

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

Asset ID: 35066 **1 - 10 Jubilee House Block 1 - 10, Great Chesterford**

Cover Sheet

Photo



Date of Fire Risk Assessment	23 Oct 2024
Date of Next Fire Risk Assessment	23 Oct 2027
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	New Build (Initial Assessment)
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Lynn.betteridge GflieE (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	Constantine Drive, Great Chesterford
Scheme Address	1 - 10 Jubilee House Block 1 - 10, Great Chesterford
Postcode	CB10 1FQ
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	ESSEX Fire and Rescue Service
Other staff in attendance	Developers Hill partnership site managers Accent
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	
Build Date	Jun 27 2024
Number Of Homes	10
Homes breakdown	Flat
External wall construction	
External wall finish	
Roof construction	
Roof covering	
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 with front and rear fire exits.
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	The 3 ground floor flats wheelchair accessible.
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 35066 **1 - 10 Jubilee House Block 1 - 10, Great Chesterford**

Fire Detection and Warning System	Common areas only
Grade of fire alarm	Grade D
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	
Fixed Fire Fighting Installations	

Customers

Number of occupants	20
Occupant tenure type breakdown	

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	1
Overdue Annual Emergency Lighting tests	
Overdue Weekly Fire Alarm Testing	1
Overdue Fire Panel - Six Monthly Testing	
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	23/10/2024
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	New Build (Initial Assessment)
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Lynn.betteridge GflieE (Dip) NEBOSH
Enforcing Fire Authority	ESSEX Fire and Rescue Service
Scheme Tel. No	
Other staff in attendance	Developers Hill partnership site managers Accent
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	20
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 with front and rear fire exits.
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	The 3 ground floor flats wheelchair accessible.

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	Common areas only
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	
Water Extinguisher(s) present	
Foam Extinguisher(s) present	
Dry Powder Extinguisher(s) present	
Carbon Dioxide Extinguisher(s) present	
Fire Blanket(s) present	
Fixed Fire Fighting Installations supplied / fitted	
Dry Riser(s) present	
Wet Riser(s) present	
Sprinkler System present	
Hosereel(s) present	
Automatic Opening Vent(s) present	Yes

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	New build all electrical equipment at the time of inspection all secure and tested during initial first Fire Risk inspection.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	All certificates on all electrical equipment condition reports uploaded to Active"H" and M files.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	General needs Blocks.
Absence of trailing leads and adapters?	N/A
Comment	New build at time of inspection building no evidence of electrical equipment in communal areas.
Evidence that mobility scooters are not being stored/charged in common areas?	N/A

Comment	At present no mobility scooters however 3 ground floor flats are for disabled tenants.
Is there a purpose built mobility scooter store/charging area?	N/A
Comment	
Does the building have a lightning protection system?	Yes
Comment	New build
Is the protection system adequately maintained?	Yes
Comment	A contractor is to be assigned to maintain and survey on a annual basis.All Details uploaded to Active"H" and M files.

Gas installations

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	New build all certification uploaded to Active"H" and M files.No gas in communal areas only in flats.
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	N/A
Comment	
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	New build all certificates have been uploaded to Active"H" and M files.on day inspection details exchanged on sample flats and tests completed.
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Gas safety inspections will be carried out annually documentation will be shared with Assets and compliance team and contract set up.

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.
Adequate security against arson?	Yes
Comment	All doors secure at time of inspection this scheme has front and rear access,a keypad and fob access via video camera to designated flat.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	A purpose built brick building has been erected 6 mtrs away with commercial bins and locked access.
Are there communal cooking facilities at this scheme?	No
Comment	General needs Blocks.

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?

Yes

Comment

All electrical storage cupboards are locked by FB2 key and all keys to service areas to be located in a keysafe.

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

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?

N/A

Comment

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

This is a New build scheme and the fire strategy has been completed and meets the building regulations B1-B2-B3.

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, the travel distance from the flat entrance door to the furthest room is less than 9 mtrs.

Escape routes unobstructed and safe to use?

Yes

Comment

Clear corridor policy exists and residents will be reminded by communal area notices.

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

Yes

Comment

Safe egress all doors open in direction of travel and provided with Emergency release.

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

Yes

Comment

All travel distances meet the regulations requirements. As the ground floor flats 3 are specified for wheelchair residents with reduced mobility a PEEPS will be required under the Rr(FS)O a strategy to evacuate people with reduced mobility out of the building and visitors.

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

Yes

Comment

On the ground floor there are 2 directions of travel to safely exit to safe air.

Fire Spread and Development

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

Yes

Comment

The surface linings of walls and ceilings are designed to not enable fire spread stairs and hallways C-s3,d2 and common spaces including stairs B-s3,d2.

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

Yes

Comment

As above note 8.1.100

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 compartment walls are continued through the roof space to the underside of the roof and run the full height of the building in a continuous vertical plane.

Loft hatches fire resisting?

Yes

Comment

On the day of inspection the loft hatches were accessed to check firestopping.

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 this is having regard to Height, use and position of the building.

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?

Yes

Comment

New build all certificates have been uploaded to ActiveH and M files. On the day of inspection a full functionality test was completed by activation of the communal fire detectors and the AOV was observed to function correctly.

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

Certification uploaded to Active "H" and M files and meets BS5266-1 and BS EN1838.

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

Yes

Comment

New build each floor checked and secure and working.

Records of monthly/annual testing available?

Yes

Comment

New build all certification uploaded to Active "H" and M files. The monthly and annual testing inspections will be completed by tunstalls the main contractor.

Fire Safety Signs and Notices

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

Yes

Comment

Signage is provided above each fire exit and on other floors the direction of travel, signs in accordance with BS5499-4.

Directional fire escape signage in place and adequate?

Yes

Comment

As denoted above communal signage adequate at all floors.

Is there suitable LIFT signage i.e. do not use in case of fire?

Yes

Comment

The lift on the sounding of the fire alarm will not operate (doors open position).
A illuminated digital sign will say not in use.

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

AOV operates via smoke detection in the protected staircase and communal areas
The Skylight AOV located 3rd floor.

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

Yes

Comment

Asset ID: 35066 **1 - 10 Jubilee House Block 1 - 10, Great Chesterford**

Portable fire extinguishers - appropriate type/number/position?	N/A
Comment	
Correct signage displayed by each fire extinguisher?	N/A
Comment	
Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A
Comment	
Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?	Yes
Comment	Dry Riser inlet on each floor (locked) and supplied by main access door.
Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	New build and contact set up for Annual testing.

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?	
Is an office or IL scheme being inspected?	No
Comment	

Passenger Lift

Is the scheme fitted with a passenger lift?	Yes
Comment	
Is the lift in full working order at the time of the FRA?	Yes
Comment	On the day of inspection the lift was fully functioning at all levels.

Asset ID: 35066 **1 - 10 Jubilee House Block 1 - 10, Great Chesterford**

Is the lift fitted with a firefighters switch? No

Comment The lift will not operate when the communal smoke detectors have initiated.

Servicing and insurance inspection - Evidence of regular servicing/maintenance? Yes

Comment The lift if manufactured by IONA and a contract has been set up for testing and maintenance. Certification for the lift uploaded to Active "H" and M files.

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 & 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 The ground floor flats are adapted for wheelchair users as detailed in this FRA consideration for a PEEPS of the ground floor residents should be completed.

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 of the Evacuation procedure "Stay Put" for this scheme and signage adjacent to Fire exits. Residents are given details of the local Fire Safety assessor so as to offer support via the Housing partner.

Is general fire safety information disseminated to residents? Yes

Comment Leaflets are distributed to the residents on current fire safety campaigns are found on the website which provides additional information, Further information quarterly is highlighted i.e Firework safety also Christmas and winter advice available.

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**