



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

**Asset ID: 34483**      **Block 1 1-26 Corn Merchant House (Block A) Corn Merchant House, Egham**

## Cover Sheet

Photo



Date of Fire Risk Assessment	12 Jan 2025
Date of Next Fire Risk Assessment	12 Jan 2026
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Gary Bredin AIFireE

**It is sensible to have arrangements in place to ensure the consistency of Fire Risk Assessments in terms of the assessment of risk and mitigations proposed. In this regard Accent peer validate around 20% of reports, which are available within our audit system.**

**The Scheme**

Scheme Name	Station Road North
Scheme Address	Block 1 1-26 Corn Merchant House (Block A) Corn Merchant House, Egham
Postcode	TW20 9FE
Region	South
Scheme Manager	
Scheme Tel. No	-
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Surrey Fire and Rescue service
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

**The Building**

Accommodation Type	
Build Date	Jan 1 2022
Number Of Homes	26
Homes breakdown	Flat
External wall construction	
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Plain Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	4
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	3 protected
Number of External Staircases	None
External Balcony part of escape route?	Yes
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

**Asset ID: 34483      Block 1 1-26 Corn Merchant House (Block A) Corn Merchant House, Egham**

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade A
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	Yes

**Customers**

Number of occupants	100
Occupant tenure type breakdown	General Needs

**Fire Safety Related Customer Safety Servicing**

Overdue communal gas safety checks	0
Overdue domestic gas safety checks	0
Overdue communal electrical condition checks	0
Overdue domestic electrical condition checks	0
Overdue alarm call pull chord tests	0
Overdue communal PAT testing	0
Overdue customer mobility scooter PAT testing	0
Overdue Monthly Emergency Lighting Switch Tests	0
Overdue Annual Emergency Lighting tests	0
Overdue Weekly Fire Alarm Testing	1
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	1

**Building Fire Safety Surveys - Communal Doors**

Failing Communal Fire Doors	0
Communal Fire doors due for replacement within 5 years	0

**Dwelling Doors**

Failing Dwelling Fire Doors	0
Dwelling Fire doors due for replacement within 5 years	0

## Fire Risk Assessment Survey Results

### Scheme and Building Information

Photo



Date of Fire Risk Assessment	12/01/2024
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Gary Bredin AIFireE
Enforcing Fire Authority	Surrey Fire and Rescue service
Scheme Tel. No	-
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	100
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	4
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	3 protected
Number of external staircases	None
External balcony part of escape route?	Yes
Unusual features	None

## Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
Fire Blanket(s) present	No
Fixed Fire Fighting Installations supplied / fitted	Yes
Dry Riser(s) present	Yes
Wet Riser(s) present	No
Sprinkler System present	Yes
Hosereel(s) present	No
Automatic Opening Vent(s) present	Yes

## Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	
Absence of trailing leads and adapters?	Yes
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	
Is there a purpose built mobility scooter store/charging area?	No

Comment

Does the building have a lightning protection system?

Yes

Comment

Is the protection system adequately maintained?

Yes

Comment

**Observation** **Priority** **Referred To** **Required By:** **Task ID**

Electrical cupboards were clear at the time of the audit



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### Gas installations

Is there a commercial/domestic gas supply to the scheme? No

Comment

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

Comment

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

Comment

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

Comment

### Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to? Yes

Comment

Adequate security against arson? Yes

Comment

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

Comment

Are there communal cooking facilities at this scheme? N/A

Comment

Are reasonable measures taken to prevent fires as a result of cooking? N/A

Comment

Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly? N/A

Comment

## Housekeeping

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

Comment

Are unnecessary accumulations of combustible materials or waste avoided? Yes

Comment

Are combustible materials and substances separated from ignition sources and stored appropriately? N/A

Comment

Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations? N/A

Comment

## Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled? Yes

Comment

## Means of Escape from Fire

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

Comment

Escape routes unobstructed and safe to use? Yes

Comment

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

Comment

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

Comment

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

Comment



Observation

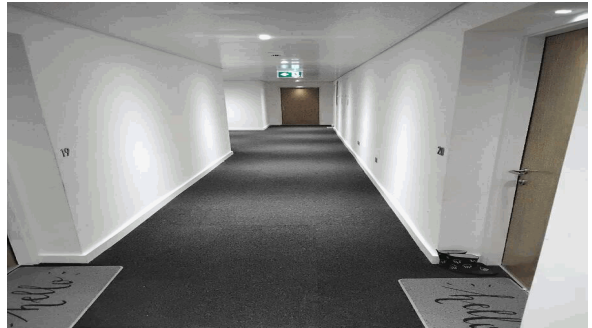
Priority

Referred To

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Task ID

All areas were clear at the time of the audit



Observation

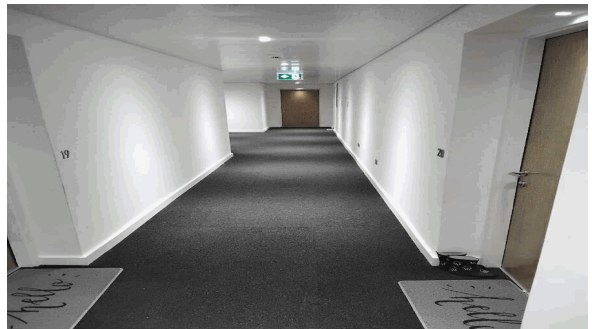
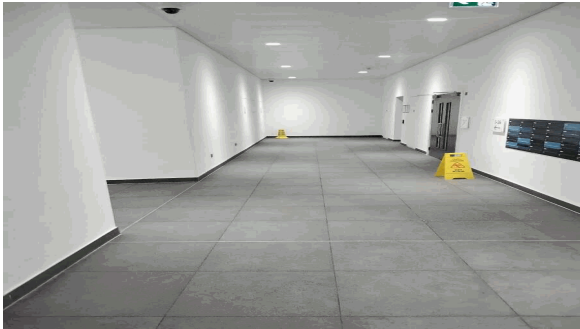
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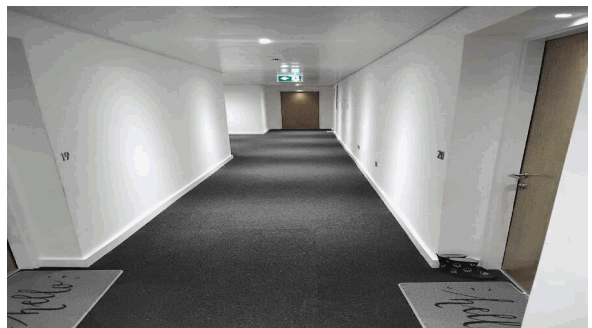
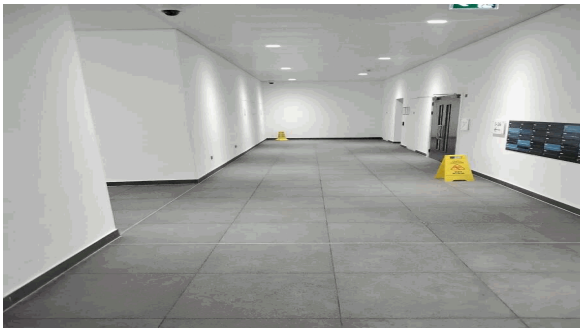
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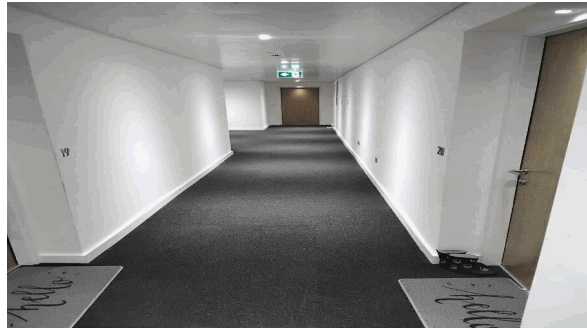
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Observation \_\_\_\_\_ Priority \_\_\_\_\_ Referred To \_\_\_\_\_ Required By: \_\_\_\_\_ Task ID \_\_\_\_\_

All areas were clear at the time of the audit



**Fire Spread and Development**

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

Comment

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

Comment

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products? Yes

Comment

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard? N/A

Comment

No access to this area.

Loft hatches fire resisting? N/A

Comment

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

Comment

Do external walls, doors, windows and anything attached to the exterior, limit fire spread? Yes

Comment

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

Comment

Are roller shutter doors that are required to be FR, fire resisting and self-closing? N/A

Comment

Observation

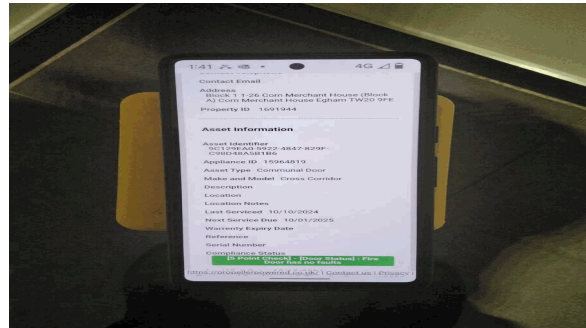
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Task ID

All communal fire doors are tested every 3 months and flat front doors annually.



Observation

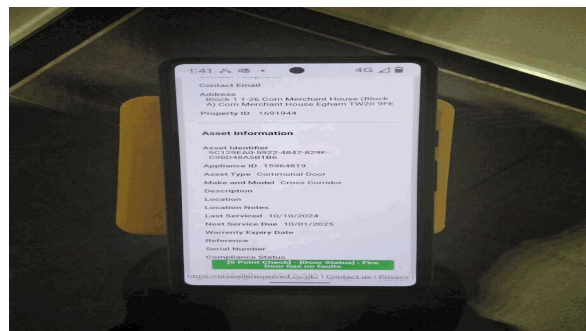
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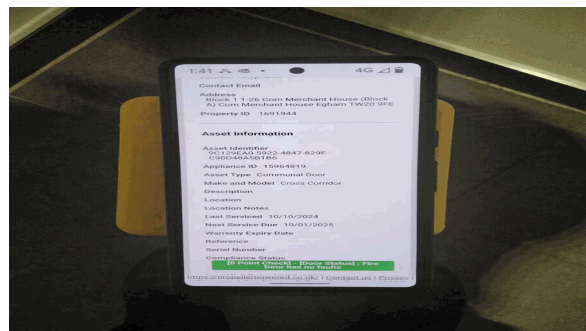
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Observation

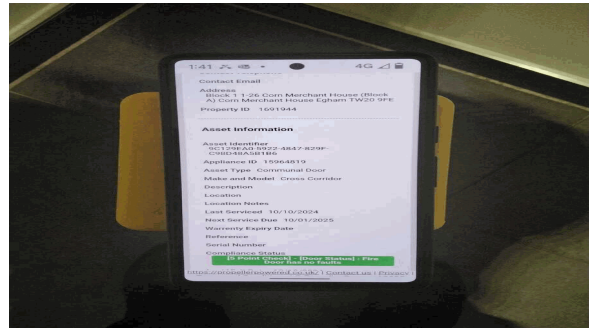
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Required By:

Task ID

All communal fire doors are tested every 3 months and flat front doors annually.



Observation

Priority

Referred To

Required By:

Task ID

Some items were left outside flat 32. Housing partner dealing.

Internal - Medium



Observation

Priority

Referred To

Required By:

Task ID

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Some items were left outside flat 32. Housing partner dealing.

Internal - Medium



### Emergency Escape Lighting

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

Yes

Comment

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

No

Comment

Records of monthly/annual testing available?

Yes

Comment

This is tested weekly with a remote system

**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

Emergency lighting requires attention. Job raised by the surveyor.

Internal - Low



**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

Emergency lighting requires attention. Job raised by the surveyor.

Internal - Low



**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

Emergency lighting requires attention. Job raised by the surveyor.

Internal - Low



Observation	Priority	Referred To	Required By:	Task ID
Emergency lighting requires attention. Job raised by the surveyor.	Internal - Low			



**Fire Safety Signs and Notices**

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	
Directional fire escape signage in place and adequate?	Yes
Comment	
Is there suitable LIFT signage i.e. do not use in case of fire?	Yes
Comment	
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	

**Means of giving Warning in case of Fire**

Is the scheme fitted with a communal area fire alarm?	Yes
Comment	
Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?	Yes
Comment	
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Alarm system tested weekly
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	N/A
Comment	

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? Yes  
 Comment

Is the fire alarm panel remotely monitored, and if so are there records of regular testing? Yes  
 Comment

**Fire Extinguishing Equipment**

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

Portable fire extinguishers - appropriate type/number/position? N/A  
 Comment

Correct signage displayed by each fire extinguisher? N/A  
 Comment

Fire blanket in communal kitchen, secured to the wall, complete with signage? N/A  
 Comment

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

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

**Management of Fire Safety**

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

Will this FRA be shared with all Accountable Persons for the premises? Yes  
 Comment

How will this sharing be achieved? This will be held on M files for all to access

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

Have all details required by regulations been shared with all other Responsible Persons? Yes  
 Comment

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



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

Yes

Comment

How will this sharing be achieved?

This will be available on

Is an office or IL scheme being inspected?

No

Comment

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

Comment

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

Comment

Offices - Are there suitable arrangements for evacuating disabled people?

Comment

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

Comment

Offices/IL Schemes - Is there a suitable assembly point?

Comment

Offices - Are fire drills carried out at appropriate intervals?

Comment

## **Passenger Lift**

Is the scheme fitted with a passenger lift?

Yes

Comment

Is the lift in full working order at the time of the FRA?

Yes

Comment

Is the lift fitted with a firefighters switch?

Yes

Comment

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

Yes

Comment

Observation

Priority

Referred To

Required By:

Task ID

The lifts were in good working order during the visit



Observation

Priority

Referred To

Required By:

Task ID

The lifts were in good working order during the visit



Observation

Priority

Referred To

Required By:

Task ID

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Observation	Priority	Referred To	Required By:	Task ID
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The lifts were in good working order during the visit



### Premises Inspection Box

Is there a premises information box for fire & rescue service use? Yes

Comment

Are there arrangements to check the premises information box is kept up to date? Yes

Comment

### Evacuation Policy

Are there suitable arrangements for summoning the fire service? Yes

Comment

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance? Yes

Comment

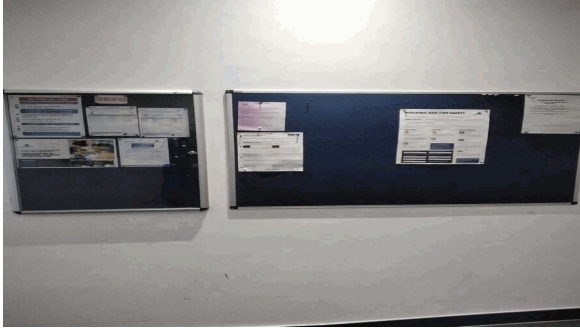
Observation	Priority	Referred To	Required By:	Task ID
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Evacuation policy posted throughout the building



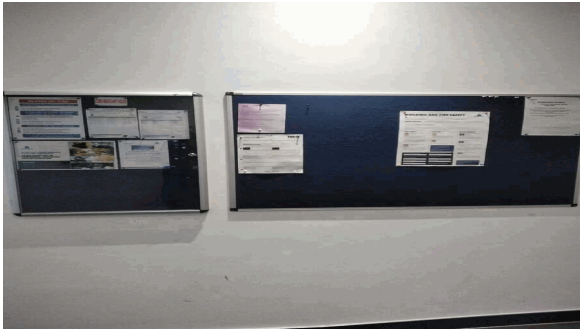
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Evacuation policy posted throughout the building



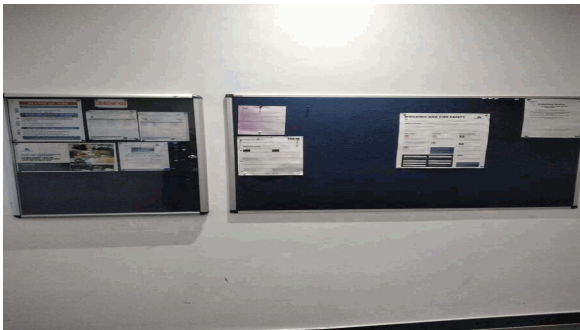
Observation Priority Referred To Required By: Task ID

Evacuation policy posted throughout the building



Observation Priority Referred To Required By: Task ID

Evacuation policy posted throughout the building



Engagement with Residents

Has information of fire procedures been disseminated to residents? Yes

Comment

Is general fire safety information disseminated to residents? Yes

Comment

All information is available on request and posted in the notice board.

## FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?

Yes

Comment

## Miscellaneous

Are there any other observations/actions to raise that are not covered above.

No

Action leading to a repair

Internal administrative Action

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

No

Comment

Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos.

Comment

Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).

No

Some fire doors did not fully close so works orders have been raised with our contractors.

Some minor works were required which have been raised with our contractors.

Unauthorised items were found in communal areas and arrangements were made for their removal.

Not all records were up to date, as noted in the table below. Arrangements have been made for these to be completed.

A number of fire doors were found to be wedged or propped open. Fire doors are there to keep you safe and me kept shut at all times.

### Risk Calculator - Fire

The following risk estimator is based on the general health and safety risk level estimator contained within BS 8800: 1996. Guide to occupational health and safety management systems.

1. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from the fire (the probability of ignition) at this building is:

LOW       MEDIUM       HIGH

2. Taking into account the nature of the building, the occupants, the fire protection afforded and any procedural arrangements observed at the time of the assessment, it is considered that the consequences for life safety in the event of a fire would be:

MINOR       MAJOR       CRITICAL

The definition of the above terms is as follows:

**FRA Review Frequency**

<b>MINOR</b>	Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a bedroom in which a fire occurs).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	There is significant potential for serious injury or death of one or more occupants.

3. The above estimates are then read into the following matrix table to give the overall risk level for the site:

Fire Hazard	Minor	Major	Critical
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

When the level of risk is established, the action level can be read from the table below:

Risk Level	Guide to actions and appropriate timescales
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	Considerable resources may have to be allocated to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is taken.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

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