

Each block has a secure locked electrical intake cupboards.

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? N/A

Comment

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

All flats lead into a protected staircase communal area and travel distance to final exit are acceptable. On this scheme the blocks range from 2 levels to 3 levels.

Escape routes unobstructed and safe to use?

Yes

Comment

Clear internally and externally

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

Yes

Comment

Safe egress all doors open in direction of travel without the use of a key to safe air.

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

Yes

Comment

Single direction of travel to safe air distances vary across the scheme and acceptable

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

Yes

Comment

All exits routes clear on the day of inspection.

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

Solid brick construction of all exit staircases and 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

The compartmentation walls are continued through the roof space to the underside of the roof.

Loft hatches fire resisting?

Yes

Comment

Accessed on day of inspection.

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?

N/A

Comment

Emergency Escape Lighting

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

Yes

Comment

All blocks have a maintained system and all working and meets BS5266-1.

Emergency lighting units in good condition and securely fixed to walls/ceilings?

Yes

Comment

On the day of inspection the lighting system was fully functioning and secure.

Records of monthly/annual testing available?

Yes

Comment

The emergency lighting system at this scheme has been tested monthly on the 6/1/2025, and the annual drop test was completed on the 17/9/2024.

Fire Safety Signs and Notices

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

Yes

Comment

Fire action routine signs in all communal areas by the final exit door.

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?

N/A

Comment

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

Smoke and heat detectors communal and flats.

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?

No

Comment

Scheme buildings do not come within the income criteria of 11 mtrs.

Are there other Responsible Persons who share or have fire safety duties in respect of the premises?

No

How will this sharing be achieved?

Is an office or IL scheme being inspected?

No

Comment

General needs scheme.

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

Residents call the fire and rescue service in the event of a fire.

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. They are given details on the evacuation procedure for this scheme which is a stay put policy. 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 located in the communal area and stairwells on fire exit routes. During the year campaigns are communicated on fire safety themes ie Christmas/Fireworks and winter safety.

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**