



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

Asset ID: 24473 **Southway**

Cover Sheet

Photo



Date of Fire Risk Assessment	28 Dec 2023
Date of Next Fire Risk Assessment	28 Dec 2024
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

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	Southway
Scheme Address	Southway
Postcode	GU15 3EA
Region	South
Scheme Manager	
Scheme Tel. No	-
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Surrey FRS
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	Garage and Car Parking Bays (S45), General Needs (S30), Peerless General Needs - LSVT (S29)
Build Date	Jan 1 1968
Number Of Homes	64
Homes breakdown	Flat, Garage
External wall construction	Concrete Block, Facing Brick, Facing Brick
External wall finish	Facing Brick, Hung Tiles, Paint Render
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	0, 1, 3, 4
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1
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

Asset ID: 24473 **Southway**

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	100
Occupant tenure type breakdown	Garage and Car Parking Bays, General Needs, Leasehold

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	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	27/04/2023
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
Enforcing Fire Authority	Surrey FRS
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	Yes
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)	1
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	
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	
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?	No
Comment	
Is there a purpose built mobility scooter store/charging area?	No

Comment

Does the building have a lightning protection system? **No**

Comment

Gas installations

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

Comment

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

Comment

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

Comment

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

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 **Metro store bins located away from the building**

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? **No**

Comment **Some electrical cupboards have cleaners items
stored within HP to monitor**

Are unnecessary accumulations of combustible materials or waste avoided? Yes

Comment

Are combustible materials and substances separated from ignition sources and stored appropriately? Yes

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? No

Comment

Fly tipping and persons storing items in the communal areas in blocks 3-8 and blocks 9-16.

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? No

Comment

Items being stored in the communal areas.

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

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard? No

Comment

Electrical cupboard door in block 11-16 has been breached . This needs to be fire stopped .

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?

Yes

Comment

Loft hatches fire resisting?

Yes

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?

N/A

Comment

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

N/A

Comment

Emergency Escape Lighting

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

Yes

Comment

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

Yes

Comment

Records of monthly/annual testing available?

Yes

Comment

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?

N/A

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? No

Comment

Fire Extinguishing Equipment

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

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? N/A

Comment

Records available of fire fighting equipment servicing within past 12 months? N/A

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

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

Have all details required by regulations been shared with all other Responsible Persons? N/A

Comment

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

Comment

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

Comment

How will this sharing be achieved? N/A

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? N/A

Comment

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

Comment

Is the lift fitted with a firefighters switch? N/A

Comment

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

Comment

Premises Inspection Box

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

Comment

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

N/A

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

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Is general fire safety information disseminated to residents?

Yes

Comment

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?

Yes

Comment

Fire stopping to the electrical cupboard door to block 11-16

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

Yes

Comment

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

Yes

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

No

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

Yes

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Southway

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

Yes

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

No

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.

No

Risk Calculator - Fire

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

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

LOW MEDIUM HIGH

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

MINOR MAJOR CRITICAL

The definition of the above terms is as follows:

FRA Review Frequency

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

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

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

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

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

The Overall Risk Level for this asset is: Trivial