

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

**Asset ID:** 24479      **Weller Drive**

## Cover Sheet

Photo



|                                   |  |
|-----------------------------------|--|
| Date of Fire Risk Assessment      | 11 Nov 2024                                  |
| Date of Next Fire Risk Assessment | 11 Nov 2027                                  |
| FRA Frequency (Months)            | 36   |
| Purpose of Fire Risk Assessment   | 3 year Re-Assessment                         |
| Type of Fire Risk Assessment      | Type 1 (Common Parts Only - Non Destructive) |
| Fire & Safety Assessor            | 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                        | Weller Drive                      |
| Scheme Address                     | Weller Drive                      |
| Postcode                           | GU15 2YA                          |
| 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  | General Needs (S30), Peerless General Needs - LSVT (S29)           |
| Build Date  | Jan 1 1990   |
| Number Of Homes   | 52   |
| Homes breakdown   | Flat, House  |
| External wall construction                                | Facing Brick   |
| External wall finish                                      | Cement Render, Facing Brick, Hung Tiles, Paint Render, Timber Clad |
| Roof construction   | Timber   |
| Roof covering   | Interlocking Pitched, 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   | 2  |
| Number of floors on which car parking is provided         | 0  |
| Is there a habitable basement?                            | No   |
| Number of internal Staircases (protected or unprotected?) | One protected  |
| Number of External Staircases                             | None   |
| External Balcony part of escape route?                    | N/A  |
| Unusual features  | None   |
| Building Access Conditions for Fire Brigade               | Vehicular Access to one or more elevations                         |

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|   |                                      |
|---|--------------------------------------|
| Fire Detection and Warning System           | Flats only                           |
| Grade of fire alarm                         | Grade D                              |
| Category of fire alarm                      | LD3 Minimum Protection               |
| Emergency Lighting Provision                | Non Maintained System - Common Areas |
| Portable Fire Extinguishers supplied/fitted | No                                   |
| Fixed Fire Fighting Installations           | No                                   |

**Customers**

|                                |               |
|--------------------------------|---------------|
| Number of occupants            | 30            |
| 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               | 0 |
| Overdue Fire Panel - Six Monthly Testing        |   |
| Overdue Fire Safety Equipment tests             |   |

**Building Fire Safety Surveys - Communal Doors**

|  |   |
|--|---|
| Failing Communal Fire Doors                            | 0 |
| Communal Fire doors due for replacement within 5 years | 6 |

**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                       | 11/11/2024                                   |
| FRA Frequency (Months)                             | 36   |
| Purpose of Fire Risk Assessment                    | 3 year Re-Assessment                         |
| Type of Risk Assessment                            | Type 1 (Common Parts Only - Non Destructive) |
| Quantity   | 1  |
| Fire & Safety Assessor                             | 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                                | 30   |
| Personal Emergency Evacuation Plans in place       | N/A  |
| Current Evacuation Strategy                        | Stay Put (Delayed) Evacuation                |
| Conversion or purpose-built                        | Purpose Built                                |
| Number of Storeys                                  | 2  |
| Number of floors on which car parking is provided  | 0  |
| Is there a habitable basement?                     | No   |
| No. of internal staircases (protected/unprotected) | One protected                                |
| Number of external staircases                      | None   |
| External balcony part of escape route?             | N/A  |
| Unusual features                                   | None   |

## Fire Risk Assessment Survey Results

|   |  |
|---|--|
| Building access conditions for Fire Brigade                   | Vehicular Access to one or more elevations |
| Surroundings: Residential/Commercial                          | Residential                                |
| Fire Detection and Warning System                             | Flats only                                 |
| Grade of Fire Alarm   | Grade D                                    |
| Category of Fire Alarm  | LD3 Minimum 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           | No   |
| Dry Riser(s) present  | No   |
| Wet Riser(s) present  | No   |
| Sprinkler System present                                      | No   |
| Hosereel(s) present   | No   |
| Automatic Opening Vent(s) present                             | No   |

## Electrical Sources of Ignition

|  |   |
|--|---|
| Electrical installation within common areas in good condition and no obvious damage?               | Yes   |
| Comment  | Damage to electrical meter box door. This should be replaced at the next electrical condition report. |
| Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats) | Yes   |
| Comment  | Next test September 2025  |
| 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  |

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Comment

Does the building have a lightning protection system?

N/A

Comment

Nothing located during the audit.

Is the protection system adequately maintained?

N/A

Comment

**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

Electric meter cupboard door damaged . This should be picked up on the next Electrical condition report.



**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

Electrical intake cupboards were clear at the time of the audit



### Gas installations

Is there a commercial/domestic gas supply to the scheme?

No

Comment

### Other Sources of Ignition

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

Yes

Comment

Adequate security against arson?

Yes

Comment

Electronic door entry system in place.

Are refuse/recycling bin areas managed and suitably located?      Yes  
Comment      Satisfactory location of the bin area  
Are there communal cooking facilities at this scheme?      No  
Comment

### Housekeeping

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

---

| Observation | Priority | Referred To | Required By: | Task ID |
|-------------|----------|-------------|--------------|---------|
|-------------|----------|-------------|--------------|---------|

---

Satisfactory location of the bin area.



### Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?      No  
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      Areas clear at the time of the audit.

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

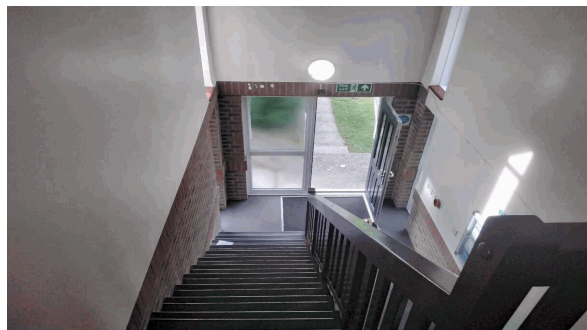
Comment

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

Comment

| Observation | Priority | Referred To | Required By: | Task ID |
|-------------|----------|-------------|--------------|---------|
|-------------|----------|-------------|--------------|---------|

All escape routes we're 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? N/A

Comment

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard? No

Comment

This area was not checked during the audit.

Loft hatches fire resisting? No

Comment

Loft hatches require updating to provide 1 hour separation. Job raised.

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



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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?

N/A

Comment

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

N/A

Comment

**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

Loft hatches within the communal areas require updating to conform to the latest standards:

Internal - Low

Project Manager  
(Building Safety)

31/01/2025

1884702



**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?

Yes

Comment

Records of monthly/annual testing available?

Yes

Comment

Last drop test 29th July 2024

**Fire Safety Signs and Notices**

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

Yes

Comment

These are posted throughout the building

Directional fire escape signage in place and adequate?

Yes

Comment

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

N/A

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Comment

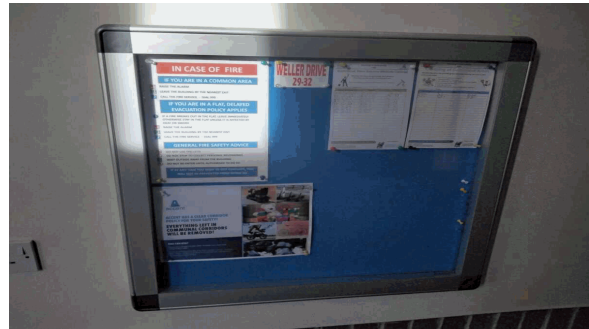
Do common area fire doors display the correct signage on both sides where applicable?

Yes

Comment

| Observation | Priority | Referred To | Required By: | Task ID |
|-------------|----------|-------------|--------------|---------|
|-------------|----------|-------------|--------------|---------|

Evacuation notices are posted in the notice boards in the main entrances



### Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

### Fire Extinguishing Equipment

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

No

Comment

### Management of Fire Safety

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

N/A

Comment

Will this FRA be shared will all Accountable Persons for the premises?

Yes

Comment

How will this sharing be achieved?

This will be available on M files for all the assess.

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

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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 M files for all the assess.

Is an office or IL scheme being inspected?

N/A

Comment

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

N/A

Comment

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

N/A

Comment

Offices - Are there suitable arrangements for evacuating disabled people?

N/A

Comment

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

N/A

Comment

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

N/A

Comment

Offices - Are fire drills carried out at appropriate intervals?

N/A

Comment

### **Passenger Lift**

Is the scheme fitted with a passenger lift?

No

Comment

### **Premises Inspection Box**

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

No

Comment

### **Evacuation Policy**

Are there suitable arrangements for summoning the fire service?

Yes

Comment

It's the responsibility of the customers to summon the emergency services.

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

Yes

Comment

### Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Is general fire safety information disseminated to residents?

Yes

Comment

These are posted in the notice boards located in the main entrances.

### FRA Frequency

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

Yes

Comment

### Miscellaneous

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

No

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

No

Comment

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

No

**Risk Calculator - Fire**

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

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

LOW  MEDIUM  HIGH

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

MINOR  MAJOR  CRITICAL

The definition of the above terms is as follows:

**FRA Review Frequency**

|                 |   |
|-----------------|---|
| <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: **Trivial**