

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	South
Scheme Name :	Bramling Court
Scheme Address :	1-16 Bramling Court Kennington, Ashford. Kent TN24 9JS
Date of Assessment:	03/11/2023
Date of Next Assessment:	03/11/2026
FRA Frequency:	3 Year Re-Assessment
Fire & Safety Assessor	Gary Bredin

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		Bramling Court
Region:	South	
Scheme Name:	Bramling Court	
Site Address:	Street:	1-16 Bramling Court
	Town:	Kennington, Ashford. Kent
	Post Code:	TN24 9JS
Block & Asset No.	Block 1-16 Asset No.25275	
Scheme Tel. No:	-	
Date of this Assessment	03/11/2023	
Date of Next Review	03/11/2026	
Fire Risk Assessment Frequency	3 Years	
Health & Safety Assessment Frequency	3 Years	
Purpose of Fire Risk Assessment	3 Year Re-Assessment	
Fire & Safety Assessor	Gary Bredin	
Director of Customer Experience	Louise Graham Smith	
Customer Partnership Manager	Laurd Dillon.	
Contract Manager	Adam Rickard.	
Scheme Manager/Customer Partner	Helena O Neil	
Other staff in attendance	-	
Use of Building	General Needs	
Approximate Number of occupants	30+	
Occupancy Profile	Families	
Familiarity of the occupants	Slightly Familiar	
Likely state of the Occupants	Alert	
PEEPs in place where necessary	N/A	
Number of on-site Accent staff	None	
Number of other (non-Accent) staff	Contract cleaners in common areas	
Support Agency (Supported Housing)	N/A	
Current Evacuation Strategy.	Stay Put (Delayed) Evacuation	
Evidence that residents have been notified of the evacuation procedure	Advice notices displayed in common areas	
History of fires in the building	None	
Business Continuity Plan in place?	Yes	
Scope of Assessment	Type 1 (Common Parts Only - Non Destructive)	
Applicable Fire Safety Guidance	LACORS Guide	
	Purpose-built flats guide	

Building Details	Bramling Court
Construction Date	1996
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Clay Tile
External Wall Finish	Brick
	Concrete
Are there any areas of external wall cladding	No
Are there any balconies	Yes
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	16 maisonettes, 8 accessed from third storey staircase lobby
Number of storeys above ground	Four
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Protected
Number of External Staircases per Block	None
External Balcony part of escape route?	Yes
Unusual features	Four enclosed staircases to the front of the buildings. Each staircase gives access to a landing servicing two maisonettes per level.
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	-
Evacuation Alert System (EAS)	N/A
Additional Comments:	-
Emergency Lighting Provision	Non Maintained System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	-

Significant Findings - Fire						
Bramling Court					03/11/2023	
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	Electrical Sources of Ignition:					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	No	All common area sockets and fittings in a satisfactory condition at the time of inspection. But Items are being stored next to these cupboards restricting access to the Fuse box. Doors also left open.	Med	1/12/23	Partnership Manager 1
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Commission an electrical safety inspection completed and uploaded to the property file.	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes		.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	PAT not required, no portable electrical equipment in communal areas	.		
1.5	Absence of trailing leads and adapters	Yes		.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	Other	No evidence of any Mobility Scooters being stored or charged on this site at the time of this inspection.	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	No smoking policy within common areas	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	Building secure - Intercom door entry system no trade button access.	.		

3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	All external common areas clear at time of inspection	.		
4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.					
4.1	If portable heaters are used, are there suitable controls?	N/A	No portable heaters permitted in communal areas	.		
4.2	Are fixed heating installations subject to regular maintenance?	Yes		.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes		.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	No communal cooking areas	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/cleaned and ductwork cleaned regularly?	N/A		.		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	According to the lightning protections regulations (as satiated in the RC 35 'Protection of buildings against lightning strikes'), it is not a legal requirement for buildings to be fitted with lightning protection.	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	Yes		.		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes		.		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes		.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes		.		

7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No hazardous materials stored on site.	.		
8 Furniture/furnishings on escape routes and other communal areas:						
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A	No furniture allowed in the common areas.	.		
9 Other Significant Fire Hazards:						
9.1	Are there other significant fire hazards that are inadequately controlled?	No		.		
Fire Protection Measures						
10 Means of Escape from Fire:						
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	Upper floor maisonettes have a purpose built enclosed fire escape servicing 2 maisonettes each.	.		
10.2	Escape routes unobstructed and safe to use?	Yes		.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	All exit doors are of the push bar, push pad or thumb turn type	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All escape routes are within permissible distances some extra signage installed during inspection by assessor.	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes		.		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	Some needed minor attention (completed during the inspection) by the Assessor.	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	No	Ground floor areas only are suitable for disabled access/egress.	.		
11 Measures to Limit Fire Spread and Development:						
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes		.		

11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes		.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A		.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	N/A	No accessible roof spaces	.		
11.5	Loft hatches fire resisting?	N/A		.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No internal compartment fire doors	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	Manual ventilation only.	.		
11.8	Roller shutter doors (fire resisting)	N/A		.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No		.		
12	Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	Yes	All communal fire doors were found to be in good condition and conforming to the latest British Standard.	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	Some signs were missing and were replaced/updated during the inspection.	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A		.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	If yes, see "Residents Front Doors Sheet"	.		
14	Flats with a single direction of escape to a single escape stairway. (External Balcony)					

14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	No	Accessed directly from open air at the top of the escape stairwell enclosures.	.		
14.2	Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?	N/A		.		
15	Emergency Escape Lighting:					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes	Non-maintained emergency lighting is installed within all escape routes	.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	All emergency lights fixed to the ceiling and walls.	.		
15.9	Are records of monthly testing available?	Yes	Annual test certs uploaded to M Files	.		
15.10	Are records of annual testing available?	Yes	Annual test certs uploaded to M Files- Maintenance program in place	.		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	Signage checked and updated during inspection	.		
16.3	Directional fire escape signage in place and adequate?	Yes	Signage checked and updated during inspection	.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A		.		
17	Means of giving Warning in case of Fire:					
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	All flats have smoke detection to LD3 standard. An additional heat detector is located in the flats.	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	N/A		.		

17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	N/A		.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A		.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A		.		
17.6	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	N/A	Leasehold property – Accent not responsible for the testing of smoke/heat detection within flats	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	No Fire Extinguishers on site.	.		
18.2	Correct signage displayed by each fire extinguisher?	N/A		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
18.4	Hose Reels - fitted, maintained?	N/A	None fitted	.		
18.5	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	N/A	None fitted	.		
18.6	Records available of fire fighting equipment servicing within past 12 months	N/A		.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	It is the responsibility of our customers to raise the alarm and call the Emergency Services.	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Regular inspections are made by the Customer Partner and any works orders are raised	.		

19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A		.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
20	Evacuation Policy					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	Stay put (delayed) evacuation policy in operation for residents within their flats. Residents instructed to fully evacuate if they are in a communal area.	.		

Residents Front Doors						
Bramling Court					03/11/2023	
Flat entrance doors to FD30s specification (Inspection to include - Door condition, construction, closure devices, intumescent/smoke seal condition, glazing systems, fire rated letterplate, door furniture and maximum gaps between door and frame/threshold.)						
Flat No.	Access Gained	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:
2	No		Due to the location and configuration of the maisonettes entrance door, a fire door is not required on this property.	-		
4	No		Due to the location and configuration of the maisonettes entrance door, a fire door is not required on this property.	-		
6	No		Due to the location and configuration of the maisonettes entrance door, a fire door is not required on this property.	-		
8	No		Due to the location and configuration of the maisonettes entrance door, a fire door is not required on this property.	-		
10	No		Due to the location and configuration of the maisonettes entrance door, a fire door is not required on this property.	-		
12	No		Due to the location and configuration of the maisonettes entrance door, a fire door is not required on this property.	-		
14	No		Due to the location and configuration of the maisonettes entrance door, a fire door is not required on this property.	-		
16	No		Due to the location and configuration of the maisonettes entrance door, a fire door is not required on this property.	-		

Photographs - Fire

03/11/2023

Bramling Court

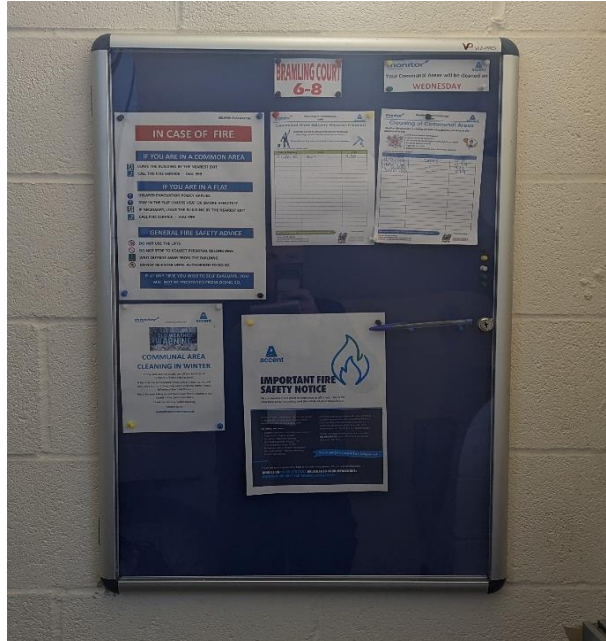


Photo No. 1

Observation - Notice board showing evacuation policy .



Photo No. 2

Observation - Access stairwells to upper floor maisonettes

Photographs - Fire

03/11/2023

Bramling Court

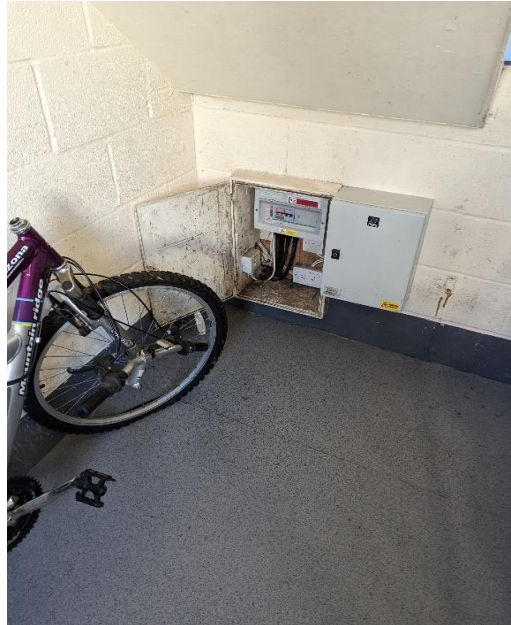


Photo No. 3

Observation - Electrical cupboard in all blocks compromised by items being stored in front of it. Doors also been left open.

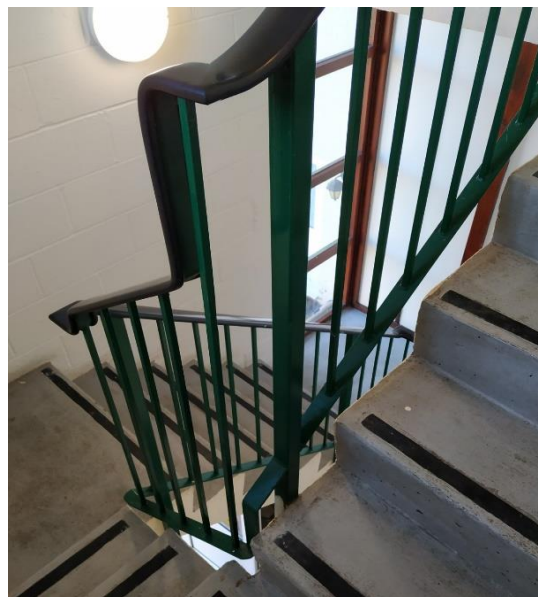


Photo No. 4

Observation - Stair treads and risers were found to be in good order.

Photographs - Fire	
03/11/2023	Bramling Court

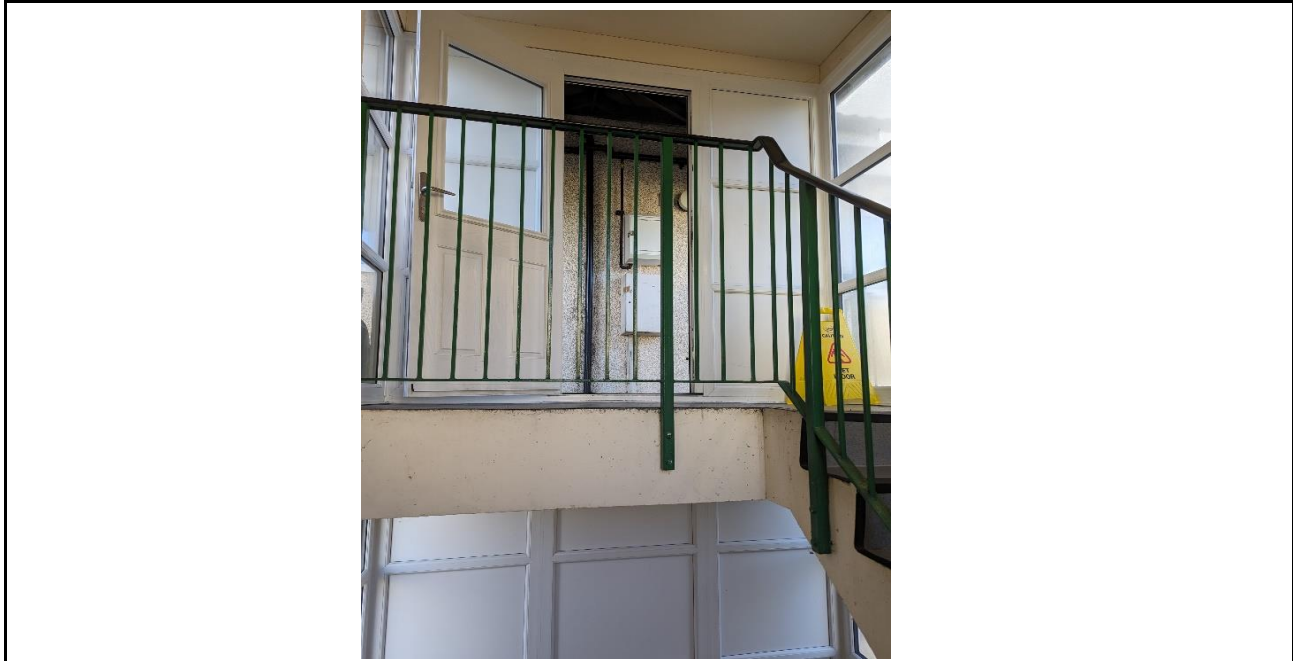


Photo No. 5	Observation - Entrance doors located on external balcony
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Photo No. 6

Observation - Satisfactory location and condition of bin area

6. 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:

(please insert x below)

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:

(please insert x below)

MINOR MAJOR CRITICAL

The definition of the above terms is as follows:

FRA Review Frequency

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

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

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

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

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

Action Plan - Fire					
Bramling Court				03/11/2023	
Medium					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Electrical Sources of Ignition:					
Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) - any signs of obvious damage	All common area sockets and fittings in a satisfactory condition at the time of inspection. But Items are being stored next to these cupboards restricting access to the Fuse box. Doors also left open.	Med	01/12/23	Partnership Manager 1	

Action Plan - Residents Front Doors						
Bramling Court				03/11/2023		
Flat No.	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
		NO ACTIONS RAISED	·			