

PRIVATE & CONFIDENTIAL

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Fire Risk Assessment

SERVICE AREA: Housing Services



Assessed Area: Princess Court > All Areas

Responsible Person: Will Barfield

Manager: Fire Safety Compliance

Risk Assessor: Fire Safety Compliance

Date of Inspection: 08 May 2023

Recommended Review Date: 08 May 2024



Executive Summary

This assessment records the fire safety measures in place at the time the assessment was conducted, and lists significant findings and a recommended appropriate remedial action. It also provides guidance for the Responsible Person on how to maintain a satisfactory standard of fire precautions within the building concerned. The subject areas concerned are;

Responsible Person

The Responsible Person should ideally hold a senior or at least a responsible position within the company and have sufficient authority to allocate and mobilise finances and to control and organise members of staff.

Manager

In the context of this report the Manager is the person who will receive all the actions found during the assessment and will allocate them to the relevant people to get the risk removed or reduced to a manageable level.

Competent Persons

Competent Persons (Fire Wardens) are employees that have had additional instruction and training in fire safety, they are there to assist the responsible person in fulfilling their statutory duties.

Managing Fire Safety

Good management of fire safety is essential to ensure that fires are unlikely to occur; that if they do occur they are likely to be controlled quickly, effectively, and safely, and that everyone should be able to escape to a place of safety easily and quickly.

Record Keeping

In the event of a fire in the workplace you may need to provide evidence to the enforcing authorities when asked that you have complied with the fire regulations. It is helpful to keep a dedicated record of all maintenance of fireprotection equipment and staff training. In all cases the quality of records may be regarded as a good indicator to the enforcing authorities of the overall quality of the fire safety management structure.

Building Occupancy

Some buildings may have two or more main uses that are not ancillary to one another. For example offices over shops from which they are independent. In such cases, each of the uses should be considered as belonging to a purpose group in its own right. In other cases and particularly in some large buildings, there may be a complex mix of uses. In such cases it is necessary to consider the possible risk that one part of a complex may have on another and special measures to reduce the risk may be necessary.

Fire Alarm

All buildings or occupied areas should have arrangements for detecting fire, where a work place is equipped with fire detectors and alarms they should be in operational order whilst the premises are occupied and be maintained and tested to comply with the relevant code of practice.

Emergency Lighting

The primary purpose of emergency escape lighting is to illuminate escape routes, but it is also required to illuminate safety equipment such as firefighting equipment, fire alarm call points, and safety signage. The size and type of your premises will determine the complexity of the emergency escape lighting required. Where installed it should be in good working order and maintained to comply with the relevant code of practice.

Compartmentation/Fire-stopping

The spread of fire within a building or area can be restricted by sub-dividing it into compartments separated from one another by walls and/or floors of fire-resisting construction. The object is twofold:

- a) to prevent rapid fire spread which could trap occupants of the building; and
- b) to reduce the chance of fires becoming large, on the bases that large fires are more dangerous, not only to occupants and fire and rescue personnel, but also to people in the vicinity of the building.

Fire Fighting Equipment

You have a responsibility for the provision of appropriate fire-fighting equipment. It is also your responsibility to check that all fire-fighting equipment is in the correct position and in satisfactory order before the premises is used.

Means of Escape

A Route or routes provided to ensure safe egress from the premises or other locations to a place of safety. The general principle for means of escape is that any person confronted by an outbreak of fire within a building can turn away from it and make a safe escape initially to a place of relative safety, a protected stair, or corridor; which should lead to a place of ultimate safety which should be clear and free of the building.

Hazards: Arson/heating/smoking/cooking/electricity

The first step in the assessment is the identification of fire hazards. In determining these hazards, account should be taken of the three most common causes of fire, which together account for around two-thirds of all fires. These are arson, smokers’ materials and electrical faults.

Further consideration should be given to other recognised or common causes of fire, such as heating appliances, cooking and contractors’ operations.

Fixed installations

These are fire-fighting systems which are sometimes installed within the structure of the building and could include hose-reels and sprinkler systems.

Contractors & industrial processes

Carelessness by outside contractors is a common cause of fire, including many fires that result in serious financial loss. Cutting, welding and use of blow torches are particular sources of ignition,

Not all of such works are caused by outside contractors. It has been estimated, however, that perhaps 20-25% of all non-domestic fires result from on-going work’, such as refurbishment, repair and construction. The Building occupants/employees should be informed as to the significant findings of assessments. The following should be displayed for the benefit of all occupants and visitors.

- A copy of the building plan indicating the means of escape (where escape routes are complex and building occupants are not familiar with the building).
- Details of any significant findings
- Details of the Responsible Person

It is considered that the building occupants/users will include employees, contractors, visitors and emergency service personnel as well as any other person who may be in and around the premises.

Ownership of the Fire Risk Assessment

Regardless of whether the fire risk assessment is carried out by, for example, staff from an outside organisation, or a third party fire risk assessor, the ultimate responsibility for the adequacy of the risk assessment rests with the “responsible person” defined by legislation as responsible for ensuring that the fire risk assessment is carried out and that the fire precautions are adequate.

Introduction

For the Responsible Person at these premises, this document provides information regarding the standard of fire safety observed, and serves as a record as required by The Regulatory Reform (Fire Safety) Order 2005 and the

Management of Health and Safety at Work Regulations 1999.

The RRO places a requirement for all responsible persons to:

- Appoint one or more competent persons, depending on the size and use of the premises, to carry out any of the preventative and protective measures required by the Order.
- Provide your employees with clear and relevant information on the risks to them identified by the fire risk assessment, and about the measures you have taken to reduce the risks and prevent fire occurring.
- Consult your employees or their elected representatives about nominating people to carry out particular roles in connection with fire safety and improving the general fire precautions in the workplace.
- Before you employ a child, provide a parent or guardian with clear and relevant information regarding the risks to that child that have been identified in the fire risk assessment, and the measures you have or propose to put in place to safeguard that child.
- Inform non-employees, such as contractors and temporary workers of the risks to them, and provide them with information as to the nominated competent persons, and the general fire precautions provided in the workplace.
- Co-operate and co-ordinate with other building or site responsible persons regarding the findings of your risk assessment which may affect the safety of their employees.
- Provide the employer of any person from an outside organisation who may be working on your premises with relevant information as to the risks to them as outlined in your risk assessment, and the preventative and protective measures taken to secure their safety.
- If you are not the employer but have any control of premise which contain more than one workplace, you are responsible for ensuring that the requirements of the Order are complied with in those parts over which you have control.
- Consider the presence of any Hazardous or dangerous substances and the risk that they present to the occupants of the building, and undertake further assessment in the form of a Dangerous Substance Explosive Atmosphere Regulations assessment (DSEAR) assessment.
- Establish a suitable means of contacting the emergency services and providing them with relevant information regarding the storage or use of dangerous substances.
- Provide appropriate information, instruction and training to you employees, during normal working hours, about the fire precautions in your premises , when they first start working for you, (induction training) and from time to time during their employment (refresher training).
- Ensure that the premises are provided with appropriate fire-fighting equipment, fire detection and warning and emergency routes and exits, and that any equipment provide is maintained by competent persons and in efficient working order, good repair and fir for purpose.
- Your employees must co-operate with you to ensure that the premises are safe from fire and its effects, and must not do anything that will place themselves or other people at risk.

RISK PROFILE

To determine the appropriate means of escape and design features of the building, for life safety, a Risk Profile has been established following the methodology detailed in the current edition of ‘BS9999: Code of practice for fire safety in the design, management and use of buildings’. This calculation is based on two main factors: occupancy characteristic and fire growth rate.

Once the risk profile has been determined, the minimum package of fire safety measures that should be provided, in accordance with BS9999, such as: travel distance, stair and exit widths and level of fire alarm and detection can be established.

Establishing the Risk Profile gives scope for a more interpretative approach, on a case by case basis, which takes into account the specific features of an individual building. This is especially significant when considering the issue of escape routes and fire exits in existing premises, particularly if they are of an historical or heritage nature.

Variation of the risk profile can be achieved by looking at existing and/or additional measures, which could be provided beyond what is determined as the minimum standard by BS9999. This allows for a more flexible approach to determine the fire safety measures that are required as an alternative to following other prescriptive guidance.

Risk Profile Matrix

Occupancy Characteristic	Fire Growth Rate			
	Slow	Medium	Fast	Ultra-Fast
Occupants awake & familiar with building	A1	A2	A3	Unacceptable without the addition of an effective localized suppression system or sprinklers
Occupants who are awake and unfamiliar with the building	B1	B2	B3	
Occupants who are likely to be asleep; long-term individual occupancy	Ci1	Ci2	Ci3	
Occupants who are likely to be asleep; long-term managed occupancy	Cii1	Cii2	Cii3	
Occupants who are likely to be asleep; short-term occupancy	Ciii1	Ciii2	Ciii3	
Other	Property is outside the scope of BS9999			

Your Risk Assessment Summary

Summary of Areas Requiring Attention

Risk Level Key: Trivial Risk Tolerable Risk Moderate Risk Substantial Risk Intolerable Risk

FIRE PROTECTION MEASURES

Means of Escape	Means of Giving Warning in Case of Fire	Measures to Limit Fire Spread and Development
Relevant Fire Extinguishing Systems		

MANAGEMENT OF FIRE SAFETY

Procedures and Arrangements

Greater detail on the areas requiring attention can be found in the relevant sections of this document.

Summary of Findings and Action Plan

Section	Risk Grading	Finding and Action Required	Photo Y N	Job No / Date
Risk Assessment	Princess Court, All Areas 08 May 2023			5/37

				work complete
Means of Escape	-	Is it considered that the premises are provided with reasonable means of escape in case of fire?: <i>N/A</i> 🔑 Complete building (Complete Building) Finding The means of escape are not ideal when compared to current benchmark standards, but reasonable given the age and features of the building if other measures are addressed as per the recommendations for action contained in this and other sections of this report.	N	
Means of Escape	-	Adequate design of escape routes?: <i>N/A</i> 🔑 Complete building (Complete Building) Finding As above	N	
Means of Escape	-	Adequate provision of exits?: <i>Yes</i> 🔑 Complete building (Complete Building) Finding Exits are at the walkways and into the two main staircases with an open exit at the base of the stairs leading to ultimate safety.	N	
Means of Escape	Trivial Risk	Exits easily and immediately openable where necessary?: <i>No</i> 🔑 Complete building (Complete Building) Finding Manual override devices activated.	Y	
Means of Escape	-	Fire exits open in direction of escape where necessary?: <i>N/A</i> 🔑 Complete building (Complete Building) Finding As above - exits are open (no doors).	N	
Means of Escape	-	Avoidance of sliding or revolving doors as fire exits where necessary?: <i>N/A</i> 🔑 Complete building (Complete Building) Finding None present.	N	
Means of Escape	-	Reasonable distances of travel: Where there is a single direction of travel?: <i>Yes</i> 🔑 Complete building (Complete Building) Finding Depending on the benchmark technical approach taken (balcony access) the travel distances are acceptable. However, other areas of this report make reference to smoke venting and how this is potentially limited impacting on the travel distances from different parts of the building.	N	
Means of Escape	-	Reasonable distances of travel: Where there are alternative means of escape?: <i>Yes</i> 🔑 Complete building (Complete Building) Finding Depending on the benchmark technical approach taken (balcony access) the travel distances are acceptable. However, other areas of this report make reference to smoke venting and how this is potentially limited impacting on the travel distances from different parts of the building.	N	
Means of Escape	Tolerable Risk	Suitable protection of escape routes including provision of fire doors/hatches including to roof voids, individual dwellings/flats, compartment doors, riser cupboard doors and risk rooms?: <i>No</i>	N	

		📍 Complete building (Complete Building) Finding An inspection of the storage/electrical cupboard doors revealed that the doors are non fire rated and the integrity of the door set and therefore the escape route may be compromised. Actions Required ✖ Storage cupboard doors - upgrade/replace <i>An inspection of the storage cupboard doors revealed that the doors are non fire rated and the integrity of the door set and therefore the escape route may be compromised. These doors should be added to the program of works for upgrading or replacement. The doors are secure without openings at the top and bottom (like Kingsway). From being able to observe one cupboard (empty and unlocked) there is no power supply so no ignition source.</i> — complete by 04 Jul 2023 to reduce the risk by 50% ✖ Electrical cupboard doors - upgrade/replace <i>An inspection of the storage cupboard doors revealed that the doors are non fire rated and the integrity of the door set and therefore the escape route may be compromised. These doors should be added to the program of works for upgrading or replacement.</i> — complete by 16 May 2024 to reduce the risk by 50%		
Means of Escape	-	Suitable fire precautions for all inner rooms?: N/A 📍 Complete building (Complete Building) Finding None present.	N	
Means of Escape	-	Escape routes unobstructed?: Yes 📍 Complete building (Complete Building) Finding Escape routes generally clear - see Housekeeping section for minor items.	N	
Means of Escape	-	It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people.: N/A 📍 Complete building (Complete Building) Finding The building was not designed to accommodate disabled persons/PRM. Any issues with individual occupants being able to escape should be identified through a PCFRA (person centred fire risk assessment).	N	
Means of Escape	Substantial Risk	Suitable protection of escape routes including provision of fire doors/hatches including to roof voids, individual dwellings/flats, compartment doors, riser cupboard doors and risk rooms?: No 📍 Princess Court, Coronation Street, Cambridge (Complete Building) Finding A survey of flat entrance doors and the door furniture in 2019 revealed that the doors on escape routes were non fire rated doors. All tenant doors (27) in the block were replaced in 2020/21. However, leasehold doors are still mostly non-compliant. Actions Required ✖ Leaseholder Flat entry doors-non FR <i>All leasehold doors in a recent survey (end of 2019) were identified as HIGH priority as they are non fire rated flat entry doors and need to be replaced with an FD30S standard door.</i> <i>Leaseholders were written to in 2020 and offered a replacement door as part of the Councils program of work.</i> <i>However, many of the doors across the block remain non-compliant.</i> <i>The Council should continue to pursue flat entry door replacement where there is non-</i>	Y	

		<i>compliance. The Leasehold Team are currently in the process of writing to leaseholders again to request evidence of compliance.</i> — <i>complete by 12 Apr 2022 to reduce the risk by 100%</i>		
Measures to Limit Fire Spread and Development	Substantial Risk	It is considered that there is: Compartmentation of a reasonable standard including external faces of buildings: <i>No</i> 📍 Complete building (Complete Building) Finding Compartmentation does not appear to be to the required fire resistance. Following fires in other blocks of similar design breaches in the service riser became apparent. The design of the riser in this block is very similar and likely to present the same issues Actions Required ⊗ Compartmentation to provide 30 minutes fire resistance in blocks up to 5 storeys <i>There is a requirement for compartmentation to provide at least 30 minutes fire resistance in blocks up to 5 storeys.</i> — <i>complete by 23 Jun 2021 to reduce the risk by 50%</i> ⊗ Structural investigation-breach of compartment wall/floor <i>Further structural investigation is required to ascertain the consequence of the compartmentation breach, to establish if the following actions are required:</i> • <i>Type 2, 3 or 4 Fire Risk Assessment.</i> • <i>Change to the Fire Strategy of the building from “Stay Put” to Simultaneous Evacuation</i> • <i>Installation of Automatic Fire Detection System</i> <i>The survey should include a fire risk appraisal of the external wall system (PAS 9980) to inform the fire risk assessment.</i> — <i>complete by 23 Dec 2020 to reduce the risk by 50%</i>	N	
Measures to Limit Fire Spread and Development	-	It is considered that there is: Reasonable limitation of linings that might promote fire spread: <i>Yes</i> 📍 Complete building (Complete Building) Finding Escape routes are mostly sterile with non-combustible linings (Believed to be Class O/B-s3,d2 - subject to test).	N	
Measures to Limit Fire Spread and Development	-	As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?: <i>N/A</i> 📍 Complete building (Complete Building) Finding See recommendation above regarding compartmentation/service risers.	N	
Means of Giving Warning in Case of Fire	Substantial Risk	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?: <i>No</i> 📍 Complete building (Complete Building) Finding The premises should be provided with an appropriate fire warning system to a correct grade and with a correct detection level according to the occupancy, design and use of the building. Actions Required ⊗ Fire warning system-correct grade/detection <i>In light of recent findings concerning compartmentation (service risers) and flat entrance doors, subject to further investigations/survey, the premises should be provided with an appropriate fire warning system to provide early warning to residents</i>	N	

		of a fire in other parts of the building which could facilitate full evacuation of a specific area of the block. — complete by 23 Mar 2021 to reduce the risk by 100%		
Relevant Fire Extinguishing Systems	Trivial Risk	Is fixed firefighting equipment and fire safety systems provided where required and are they suitable for the risks identified?: <i>No</i> 📍 Princess Court, Coronation Street, Cambridge (Ground Floor) Finding SIB - access and provision of information for fire fighters Actions Required ✔ PIB - access and provision of information for fire fighters <i>A new SIB has been installed, however, it is not accessible. The lock type should be checked to ensure it is consistent with CCCs PIB key.</i> <i>The assessor does not believe fire plans are located inside - these should be provided. (copies of those located in the SIB for Hanover Ct will suffice until plans for both blocks are brought up to date).</i> — complete by 04 Aug 2022 to reduce the risk by 50%	N	
Procedures and Arrangements	-	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?: <i>Yes</i> 📍 Complete building (Complete Building) Finding The Council has a fire safety advisor in place to assist Estates and Facilities/Compliance Team.	N	
Procedures and Arrangements	-	Is there a suitable record of the fire safety arrangements?: <i>Yes</i> 📍 Complete building (Complete Building) Finding The Fire Risk Management Strategy includes blocks of flats.	N	
Procedures and Arrangements	-	Appropriate fire procedures in place?: <i>Yes</i> 📍 Complete building (Complete Building) Finding Fire procedures (stay put) are displayed in Fire Action Notices around the block. Where required these should be updated and the information shared with residents.	N	
Procedures and Arrangements	Tolerable Risk	Are procedures in the event of fire appropriate and properly documented?: <i>No</i> 📍 Complete building (Complete Building) Finding Resident fire safety information Actions Required ✖ Resident fire safety information - provide <i>To comply with The Fire Safety (England) Regulations 2022, residents should be supplied with fire safety information and instruction appropriate to the building to include what to do in the event of a fire and the importance of a flat entrance fire door (where installed).</i> — complete by 16 Aug 2023 to reduce the risk by 100%	N	
Procedures and Arrangements	-	Are there suitable arrangements for summoning the fire and rescue service?: <i>N/A</i> 📍 Complete building (Complete Building) Finding	N	

		Residents would be expected to call the FRS.		
Procedures and Arrangements	-	Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?: <i>No</i> 📍 Complete building (Complete Building) Finding Information available for firefighters on arrival at the premises requires updating. Actions Required ✔ Information to firefighters (PIB) <i>Ensure any secure information box (SIB) contains all information relevant to the emergency services. In particular in the case of the fire service, provide keys to the fire warning panel/s, relevant site and floor plans annotated with, or; separate details of hazards and risk rooms, as well as a vulnerability list where appropriate.</i> <i>This should include evacuation arrangements and risks following and identified from PCFRA's and PEEP's.</i> <i>The current plans date from October 2007. Once PCFRAs have been carried out any relevant information/PEEPS should be held in the SIB.</i> <i>May 2023 - A contractor has been engaged to update the fire plans in line with the latest guidance for SIB/ERP.</i> — complete by 23 Mar 2021 to reduce the risk by 100%	N	
Procedures and Arrangements	Substantial Risk	Are there adequate procedures for evacuation of any disabled people who are likely to be present?: <i>No</i> 📍 Complete building (Complete Building) Finding Procedures for people with restricted mobility (PRM) and/or who are vulnerable to be confirmed through person centered fire risk assessments. Actions Required ✖ PRM procedures <i>An action point from the recent specific fire risk assessment is to establish if there are residents who need assistance to evacuate their flat.</i> <i>On completion of this survey PEEPs maybe required for individual residents with copies kept in the secure information box (SIB).</i> — complete by 23 Mar 2021 to reduce the risk by 100%	N	
Procedures and Arrangements	-	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?: <i>Yes</i> 📍 Complete building (Complete Building) Finding Should CFRS require site visits this can be facilitated. Building plans have been supplied to CFRS in accordance with the FS(E) Regs 2022.	N	

⚠ Assessment Details	
URN	1368-3
Overall Building Risk Rating	Substantial Risk
Assessed building OR area name OR No	Princess Court › All Areas
Risk Assessor	Fire Safety Compliance
Risk Assessment	Princess Court, All Areas 08 May 2023
10/37	

✉ firesafety@cambridge.gov.uk	
Date of Assessment	08 May 2023
Validated By	Renier Barnard
Date of Validation	22 Jun 2023

📁 Client Details	
Name	Cambridge City Council
Address 1	Mandela House
Address 2	4 Regent St
Town	Cambridge
Post Code	

🏠 Premises Description	
Number of Floors	5: Ground + 4 floors: >11m /<18m
Approximate floor area	NA
Building Construction and Layout	Constructed approx 1968 - concrete block and beam + brick. Flat asphalt roof. There is no external cladding, only brick walls. The building would have been built to design codes at that time. It is not thought that there have been any significant upgrades from a fire safety perspective other than to fit a smoke alarm in each flat. Building description: There are 49 one/two-bedroom flats which form separate fire compartments with service risers running the full height of the building believed to contain bathroom ventilation, SVP's, electrics, water and gas pipework (see further comment in the report re gas installations). There is access to these at ground floor level opposite flat entrances and possibly from other locations in the block. From the recent fires in this and other similar blocks of flats (Hanover Ct & Kingsway Flats) it is not thought these are adequately fire separated from the flats themselves (see sections below). Flats have recessed balconies constructed of non-combustible materials. All 31 tenant flat entrance doors have been replaced by the Council with FD30S compliant doors. Most if not all the leasehold flat entrance doors, of which there are 18, appear not to be FD30S. There is a full length walkway at 3rd floor level with a full height unprotected staircase at each end of the block with approx. 60m between staircases. There are three sets of short staircases off each walkway. Ground floor flats have access at the front and rear of the block. First floor flats are accessed (in pairs) by individual external single storey staircases at the rear of the building. 2nd and 4th floor flats are accessed off the 3rd floor walkway - this arrangement means a pair of flats can be reached by going either down a level or up a level from the same entry point off the walkway. The escape staircase at each end of the block provides an alternative means of escape for most, but not all flats. Staircase widths are minimal (approx 800mm) and not designed for full evacuation. There is also a pair of flats at each level off these staircases. The walkway is undivided and quite deep (at least 3m) with no dedicated down stands to channel smoke away. The walkway is open on one side, but also partially enclosed by storage cupboards. There is a passenger lift at the north end of the block - it is not an emergency evacuation lift, but has controls for firefighters to use it in the event of a fire (see report for an action concerning the status of these). There is a refuse chute at each end of the 3rd floor off the walkways; one is off the south staircase with its own access landing, setting this facility back and away from the block. The other chute is at the north end of the walkway near the lift. Both chutes are contained in a full height shaft with bins at the base in a secure storage area. Resident storage cupboards are located in the escape routes on each walkway and on most landings. There could also be riser cupboards on the walkways, but the assessor was unable to confirm this. Princess Court runs parallel with neighbouring block, Hanover Court. There is a green space in between, along with a community room (separate FRA). There is good access to the block for the fire service - a high reach appliance could be used on some areas of the block, but not all. The block is generally open in that there are no access/fire exit doors and all areas can be freely accessed.

	There are 49 1/2-bedroom flats in the block. Most are Council tenants, but a number of flats have been purchased and are leasehold residents. (31/18split). Some of the latter are sub let.
Main use of Building	General needs block of flats.
Disabled / vulnerable persons	Potentially, some residents will be disabled/vulnerable.
Other persons at risk	The residents living in this block. A caretaker is employed to be on site Monday to Friday. Also, visitors to the block and other persons who may need to access it for various purposes.
Fire loss experience	There have been flat fires in these blocks over the years, with some smaller arson fires.
Fire Service station serving site / estimated travel time	Approx 5 mins from Parkside Fire Station (24hr crewed station) or approx 12-15 mins from the training facility at Milton. High rise PDA for 5 floors and above is mobilised for this block.
Additional sources of oxygen or flammable gases stored on site	None
Relevant Fire Safety Legislation	Regulatory Reform (Fire Safety Order) 2005, Fire Safety Act 2021, Fire Safety (England) Regulations 2022.
Legislation Enforced by	Cambridgeshire Fire & Service
Enforcement Notice issued by Fire Authority	NA

📁 Assessment Details	
Assessor	Stephen Cotton MIFireE
Date of Assessment	16.05.2023
Date of previous assessment	04.07.2022
Date for review	May 2024 - or sooner as deemed necessary based on more information about the building becoming available or how it is being utilised as residential accommodation.
Management area of responsibility	Estates & Facilities/Housing Services
Survey type	Type 1 - PAS 79 - Review
"The Risk Profile" for this building has been calculated as	NA
Areas not accessible during visit	Private storage areas. Roof/plant not accessed or individual dwellings. Riser cupboards. The exact layouts of the flats are not known and may vary in their design. Lift motor room.
Other relevant information	A specific fire risk assessment (SFRA) was carried out in May-June 2020 following a fire at Kingsway flats. The SFRA included Princess Court as the design is very similar, and the same issues have been highlighted in previous FRA's and by other fires. The assessment focused on flat entrance doors and service risers (compartmentation). This assessment is referred to in other sections of this report. A copy of the SFRA can be found in 'Documents'. There are garages at the end of the block - these are separate and do not form part of this assessment. There is a Fire Risk Management Group within Cambridge City Council to ensure delivery of its Fire Safety Policy and Fire Risk Management Strategy. Fire risk assessments are part of the strategy to achieve compliance with the FSO. In carrying out this assessment relevant guidance has been considered including 'Fire safety in purpose built blocks of flats', PAS 79-2 and current updates from MHCLG relating to external walls/Fire Safety Act 2021/Fire Safety (England) Regulations 2022. The completion of this report has been delayed awaiting dry riser testing information from TSG which highlighted a significant defect - see testing and maintenance section below.

🛡️ Fire Prevention Strategy	
Fire Evacuation Strategy	At time of assessment there is a stay put policy. However, further investigations regarding the service risers may be undertaken following the Kingsway fire and the SFRA mentioned above. This may result in changes to the evacuation strategy and an interim early warning system and/or additional fire detection in flats might be installed.
AFD ; Warning System	There is currently no fire alarm or detection in the communal areas. It is believed flats are fitted with a smoke alarm in the hallway (LD3). A heat detector was programmed to be installed in the kitchen areas - if these are open-plan living areas, then this will achieve LD2 coverage. Given the comments above regarding the future of the building, additional fire detectors might be provided in flat units.
Escape Routes	Escape from ground floor flats is either from their front or rear access doors. Means of escape from 1st floor flats is via a short open air landing and external staircases. Escape for 2nd, 3rd, 4th floors is via the walkways at 3rd floor level. There is a full height unprotected staircase at both ends of the block providing alternative escape routes once the walkways are reached. There is a travel distance of approx. 60m between the main escape staircases. The exception is for the pairs of flats located off the main escape staircases where this provides single direction directly down the staircase (in theory occupants could travel upwards to access the walkway and the alternative staircase, but this is not ideal if there was smoke in the staircase area). This is an option for 4th floor occupants when descending their staircase, i.e. to go to the other staircase once a walkway is reached. There is also an initial dead end for flats at the end of each walkway, but it is only 3m to the escape staircase and a well ventilated space so acceptable. The main escape staircases are mostly open with no glazing but also no separation at 3rd floor (walkway level). At the uppermost level (4th floor) there is no vent at ceiling/roof level (although there is a skylight that potentially could be upgraded to provide an AOV/OV). The depth of the walkway which is quite deep (3m + with no down stands), along with partial enclosure, may result in (lateral) smoke logging of the escape route. This may occur by either fire emerging from windows below the walkway or from a flat entrance way if the door is not closed. The windows below the walkways are believed to be bedrooms, so a lesser a risk than the kitchen/living room spaces that open onto the balconies on the other side of the building. This also means the higher fire risk rooms are on the opposite face of the building to the escape routes, and may have been an intentional part of the design when built. The walkway provides alternative means of escape but is not a fully 'open balcony/ventilated' approach and protection of the route is not currently afforded by fire resistant flat entrance doors (leasehold doors are unlikely to be FD30S) and storage cupboards. The layout of the staircases to the upper floors and off the walkways mean they are in a vertical channel running the full height of the building which also encourages any smoke and heat to travel upwards, affecting the escape route. In mitigation there are no windows opening onto any of the staircases and tenanted flat entrance doors have been replaced with FD30S units through 2020-21. These have been installed to the BM Trada Q-Mark scheme. Leasehold doors remain a risk to escape route protection/compartimentation. Escape routes are generally sterile with non-combustible linings (believed to be Class O/B-s3,d2). It will be important to maintain the fire doors in good condition and to ensure the self-closing devices are not disconnected by residents. This will be vital to protecting the escape routes and provide occupants the opportunity to escape should they choose to or if they are at risk and need to leave their flat. Changes to fire safety legislation has incorporated recommendations from MHCLG (Grenfell recommendations/Hackitt review) requiring these doors to be regularly inspected by the responsible person and residents informed of the importance of fire doors. There are no final exit doors at ground level, just openings to the stairways.
Emergency Escape Lighting	Emergency lighting is installed throughout the communal areas and appears to be in accordance with BS 5266
Fire Exit Directional Signage	Directional fire exit signage is provided from the 3rd floor walkway, which is illuminated by the accommodation lighting.
Fire Lobbies	There are no fire lobbies.
Smoke ventilation AOV	There is no AOV - see further comments in this report. The staircases and 3rd floor walkway are semi open, which may provide smoke ventilation.
Dry Riser	

	Dry riser outlets are installed on the 3rd floor walkway near the lift and on the refuse chute landing, with the inlets at ground level directly below. The hydrants to supply the risers are located in Union Road and Coronation Street. A fire appliance can get within 18-25m of the DR inlet.
Type; Number of Fire Extinguishers	There are no fire extinguishers in the communal areas. It is believed a CO2 extinguisher is located in the lift motor room (not accessed by the assessor).

⊕ Scope of Assessment	
	Type 1 assessment only. Recommendations for a type 4 assessment are contained within the FRA report.

🏠 Contact Details	
Identity of Client	-
Any persons with responsibility for fire safety within the premises (refer to artical 5 of RRFSO)	-
Telephone number	-

➤ Documents

The documents table below shows the documents associated with the assessable area that this assessment belongs to. Showing the version and and expiry date.

Total **7** items.

Document	Contractor	Expiry Date	Version
Fire Strategy Document frmg -fire risk management strategy_final _1_.docx	Steve Cotton	-	1
FRA Supporting Document sfra - ccc flat entrance doors _ service riser__ compartmentaion _1_.docx	Steve Cotton	-	1
Fire Risk Assessment (1 year) RiskAssessment_1368.pdf	Steve Cotton	-	1
FRA Supporting Document kingsway flats - fra supporting pics.docx	Steve Cotton	-	1
Fire Risk Assessment (1 Year) RiskAssessment_1368-1.pdf	Steve Cotton	-	1
Fire Risk Assessment (1 Year) RiskAssessment_1368-2.pdf	Steve Cotton	-	1
FRA Supporting Document princess way dry riser inspection.pdf	CROMWELL FIRE	-	1

Your Risk Assessment Grading

The following section reflects the overall assessment rating.

The risk rating is the qualitative evaluation by the risk assessor on the likelihood of a hazardous event occurring, and the consequence in consideration of harm to life. The risk assessor's methodology is reflected by the risk matrix, which is applied to establish a risk score and risk rating.

When a risk is adequately controlled, the acceptable risk that remains is known as the ‘Residual Risk’, reflecting a well-controlled and well-managed hazard, considered to meet the legal duty of ‘so far as is reasonably practicable’. This means that, although the hazard is adequately controlled, risk remains and so an appropriate level of control and management is required. The acceptable residual risk is stated for each hazard category, reflecting the desired risk rating, against what is currently being achieved.

The risk matrix is utilised throughout the assessment to evaluate the likelihood of a hazardous event occurring and the consequences.

Risk Matrix			LIKELIHOODS			
			Low1	Moderate2	Extreme3	
CONSEQUENCES	High Harm3		Moderate Risk3	✓ Substantial Risk6	Intolerable Risk9	
	Medium Harm2		Tolerable Risk2	Moderate Risk4	Substantial Risk6	
	Low Harm1		✓ Trivial Risk1	Tolerable Risk2	Moderate Risk3	

Legend

✓Current Risk Score

▼Residual/Baseline Risk Score

In consideration of the risk control measures evident during the risk assessment, and in consideration of the acceptable residual risk, the **overall likelihood** risk rating is:

1

Low

2

ModerateExtreme

In this context, a definition of the above terms is as follows:

- Low:** Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
- Moderate:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
- Extreme:** Significant potential for serious injury or death of one or more occupants.

In consideration of the risk control measures evident during the risk assessment, and in consideration of the acceptable residual risk, the **overall consequence** risk rating is:

1

Low HarmMedium Harm

3

High Harm

In this context, a definition of the above terms is as follows:

- High Harm:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.
- Medium Harm:** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
- Low Harm:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Therefore, it is considered that the current **overall risk** to persons potentially associated with the premises is:

1

Trivial RiskTolerable RiskModerate Risk

6

Substantial RiskIntolerable Risk

Overall Residual Risk

In consideration of the premises, activities, and risk profile applied, the **overall residual risk** is:

1

Trivial RiskTolerable RiskModerate RiskSubstantial RiskIntolerable Risk

Risk Rating Definition

A suitable risk-based control plan should involve effort and urgency that is proportional to risk:

Risk level	Action and timescale
Trivial Risk	No action is required and no detailed records need be kept.
Tolerable Risk	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate Risk	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost

	into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial Risk	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable Risk	Premises (or relevant area) should not be occupied until the risk is reduced.

Assessment Report

View All Historical

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

Electrical Sources of Ignition

Princess Court, Coronation Street, Cambridge	1 / 1
Reasonable measures taken to prevent fires of electrical origin? Yes	
Fixed installation periodically inspected and tested? Yes	
FWT due in May 2024. — SC 22 Jun 2023 13:50:45	
Portable appliance testing (where appropriate) carried out? N/A	
No PA equipment in the communal areas. — SC 22 Jun 2023 13:50:48	
Suitable policy regarding the use of personal electrical appliances? N/A	
No personal electrical appliances in use in the communal areas. — SC, RB 22 Jun 2023 13:50:54	
Suitable limitation of trailing leads and adapters? N/A	
No trailing leads in use in the communal areas. — SC 22 Jun 2023 13:50:57	
Is photovoltaic equipment present and appropriately tested? N/A	
NO PV equipment installed on the building. — SC 22 Jun 2023 13:51:00	
Are external vehicle charging facilities suitably positioned / protected? N/A	
No EV charging equipment installed at this site. — SC 22 Jun 2023 13:51:04	

FWT: May 2019

Smoking

Princess Court, Coronation Street, Cambridge	1 / 1
Reasonable measures taken to prevent fires as a result of smoking? Yes	
A no smoking policy is applied to the communal areas in accordance with The Health Act 2006 and signage displayed accordingly. — SC 22 Jun 2023 13:51:08	



IMG_2378
— SC 18 May 2023 08:50:14

✔ **Smoking prohibited on the premises?** Yes

Smoking is only permitted in the flat units and not in the communal or ancillary areas.
— SC 22 Jun 2023 13:51:11

✔ **Smoking prohibited in appropriate areas?** N/A

As above.
— SC 22 Jun 2023 13:51:14

✔ **Suitable arrangements for those who wish to smoke?** N/A

As above.
— SC 22 Jun 2023 13:51:16

✔ **This policy appeared to be observed at time of inspection?** Yes

At time of assessment there was no evidence of smoking taking place in the communal areas.
— SC 22 Jun 2023 13:51:21

No smoking signs are located at the main entrances to the building and at access points to the first floor landings.
They are also displayed on the walkway at 3rd floor.

🔥 Arson

✔ **Does basic security against arson by outsiders appear reasonable?** Yes

The building has fully open access that can lead to unauthorised access with the potential for arson. It would benefit from an estate improvement scheme to make it more secure, however, this is unlikely to take place given the future of the building.
Bin storerooms were in reasonable condition.
See also Housekeeping section.
— SC 22 Jun 2023 13:51:26



IMG_2398
— SC 18 May 2023 08:55:33

✔ **Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?**
Yes

A couple of items were noted dumped outside bin room 2 which should be collected. They are away from the building and did not pose a significant risk.
— SC 22 Jun 2023 13:51:30



IMG_2405
— SC 18 May 2023 08:56:25

There is open access to these flats, although the refuse/bin rooms are limited in their availability to residents and locked at other times. Storage cupboards were secure and fully enclosed. Some stored items on a few landings could be a source of combustibles, but this is generally low risk. Anecdotally, arson is not a significant issue.

Portable Heaters and Heating Installations

All Areas	2 / 1
✔ Is the use of portable heaters avoided as far as practicable? N/A ✔ If portable heaters are used: Is the use of the more hazardous type (e.g. radiant bar fires or lpg appliances) avoided? N/A ✔ If portable heaters are used: Are suitable measures taken to minimize the hazard of ignition of combustible materials? N/A ✔ Are fixed heating installations subject to regular maintenance? N/A	

There is no heating in the communal areas.

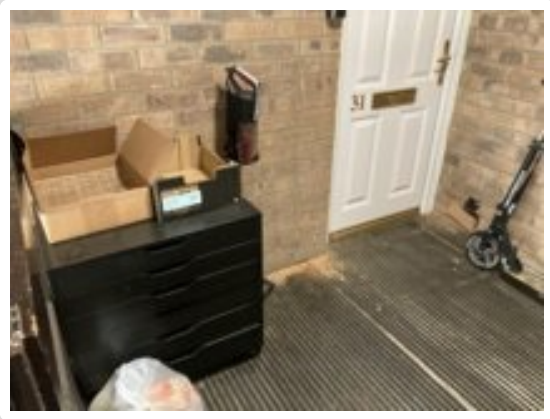
⚡ Lightning

Complete building	1 / 1
✔ Do the premises have a lightning protection system and if so does it appear satisfactory? Yes A LPS is in place - the assessor was not able to confirm if it is satisfactory, however, it is tested/maintained. — SC 22 Jun 2023 13:51:34	

The lightening equipment was tested: 27/05/2022.

🔑 Housekeeping

All Areas	1 / 1
✖ Is the standard of housekeeping to the assessed area generally adequate? No Items located in escape routes. These can be an obstruction to the means of escape, a trip hazard for fighters and add to fire loading in an area that should be managed as a sterile space. — SC, RB 27 Dec 2023 11:20:47	



IMG_2379

— SC ⌚ 18 May 2023 09:02:44



IMG_2397

— SC ⌚ 18 May 2023 09:02:44

✔ Tasks 1

✔ Items located in escape routes - manage/remove

A range of items were observed in the communal areas outside flat entrances. See photographs.
Outside flats: 14 and 31
These should be managed/removed in accordance with the Councils Zero Tolerance policy.

Location All Areas (Housing Services, Princess Court, All Areas)

Medium Priority

— complete by 16 Aug 2023 to reduce the risk by 100% SC, RB

Assigned Users Jamie Lambert

Completed Jamie Lambert @ 27 Dec 2023 11:20:47

✔ More specifically do combustible materials appear to be separated from ignition sources? **Yes**

Although there a few items outside flats they are not near ignition sources.
— SC ⌚ 22 Jun 2023 13:51:39

✔ More specifically is there an avoidance of an unnecessary accumulation of combustible materials or waste? **Yes**

Bin rooms in good housekeeping condition - see Arson above re Bin Room 2
— SC ⌚ 22 Jun 2023 13:51:54

✔ More specifically is there appropriate storage of hazardous materials? **N/A**

No hazardous materials observed.
— SC ⌚ 22 Jun 2023 13:51:42

✔ More specifically is there an avoidance of inappropriate storage of combustible materials? **Yes**

As above.
— SC ⌚ 22 Jun 2023 13:51:52

Generally housekeeping is satisfactory with only a few items to be dealt with.

🔧 Hazards Introduced By Outside Contractors and Building Works

Princess Court, Coronation Street, Cambridge 1 / 1

✔ Are fire safety conditions imposed on outside contractors? **Yes**

✔ Is there satisfactory control over works carried out on the premises by outside contractors (including “hot work” permits)? **Yes**

✔ If there are in-house maintenance personnel, are suitable precautions taken during “hot work”, including use of “hot work” permits? **Yes**

Contractors and building work are subject to the Council's Heath and safety + Fire Safety Policies.

❗ Other Significant Fire Hazards That Warrant Consideration Including Process Hazards That Impact on General Fire Precautions

⊗ Are there other Significant Fire Hazards That Warrant Consideration Including Process Hazards That Impact on General Fire Precautions?

Yes

Gas installations - building structural stability and capacity

— SC, RB 27 Dec 2023 16:55:35

✓ Tasks 1

✓ Gas installations - building structural stability and capacity

A report has been submitted to CCC regarding the ability the structures at Hanover and Princess Courts to cope with a gas installation explosion. The report recommends removal of gas installations at Hanover and Princess Courts to completely negate the risk of a progressive building collapse. The Council has accepted and will implement this recommendation.

Depending on the time taken to undertake removal and fitting alternative appliances, it is recommended that the Fire and Rescue Service are made aware of this hazard and resulting risk so that they can plan accordingly. Discussion with them regarding information in the PIB might be appropriate as well as means to evacuate the block if required.

Location Princess Court, Coronation Street, Cambridge (Estates & Facilities, Princess Court, Coronation Street, Cambridge)

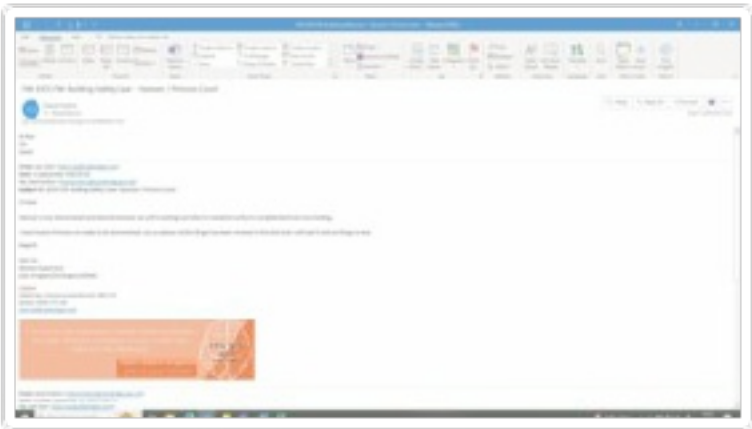
High Priority

— complete by 12 Sep 2021 to reduce the risk by 100% SC, RB

Assigned Users Renier Barnard

Completed Renier Barnard @ 27 Dec 2023 16:55:35

After



Hanover Princess Gas Removal

— RB 27 Dec 2023 16:55:32

The building has Estate Safety checks in place, which includes the reduction and elimination of fire hazards.

Generally, housekeeping is very good.

Where there is plenty of space such as on walkways and underneath staircases, bicycles are not so much of a concern compared to the small stairways off the main walkway that need to be monitored and managed in accordance with the Council's zero tolerance policy.

The issue with gas supply/installations into the block is a work in progress to reduce the risk from gas.

FIRE PROTECTION MEASURES

Means of Escape

Complete building

2 x 1 = 2 | Tolerable Risk

▼ Trivial Risk

1 / 3

✓ Is it considered that the premises are provided with reasonable means of escape in case of fire?

N/A

The means of escape are not ideal when compared to current benchmark standards, but reasonable given the age and features of the building if other measures are addressed as per the recommendations for action contained in this and other sections of this report.

— RB, SC 22 Jun 2023 13:52:20

✓ Adequate design of escape routes?

N/A

As above
— SC 22 Jun 2023 13:52:23

Adequate provision of exits? Yes

Exits are at the walkways and into the two main staircases with an open exit at the base of the stairs leading to ultimate safety.
— SC 22 Jun 2023 13:52:26

Exits easily and immediately openable where necessary? No

Manual override devices activated.

Likelihood: Low Consequence: Low Harm 1 x 1 = 1 | Trivial Risk
— SC 22 Jun 2023 13:52:51



IMG_2394
— SC 18 May 2023 09:38:35

Fire exits open in direction of escape where necessary? N/A

As above - exits are open (no doors).
— SC 22 Jun 2023 13:52:29

Avoidance of sliding or revolving doors as fire exits where necessary? N/A

None present.
— SC 22 Jun 2023 13:52:32

Satisfactory means for securing exits? N/A

Reasonable distances of travel: Where there is a single direction of travel? Yes

Depending on the benchmark technical approach taken (balcony access) the travel distances are acceptable. However, other areas of this report make reference to smoke venting and how this is potentially limited impacting on the travel distances from different parts of the building.
— SC 22 Jun 2023 13:52:35

Reasonable distances of travel: Where there are alternative means of escape? Yes

Depending on the benchmark technical approach taken (balcony access) the travel distances are acceptable. However, other areas of this report make reference to smoke venting and how this is potentially limited impacting on the travel distances from different parts of the building.
— SC 22 Jun 2023 13:52:39

Suitable protection of escape routes including provision of fire doors/hatches including to roof voids, individual dwellings/flats, compartment doors, riser cupboard doors and risk rooms? No

An inspection of the storage/electrical cupboard doors revealed that the doors are non fire rated and the integrity of the door set and therefore the escape route may be compromised.

Likelihood: Low Consequence: Medium Harm 2 x 1 = 2 | Tolerable Risk
— SC, RB 18 May 2023 09:38:35

Tasks 2

- Storage cupboard doors - upgrade/replace

An inspection of the storage cupboard doors revealed that the doors are non fire rated and the integrity of the door set and therefore the escape route may be compromised.
These doors should be added to the program of works for upgrading or replacement.
The doors are secure without openings at the top and bottom (like Kingsway). From being able to observe one cupboard (empty and unlocked) there is no power supply so no ignition source.

Location Complete building (Housing Services, Princess Court, All Areas)

Low Priority

— complete by 04 Jul 2023 to reduce the risk by 50% SC, RB

Assigned Users Fire Safety Compliance

☐ Electrical cupboard doors - upgrade/replace

An inspection of the storage cupboard doors revealed that the doors are non fire rated and the integrity of the door set and therefore the escape route may be compromised.

These doors should be added to the program of works for upgrading or replacement.

Location Ground floor

Low Priority

— complete by 16 May 2024 to reduce the risk by 50% SC, RB

Assigned Users Fire Safety Compliance

☒ **Suitable fire precautions for all inner rooms?** **N/A**

None present.

— SC 22 Jun 2023 13:52:41

☒ **Escape routes unobstructed?** **Yes**

Escape routes generally clear - see Housekeeping section for minor items.

— SC 22 Jun 2023 13:52:43

☒ **It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people.** **N/A**

The building was not designed to accommodate disabled persons/PRM. Any issues with individual occupants being able to escape should be identified through a PCFRA (person centred fire risk assessment).

— SC 22 Jun 2023 13:52:48

Princess Court, Coronation Street, Cambridge **3 x 2 = 6 | Substantial Risk**

2 / 3

☒ **Suitable protection of escape routes including provision of fire doors/hatches including to roof voids, individual dwellings/flats, compartment doors, riser cupboard doors and risk rooms?** **No**

A survey of flat entrance doors and the door furniture in 2019 revealed that the doors on escape routes were non fire rated doors. All tenant doors (27) in the block were replaced in 2020/21. However, leasehold doors are still mostly non-compliant.

Likelihood: Moderate

Consequence: High Harm

3 x 2 = 6 | Substantial Risk

— SC, RB 19 Jun 2023 09:56:41



IMG_0465

— SC 12 Jul 2022 11:19:40



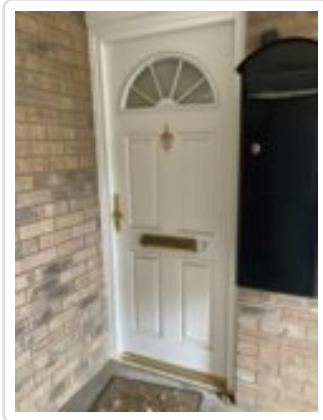
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— SC 12 Jul 2022 11:19:40



IMG_0487

— SC 12 Jul 2022 11:22:16



IMG_0488

— SC 12 Jul 2022 11:22:16



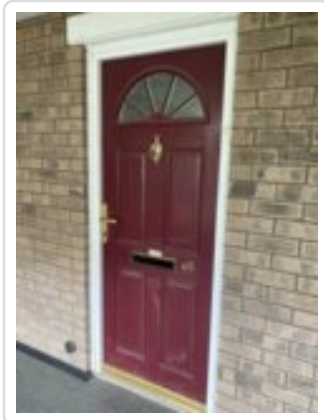
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— SC 12 Jul 2022 11:22:16



IMG_0483

— SC 12 Jul 2022 11:22:16



IMG_0480

— SC 12 Jul 2022 11:22:16



IMG_0479

— SC 12 Jul 2022 11:22:16



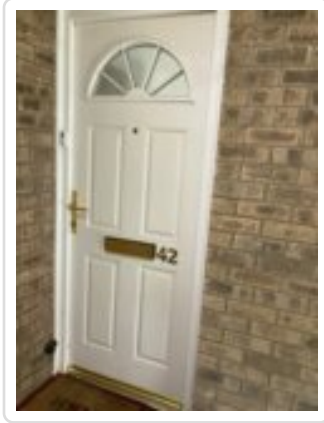
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— SC 12 Jul 2022 11:22:17



IMG_0481

— SC 12 Jul 2022 11:22:17



IMG_0478

— SC 12 Jul 2022 11:22:17



IMG_0477

— SC 12 Jul 2022 11:22:17



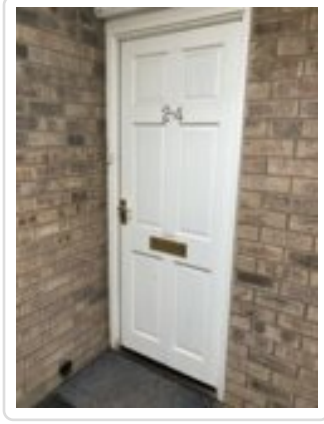
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— SC 12 Jul 2022 11:22:17



IMG_0472

— SC 12 Jul 2022 11:22:17



IMG_0467

— SC 12 Jul 2022 11:22:18



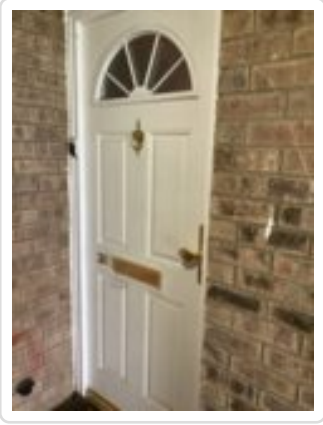
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— SC 12 Jul 2022 11:22:18



IMG_0468

— SC 12 Jul 2022 11:22:18



IMG_0473

— SC 12 Jul 2022 11:22:18

Tasks 1

Leaseholder Flat entry doors-non FR

All leasehold doors in a recent survey (end of 2019) were identified as HIGH priority as they are non fire rated flat entry doors and need to be replaced with an FD30S standard door. Leaseholders were written to in 2020 and offered a replacement door as part of the Councils program of work. However, many of the doors across the block remain non-compliant. The Council should continue to pursue flat entry door replacement where there is non-compliance. The Leasehold Team are currently in the process of writing to leaseholders again to request evidence of compliance.

Location Princess Court, Coronation Street, Cambridge (Estates & Facilities, Princess Court, Coronation Street, Cambridge)

High Priority
— complete by 12 Apr 2022 to reduce the risk by 100% SC, RB

Assigned Users Fire Safety Compliance

Suitable protection of escape routes including provision of fire doors/hatches including to roof voids, individual dwellings/flats, compartment doors, riser cupboard doors and risk rooms? No

Damage to flat entrance door
— SC, RB 24 May 2024 15:59:30



IMG_0475
— SC ⌚ 12 Jul 2022 11:36:06

✔ Tasks 1

✔ Damage to flat entrance door - repair/replace

The fire resisting glazing to flat 35 FED has been damaged. This should be replaced.

LocationAll Areas (Housing Services, Princess Court, All Areas)

High Priority

— complete by 04 Aug 2022 to reduce the risk by 100%
 SC, RB

Assigned Users Fire Safety Compliance

CompletedFire Safety Compliance @ 24 May 2024 15:59:30

The escape for most of the flats above ground floor is via generally semi-open routes which provides venting for smoke, This includes the staircases from ground to first floor flats and those serving 2nd/4th flats off the walkways at 3rd floor. However, also see comment above in 'assessment info - escape routes' regarding impact of a fire on these.

The main staircases at each end running the full height of the building are open (and unprotected) at all levels except the head of the stair. The walkways are also ventilated at each end of the block.

There are skylights at the head of the escape stairs which appear to be openable. These could be investigated further to provide smoke ventilation by adaptation or modification to enable them to be opened manually (remotely) or by AOV, although the benefit may be limited.

The travel distances on the walkways are acceptable, however, they are undivided. These escape routes are neither enclosed corridors or fully open balconies (as per technical guidance). There might be some benefit in providing doors across the walkway where the short staircases emerge on the walkway, but given smoke from a fire below could affect both sides of the partition, it is not clear if these would be effective. Potentially, this offers a progressive horizontal evacuation approach for persons with restricted mobility.

A program to replace all tenant flat entrance doors and to address leasehold doors has been implemented. All tenanted doors have been replaced, whereas all leasehold doors remain non-compliant. This remains a significant risk to the means of escape.

There are no other openings onto the escape routes, which also helps to reduce the likelihood of them being affected by a fire. It is also proposed to replace store cupboard doors with FD30 standard doors, which will also reduce the opportunity for arson. The electrical intake cupboards/risers on the ground floor should also be part of this program.

There are various ventilator breaches in the compartment walls outside flats: 21,26,30,31,49. These have been reviewed by the Compliance Manager (Gareth Basterfield) previously and will not be actioned further. Many have been blanked off with a steel plate - it could not be confirmed if the fitting provides 60 mins fire resistance but is an improvement over an open vent.

🔒 Measures to Limit Fire Spread and Development

Complete building

3 x 2 = 6 | Substantial Risk

1 / 1

✖ It is considered that there is: Compartmentation of a reasonable standard including external faces of buildings

No

Compartmentation does not appear to be to the required fire resistance. Following fires in other blocks of similar design breaches in the service riser became apparent. The design of the riser in this block is very similar and likely to present the same issues

Likelihood: Moderate Consequence: High Harm 3 x 2 = 6 | Substantial Risk

— RB, SC ⌚ 22 Jun 2023 13:53:14

✔ Tasks 2

❑ Compartmentation to provide 30 minutes fire resistance in blocks up to 5 storeys

Risk Assessment

Princess Court, All Areas | 08 May 2023

24/37

There is a requirement for compartmentation to provide at least 30 minutes fire resistance in blocks up to 5 storeys.

Location

Complete building (Estates & Facilities, Princess Court, Coronation Street, Cambridge)

High Priority

— complete by 23 Jun 2021 to reduce the risk by 50% RB, SC

Assigned Users

Fire Safety Compliance

☐ Structural investigation-breach of compartment wall/floor

Further structural investigation is required to ascertain the consequence of the compartmentation breach, to establish if the following actions are required:

- Type 2, 3 or 4 Fire Risk Assessment.
- Change to the Fire Strategy of the building from “Stay Put” to Simultaneous Evacuation
- Installation of Automatic Fire Detection System

The survey should include a fire risk appraisal of the external wall system (PAS 9980) to inform the fire risk assessment.

Location

Complete building (Estates & Facilities, Princess Court, Coronation Street, Cambridge)

High Priority

— complete by 23 Dec 2020 to reduce the risk by 50% RB, SC

Assigned Users

Fire Safety Compliance

It is considered that there is: Reasonable limitation of linings that might promote fire spread Yes

Escape routes are mostly sterile with non-combustible linings (Believed to be Class O/B-s3,d2 - subject to test).
— SC 22 Jun 2023 13:53:08

As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire? N/A

See recommendation above regarding compartmentation/service risers.
— SC 22 Jun 2023 13:53:11

A flat fire in Hanover Court early in 2020 and in block 4 at Kingsway flats in May 2020 resulted in smoke and fire spread through the service riser. The outcomes of a subsequent specific FRA (see 'Evidence') included a review of the stay put policy, installation of linked early warning of fire and further surveys of service risers in all blocks at Kingsway flats and Hanover/Princess Courts (as the buildings are from the same era and very similar in design) to provide solutions to the lack of fire resistance/compartmentation.

This work is being progressed by CCC at Kingsway (in 2023) and has coincided with replacing most flat entrance doors to FD30S standard in 2020-21.

At time of assessment no progress had been made regarding surveys or compartmentation works and is pending completion of Kingsway flats which is likely to inform the approach taken with Princess (and Hanover) Court. The external walls should be part of the type 4 assessment (PAS 9980 FRAEW). The fire in block 4 at Kingsway Flats indicates there are not specific issues with the EWS.

Resident balconies are not constructed of combustible materials. From external observations, generally the use of balconies does not appear to present significant additional fire hazards, although it is difficult to confirm this without being intrusive.

Previously identified vent breaches (outside flats 21,30,31,49) have been reviewed and accepted as no further action required by the Risk and Compliance Manager in 2021. If a more detailed FRA is undertaken, as recommended above, these should be included in that assessment to confirm the decision taken.

Escape routes are mostly sterile with non-combustible linings (believed to be Class O/B-s3,d2).

Emergency Escape Lighting

Reasonable standard of emergency escape lighting system provided? Yes

Emergency lighting is provided in the escape routes and appeared to be in working order.
The test records show continual failures as highlighted in 2022. See Test and Maintenance below.
— RB, SC 22 Jun 2023 13:53:29

Emergency lighting is provided throughout the communal areas and appeared to be in working order. The assessor was not able to verify its effectiveness at the time of assessment.

Re testing - see section below

🔗 Fire Safety Signs and Notices

Princess Court, Coronation Street, Cambridge1 / 1

✔ Reasonable standard of fire safety signs and notices? Yes

Fire action notices with fire procedures are in place as are no smoking signs. Fire exit directional signage is satisfactory given the layout of the block.

One of the DR inlet boxes has been defaced with stickers - the box is still identifiable to the FRS but it is recommended these are removed.

— 👤 SC ⌚ 22 Jun 2023 13:53:34



IMG_2392
— 👤 SC ⌚ 18 May 2023 10:16:38



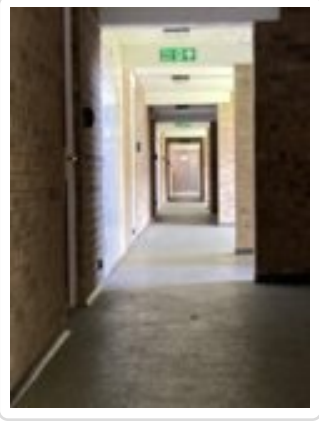
IMG_2395
— 👤 SC ⌚ 18 May 2023 10:16:39



IMG_2389
— 👤 SC ⌚ 18 May 2023 10:16:39



IMG_2385
— 👤 SC ⌚ 18 May 2023 10:16:39



IMG_2386
— 👤 SC ⌚ 18 May 2023 10:16:39



IMG_2375
— 👤 SC ⌚ 18 May 2023 10:16:39



IMG_2374
— 👤 SC ⌚ 18 May 2023 10:16:40



IMG_2378
— 👤 SC ⌚ 18 May 2023 10:16:40

Fire exit signage incorporates pictogram and text format.

The position and location of signage is generally satisfactory in terms of compliance and give the layout/design of the blocks.

🔗 Means of Giving Warning in Case of Fire

Complete building3 x 2 = 6 | Substantial Risk1 / 1

✔ Reasonable manually operated electrical fire alarm system provided? N/A

✔ Automatic fire detection provided- Throughout the Premises? N/A

✔ Automatic fire detection provided- Part of the premises only? N/A

✖ Extent of automatic fire detection generally appropriate for the occupancy and fire risk? No

The premises should be provided with an appropriate fire warning system to a correct grade and with a correct detection level according to the occupancy, design and use of the building.

Likelihood: ModerateConsequence: High Harm3 x 2 = 6 | Substantial Risk

— 👤 SC, RB ⌚ 22 Jun 2023 13:53:37

✔ Tasks 1

☐ Fire warning system-correct grade/detection

In light of recent findings concerning compartmentation (service risers) and flat entrance doors, subject to further investigations/survey, the premises should be provided with an appropriate fire warning system to provide early warning to

residents of a fire in other parts of the building which could facilitate full evacuation of a specific area of the block.

Location

Complete building (Estates & Facilities, Princess Court, Coronation Street, Cambridge)

High Priority

— complete by 23 Mar 2021 to reduce the risk by 100%  SC, RB

Assigned Users

 Fire Safety Compliance

 Remote transmission of alarm signals? NA

This assessment has considered the communal areas where there is currently no fire alarm system or fire detection to initiate fire safety systems such as AOV.

Flats have only a smoke alarm in the hallways (LD3) and are due to have additional heat detection installed in kitchens/living area in a program of works in 2021/22. The assessor is unable to confirm if these were installed.

Where this is not an open plan area a smoke alarm is recommended for the living area providing LD2 coverage.

Where this is not an open plan area a smoke alarm is recommended for the living area providing LD2 coverage.

Following the fire at Kingsway flats, in Hanover Court earlier in 2020 and a specific fire risk assessment, the need to provide early warning to residents of a fire other than in their own dwelling was identified. This was in conjunction with providing an interim measure until all flat entrance doors are replaced with FD30S units and compartmentation work on service risers is completed.

A survey to determine fire alarm requirements is required and may link dwellings in particular off staircases that could become compromised by a fire due to the design and layout of the building.

See more up to date comments above in 'Premises Description' and 'Evacuation Strategy'.

2023: At time of assessment this work is still pending with the Kingsway blocks to be completed first and form a template for Hanover Court. The addition of smoke alarms in flats (not linked) may provide an acceptable interim solution by providing early warning should smoke enter a service riser from the fire compartment of origin and spread to other flats.

 Manual Fire Extinguishing Appliances

Princess Court, Coronation Street, Cambridge

1 / 1

 Reasonable provision of portable fire extinguishers? Yes

 Hose reels provided? N/A

 Are all fire extinguishing appliances readily accessible? N/A

Unable to confirm due to lack of access to the lift motor room.

—  SC  22 Jun 2023 13:53:45

It is not appropriate to provide fire extinguishers in the communal areas.

The assessor believes a CO2 fire extinguisher is provided in the lift motor room which was not accessed.

 Relevant Fire Extinguishing Systems

Complete building

1 / 3

 Is fixed firefighting equipment and fire safety systems provided where required and are they suitable for the risks identified? Yes

Secure information box (SIB) and Dry Riser (DR) installed.

The DR outlets are not enclosed in a box for protection but were secured with a strap and lock.

—  SC  18 May 2023 10:28:17



IMG_2392

— SC ⌚ 18 May 2023 10:27:19



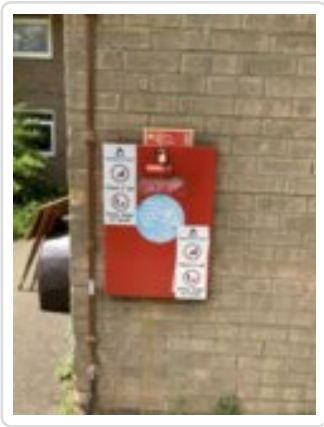
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— SC ⌚ 18 May 2023 10:27:20



IMG_2388

— SC ⌚ 18 May 2023 10:27:20



IMG_2395

— SC ⌚ 18 May 2023 10:27:20



IMG_2374

— SC ⌚ 18 May 2023 10:27:20

☑ Is a natural or mechanical smoke control system employed where necessary and is it appropriate for the location? N/A

There are no specifically designed smoke control provisions - see commentary above regarding the open walkway and main escape staircases.

— SC ⌚ 22 Jun 2023 13:53:48

⊗ Is fixed firefighting equipment and fire safety systems provided where required and are they suitable for the risks identified? No

SIB - access and provision of information for fire fighters

Original Likelihood: Low Original Consequence: Low Harm 1 x 1 = 1 | Trivial Risk

— RB, SC ⌚ 2 Feb 2024 12:06:16

☑ Tasks 1

☑ PIB - access and provision of information for fire fighters

A new SIB has been installed, however, it is not accessible. The lock type should be checked to ensure it is consistent with CCCs PIB key.

The assessor does not believe fire plans are located inside - these should be provided. (copies of those located in the SIB for Hanover Ct will suffice until plans for both blocks are brought up to date).

Location Ground floor

High Priority

— complete by 04 Aug 2022 to reduce the risk by 50% RB, SC

Assigned Users Fire Safety Compliance

Completed Fire Safety Compliance @ 2 Feb 2024 12:06:16

⊗ Is fixed firefighting equipment and fire safety systems provided where required and are they suitable for the risks identified? No

Fire fighters lift - assess

— SC, RB ⌚ 25 Mar 2024 12:39:31

☑ Tasks 1

Completed Steph Coppola @ 25 Mar 2024 12:39:31

See comment above.
— SC ⌚ 22 Jun 2023 13:54:12

With regard to leaseholders, a process has been agreed between the Risk Assurance and Compliance Team and the Leasehold Team (Housing Services) to write to the leaseholder for them to confirm and provide evidence that their FED is compliant.

The other linked fire safety issue is the design of the building and how a fire might affect escape routes along with the service riser potentially not being adequately fire separated (subject to survey/appraisal).

A combination of measures would address this given it is not known how a fire may affect the semi open escape routes and includes linked fire warning systems.

Due to the pending redevelopment of the building (as of May 2023), work undertaken is likely to be limited but still needs to take account of the risk and implement the necessary to reduce this to a tolerable level.

Where possible, as residents are decanted, those at the highest levels and furthest from the escape routes/staircases should be relocated first. Flats that are located in the two main staircases should also be vacated to reduce the risk of the staircase being affected by a fire emanating from a flat entrance door. Where units are adopted for temporary accommodation those closest to the ground should be utilised over those at higher levels.

MANAGEMENT OF FIRE SAFETY

Procedures and Arrangements

Complete building	3 x 2 = 6 Substantial Risk	1 / 1
✔ Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)? Yes The Council has a fire safety advisor in place to assist Estates and Facilities/Compliance Team. — SC ⌚ 22 Jun 2023 13:54:14		
✔ Is there a suitable record of the fire safety arrangements? Yes The Fire Risk Management Strategy includes blocks of flats. — SC ⌚ 22 Jun 2023 13:54:16		
✔ Appropriate fire procedures in place? Yes Fire procedures (stay put) are displayed in Fire Action Notices around the block. Where required these should be updated and the information shared with residents. — SC ⌚ 22 Jun 2023 13:54:24		
✖ Are procedures in the event of fire appropriate and properly documented? No Resident fire safety information Likelihood: Low Consequence: Medium Harm 2 x 1 = 2 Tolerable Risk — SC, RB ⌚ 24 May 2023 13:04:55 ✔ Tasks 1 ❑ Resident fire safety information - provide To comply with The Fire Safety (England) Regulations 2022, residents should be supplied with fire safety information and instruction appropriate to the building to include what to do in the event of a fire and the importance of a flat entrance fire door (where installed). LocationComplete building (Housing Services, Princess Court, All Areas) High Priority — complete by 16 Aug 2023 to reduce the risk by 100% SC, RB Assigned Users Fire Safety Compliance		
✔ Are there suitable arrangements for summoning the fire and rescue service? N/A		

Residents would be expected to call the FRS.
— SC 24 May 2023 13:04:56

⊗ Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters? No

Information available for firefighters on arrival at the premises requires updating.
— SC, RB 14 Feb 2024 11:50:58

✓ Tasks 1

✓ Information to firefighters (PIB)

Ensure any secure information box (SIB) contains all information relevant to the emergency services. In particular in the case of the fire service, provide keys to the fire warning panel/s, relevant site and floor plans annotated with, or; separate details of hazards and risk rooms, as well as a vulnerability list where appropriate.

This should include evacuation arrangements and risks following and identified from PCFRA's and PEEP's.

The current plans date from October 2007. Once PCFRAs have been carried out any relevant information/PEEPS should be held in the SIB.

May 2023 - A contractor has been engaged to update the fire plans in line with the latest guidance for SIB/ERP.

Location Complete building (Estates & Facilities, Princess Court, Coronation Street, Cambridge)

High Priority
— complete by 23 Mar 2021 to reduce the risk by 100% SC, RB

Assigned Users Alex Myhill Alex Myhill

Completed Alex Myhill @ 14 Feb 2024 11:50:58

✓ Are there suitable arrangements for ensuring that the premises have been evacuated? N/A

✓ Is there a suitable fire assembly point(s)? N/A

⊗ Are there adequate procedures for evacuation of any disabled people who are likely to be present? No

Procedures for people with restricted mobility (PRM) and/or who are vulnerable to be confirmed through person centered fire risk assessments.

Likelihood: Moderate Consequence: High Harm 3 x 2 = 6 | Substantial Risk
— SC, RB 22 Jun 2023 13:54:35

✓ Tasks 1

□ PRM procedures

An action point from the recent specific fire risk assessment is to establish if there are residents who need assistance to evacuate their flat.

On completion of this survey PEEPs maybe required for individual residents with copies kept in the secure information box (SIB).

Location Complete building (Estates & Facilities, Princess Court, Coronation Street, Cambridge)

High Priority
— complete by 23 Mar 2021 to reduce the risk by 100% SC, RB

Assigned Users Fire Safety Compliance Fire Safety Compliance

✓ Persons nominated and trained to use fire extinguishing appliances? N/A

✓ Persons nominated and trained to assist with evacuation, including evacuation of disabled people? N/A

✓ Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)? Yes

Should CFRS require site visits this can be facilitated.
Building plans have been supplied to CFRS in accordance with the FS(E) Regs 2022.
— SC 22 Jun 2023 13:54:27

✔ **Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?** Yes

The need to assess for potentially vulnerable residents who may have difficulty escaping independently has been highlighted following the fire in Kingsway.

A meeting to initiate a survey for PCFRA's has taken place. This was delayed by Covid. Letters sent out to residents resulted in no feedback regarding vulnerable residents, although there seems to be 'local' awareness of such persons, and this needs to be revisited through the residents groups.

There are tenant representatives who have good liaison with Council Officers to ensure resident engagement.

Temporary fire procedure arrangements (changes to the evacuation strategy) may be required to be put in place until upgrading of compartmentation and fire doors has been completed. In this interim period an early fire warning system extending beyond individual dwellings may also be installed as per Kingsway and subject to further surveys of the buildings' compartmentation/means of escape that require a permanent linked fire warning system.

With regard to any changes in fire procedure, notices located at the entrances to the block would need to be amended/changed and an assembly point should be considered to assist the fire service in establishing who is involved in any fire incident as per Kingsway flats.

To comply with The Fire Safety (England) Regulation 2022, and to tie in with concerns about fire safety risks with the building, residents should be updated with fire safety information. This should be carried out ASAP and not be further delayed by decisions re surveys. A second wave of information/fire safety instruction would follow as required.

🕒 Training and Drills

All Areas	2 / 1
✔ Are all staff given adequate fire safety instruction and training on induction? Yes	
CCC Caretaker only. Residents are not required to undertake fire safety training (although CCC must provide relevant fire safety information/instruction).	
— 👤 SC ⌚ 22 Jun 2023 13:54:46	
✔ Are all staff given adequate periodic “refresher training” at suitable intervals? Yes	
As above.	
— 👤 SC ⌚ 22 Jun 2023 11:14:11	
✔ Does all staff training provide information and instruction on the following: fire risks and fire safety measures in the premises, action in the event of fire, action on hearing the fire alarm , method and operation of manual call points, location and use of fire extinguishers, means for summoning the fire and rescue service, the identity of persons nominated to assist with evacuation and the identity of persons nominated to use fire extinguishing appliances Yes	
As above.	
— 👤 SC ⌚ 22 Jun 2023 11:14:11	
✔ Are staff with special responsibilities (e.g. fire wardens) given additional training? N/A	
✔ Are fire drills carried out at appropriate intervals? N/A	
✔ When the employees of another employer work in the premises: Is their employer given appropriate information (e.g. on fire risks and general fire precautions)? N/A	
✔ Is it ensured that the employees in the above question are provided with adequate instructions and information? N/A	

Contractors are subject to the fire safety and health and safety policies of the Council.
The caretaker has received fire awareness training as a CCC employee.

🛠 Testing and Maintenance

Complete building	1 / 1
✔ Are the premises fire safety provisions adequately maintained? Yes	
With the exception of monthly emergency lighting/lifts - see below	

✔ **Weekly testing and periodic servicing of fire detection and alarm system?** N/A

✔ **Monthly and annual testing routines for emergency escape lighting?** Yes

Testing carried out by ATL - more failures as per 2022 FRA - fed back to TSG.

— SC ⌚ 20 Jun 2023 08:21:07



IMG_2366

— SC ⌚ 18 May 2023 11:27:47

✔ **Annual maintenance of fire extinguishing appliances?** N/A

If there is a CO2 fire extinguisher in the lift plant room it should be maintained.

— RB, SC ⌚ 22 Jun 2023 13:54:58

✔ **Periodic inspection of external escape staircases and gangways?** Yes

This should be part of caretaker routines.

— SC ⌚ 22 Jun 2023 13:55:00

✔ **Six-monthly inspection and annual testing of rising mains?** Yes

The DR installation was tested 01.06.2023.

A defective outlet valve (seized) was observed on one of the risers. This was approved for remedial action by CCC on 13.06.2023 (e mail from John Conroy 13.06.2023). This should be undertaken ASAP to ensure the DR system is available for FRS use in the event of a fire on the upper levels - the lack of availability of this facility may delay the fire service n search and rescue/fire fighting operations.

A copy of the report is located in the documents section.

— SC ⌚ 22 Jun 2023 13:54:55

✔ **Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting lifts?** Yes

Contract arranged through TSG but no records available with regard to treating the lift as a fire-fighters lift. See action above.

— SC ⌚ 22 Jun 2023 13:55:02

✔ **Weekly testing and periodic inspection of sprinkler installations and smoke control systems?** N/A

✖ **Routine checks of final exit doors and/or security fastenings?** No

Testing of push to exit; overrides (green boxes)

— SC ⌚ 22 Jul 2024 08:56:41

✔ **Tasks** 1

✔ **Testing of push to exit over rides (green boxes)**

These are located in the refuse rooms and should be regularly tested. Monthly testing with the emergency lighting is suggested.

Location Bin rooms 1 and 2

Medium Priority

— complete by 16 Nov 2023 to reduce the risk by 100% SC

Assigned Users John Conroy

Completed John Conroy @ 22 Jul 2024 08:56:41

✔ **Annual inspection and test of lightning protection system?** Yes

Carried out by Rodells 27.05.2022.

TSG have stated that they haven't been allocated this for 2023 - this should be followed up.

— SC, RB ⌚ 22 Jun 2023 13:55:08

✔ Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard Yes

Arrangements are in put in place for all relevant tests for items in both the communal areas and individual dwellings by TSG.

Note. The door release buttons in the refuse rooms have manual over-rides (green boxes) - these should be subject to regular testing (suggest monthly with emergency lighting).

The lift (including the lift for Hanover Ct) has a firefighters switch to enable control of the lift. It is not clear if this is still effective. An assessment by lift engineers is recommended. Given the height of the building this facility would be of use to the fire service.

🕒 Records

Princess Court, Coronation Street, Cambridge	1 / 1
✔ Appropriate records of: Fire drills? N/A ✔ Appropriate records of: Fire training? N/A ✔ Appropriate records of: Fire alarm tests? N/A ✔ Appropriate records of: Emergency escape lighting tests? Yes Records kept in (Hanover Ct) SIB. Further records supplied by TSG. — 👤 SC 🕒 22 Jun 2023 13:56:09 ✔ Appropriate records of: Maintenance and testing of other fire protection systems? Yes Records available through TSG. See recommendations above re lifts (fire fighters??) and fire extinguishers. — 👤 SC 🕒 22 Jun 2023 13:56:13	

Records are kept centrally and electronically with some records on site in the PIB, although these are incomplete.

This building is encompassed within Cambridge City Council's Fire Safety Policy and Fire Risk Management Strategy. See 'Documents' for these.

There is liaison with the local fire protection officer (CFRS) and also with residents through leasehold representatives and CCC Estate Champions.

Legislative requirements and new technical guidance including flat entrance door inspections and external faces of the building have been considered in this assessment.

2023: As the building is going to be redeveloped with the occupancy reducing (and use of some units as temporary accommodation), fire safety management must not be reduced and should robustly remain in place.

The following are suggested interim actions/items to be explored by Cambridge City Council in mitigation for some of the unsatisfactory fire safety measures contained in this report. These are for consideration against the fire risk actions highlighted in the significant findings above where, due to the pending development, it may not be desirable to undertake full remedial works. The list is not exhaustive and combined is intended to reduce the risk to a more tolerable level for a short/medium period of time only. They are not intended as long term solutions.

1. Sample survey (Type 4) to establish condition of any fire compartmentation issues whereby fire and smoke may spread between flats via service risers. This will influence to what extent the other interim measures are suitable and acceptable.
2. Amend the fire evacuation strategy to one where there is evacuation should occupants become aware of a fire rather than stay put and wait until/if they become at risk. This is not a full evacuation strategy but one where there is less of a delay, i.e. once residents are aware of a fire they leave the building immediately. Occupants away from a fire and unaware of it may therefore stay in situ in their flats. Note. this has been implemented at Kingsway flats in Cambridge's as an interim fire safety measure.
3. Point 2 links with providing updated fire safety information to residents which is required to comply with new legislation that came into force in January 2023.

4. Ensure information about the building and residents is up to date and appropriate for the risk level of the building taking account of the fire safety measures (and lack of) assessed in this report. This should be contained in the SIB and also provided to CFRS as required (some building information has already been passed to them). There are fire plans in the SIB (at Hanover Court as the Princess Ct SIB is still not accessible - see action in main report) and these are currently in the process of being updated by a CCC (using a contractor).
5. Provide wayfinding signage throughout the common areas as per ADB.
6. Consider installling additional automatic fire detection in the remaining occupied flats to provide improved early warning.
7. The risk profile may change through the use of some flat units for temporary accommodation where the occupancy is transitional and there is less familiarity with the building's layout. Such occupants along with the existing residents may be vulnerable. Where appropriate person centred fire risk assessments (PCFRA) should be carried out. This has been explored previously by CCC by attempting to identify vulnerable residents (via tenant reps') but did not bring to light any significant issues. Where voids are being reused as temporary accommodation PCFRAs might be relevant and should be considered when people are allocated flat units.
8. Where voids are selected for temporary accommodation usage, ideally they should be the ones closest to the ground and nearest the escape staircases but not those flats located in the stair (at each end of the building). Note. Those in the best condition might pose a greater fire risk due to their location.
9. Flats located in the stair present a risk from fire (if the flat entrance door is non compliant) potentially affecting the whole of the stair above the fire floor. Consideration should be given to these flats being voided before others if at all possible to ensure the staircases are available for escape purposes.
10. It might be appropriate (based on a sample fire compartmentation survey) to install a building fire alert system (even though it is below 18m) that enables the FRS to evacuate the whole building. This should be carefully considered not least as the staircase widths are not designed to evacuate large numbers of persons.

➤ References

Guidance in Support of Fire Safety Legislation

England and Wales

HM Government Guides to Fire Safety Risk Assessment, DCLG:

- Offices and Shops.
- Factories and Warehouses.
- Sleeping Accommodation.
- Residential Care Premises.
- Educational Premises.
- Small and Medium Places of Assembly.
- Large Places of Assembly.
- Theatres, Cinemas and Similar Premises.
- Open Air Events and Venues.
- Healthcare Premises.
- Animal Premises and Stables.
- Transport Premises and Facilities.
- Means of Escape for Disabled People.

Scotland

Scottish Government: Practical Fire Safety Guidance:

- Existing Non-Residential Premises.
- Existing Premises with Sleeping Accommodation.
- Care Homes.
- Healthcare Premises.
- The Evacuation of Disabled Persons from Buildings.

Northern Ireland

DHSSPS Sector Specific Guidance Documents:

- Sleeping Accommodation.
- Offices and Shops.
- Healthcare Premises.
- Theatres, Cinemas and Similar Premises.
- Small and Medium Places of Assembly.
- Open Air Events.

England and Wales

- Approved Document B Vol 2, 2019 edition (as amended).

Scotland

- Technical Handbook 2019, Non-Domestic – Fire.

Northern Ireland

- Technical Booklet E 2012.

Fire Safety Design and Management

- BS 9991:2015. (Incorporating corrigendum No. 1.) Fire safety in the design, management and use of residential buildings. Code of practice.
- BS 9999:2017. Fire safety in the design, management and use of buildings. Code of practice.

Fire Detection and Fire Alarm Systems

- BS 5839-1:2017. Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises.
- BS 5839-6:2019. Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises.
- BS 5839-8:2013. Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of voice alarm systems.
- BS 5839-9:2011. Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems.

Fire Extinguishing Appliances

- BS 5306-1: 2006. Code of practice for fire extinguishing installations and equipment on premises - hose reels and foam inlets.
- BS 5306-3:2017. Fire extinguishing installations and equipment on premises. Commissioning and maintenance of portable fire extinguishers. Code of practice.
- BS 5306-8:2012. Fire extinguishing installations and equipment on premises - Selection and positioning of portable fire extinguishers - Code of practice.
- BS EN 3. Portable fire extinguishers.
- BS EN 671-3:2009. Fixed fire-fighting systems. Hose systems. Maintenance of hose reels with semi-rigid hose and hose systems with lay-flat hose.
- BS EN 1869:2019. Fire blankets.

Emergency Escape Lighting

- BS 5266-1:2016. Emergency lighting - Code of practice for the emergency lighting of premises.
- BS 5266-8:2004. (BS EN 50172: 2004). Emergency escape lighting systems.
- BS EN 1838:2013. Lighting applications – Emergency lighting.

Fire Safety Signs

- BS 5499-4:2013. Safety signs. Code of practice for escape route signing.
- BS ISO 3864-1:2011. Graphical symbols. Safety colours and safety signs. Design principles for safety signs and safety markings.
- BS EN ISO 7010:2020. Graphical symbols. Safety colours and safety signs. Registered safety signs.
- BS 5499-10:2014. Guidance for the selection and use of safety signs and fire safety notices.

Fixed Fire Extinguishing Systems and Equipment

- BS EN 12845:2015+A1 2019. Fixed fire-fighting systems. Automatic sprinkler systems. Design, installation and maintenance.
- BS 9990:2015. Non-automatic fire-fighting systems in buildings. Code of practice.

Lightning

- BS EN 62305-1:2011. Protection against lightning. General principles.
- BS EN 62305-2:2012. Protection against lightning. Risk management.

- BS EN 62305-3:2011. Protection against lightning. Physical damage to structures and life hazard.
- BS EN 62305-4:2011. Protection against lightning. Electrical and electronic systems within structures. Miscellaneous
- BS 7176:2007+A1: 2011. Specification for resistance to ignition of upholstered furniture for non-domestic seating by testing composites.
- BS 7273-4:2015. Code of practice for the operation of fire protection measures. Actuation of release mechanisms for doors.
- BS 7671:2018/A1:2020. Requirements for Electrical Installations. IET Wiring Regulations. Eighteenth Edition.
- BS 8899:2016. Improvement of fire-fighting and evacuation provisions in existing lifts.

Codes of practice

- PAS 79-1:2020. Fire risk assessment - Guidance and a recommended methodology.

Published Guidance on Control of Contractors

- Standard Fire Precautions for Contractors Engaged on Crown Works, Department of Environment, HMSO.
- Fire Prevention on Construction Sites. Fire Protection Association.
- Fire Safety in Construction. HSG168 (2nd edition) HSE.