

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

Asset ID: 34401 **Block 1-6 Mann Way, Olney**

Cover Sheet

Photo



Date of Fire Risk Assessment	04 Sep 2023
Date of Next Fire Risk Assessment	04 Sep 2026
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	New Build (Initial Assessment)
Type of Fire Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Fire & Safety Assessor	Lynn.betteridge@accentgroup.org

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	Yardley Road, Olney
Scheme Address	Block 1-6 Mann Way, Olney
Postcode	MK46 5GG
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	BEDFORDSHIRE FIRE & RESCUE SERVICE.
Other staff in attendance	Site manager and Accent manager
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	
Build Date	Sep 18 2023
Number Of Homes	6
Homes breakdown	Flat
External wall construction	
External wall finish	
Roof construction	
Roof covering	
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
Number of External Staircases	None
External Balcony part of escape route?	No
Unusual features	
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	14
Occupant tenure type breakdown	

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	
Overdue Annual Emergency Lighting tests	
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	04/09/2023
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	New Build (Initial Assessment)
Type of Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Quantity	1
Fire & Safety Assessor	Lynn.betteridge@accentgroup.org
Enforcing Fire Authority	BEDFORDSHIRE FIRE & RESCUE SERVICE.
Scheme Tel. No	
Other staff in attendance	Site manager and Accent manager
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	14
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
Number of external staircases	None
External balcony part of escape route?	No
Unusual features	

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 and common areas not linked
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	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	Yes

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	New build all certificates have been uploaded to active H.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	New build all certificates have been uploaded to active H.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	General needs scheme.
Absence of trailing leads and adapters?	Yes
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	N/A
Comment	

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Is there a purpose built mobility scooter store/charging area? N/A

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

To flats only not communal areas.

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

New build all certificates have been uploaded to active H.

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

Comment

Maintenance schedule to be set up annually.

Other Sources of Ignition

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

Comment

Signage erected by fire assessor.

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? No

Comment

Housekeeping

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

Comment

All require key access.

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?

Comment

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

A single communal staircase with final exit only.

Escape routes unobstructed and safe to use?

Yes

Comment

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

Yes

Comment

Thumb style turn, checked by Fire Risk assessor on the day of inspection.

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

Only one direction of travel.

Fire Spread and Development

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

Yes

Comment

Compartmentation on both levels satisfactory.

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	On day of inspection the block loft hatch was inspected and loft checked
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	The external walls doors and windows will not propagate fire spread around the envelope of the building.
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	Yes
Comment	New build all certificates have been uploaded to active H. On day of inspection the block AOV was checked for operation.
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	Checked and tested by electrician and the certificate is uploaded to active H.
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	
Records of monthly/annual testing available?	N/A
Comment	New build contractor not required as new build will be on an annual and monthly contract.

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Installed on the day of inspection by Fire Assessor.
Directional fire escape signage in place and adequate?	Yes
Comment	
Is there suitable LIFT signage i.e. do not use in case of fire?	No
Comment	

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

Yes

Comment

There are 2 communal fire doors ground and first floor signage completed

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?

Yes

Comment

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

Yes

Comment

How will this sharing be achieved?

Communication with all parties

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

The FRA will be held on ActiveH if residents or any other person's wish to look at the FRA the details will be shared and communicated.

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

Yes

Comment

How will this sharing be achieved?

Residents can access SharePoint and ActiveH website and scheme manager.

Is an office or IL scheme being inspected?

No

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

Residents are requested to contact the fire and rescue service in the event of a fire.

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

When residents move into the flats they are given fire safety advice and also leaflets and a link into the website to look at the FRA the details will be shared and communicated on request.

Is general fire safety information disseminated to residents?

Yes

Comment

Fire routine notices are displayed in the communal area with advice on the evacuation policy.

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

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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

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**