



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

**Asset ID:** 24614      **Royal Huts Avenue**

## Cover Sheet

Photo



Date of Fire Risk Assessment	27 Feb 2025
Date of Next Fire Risk Assessment	27 Feb 2028
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	Royal Huts Avenue
Scheme Address	Royal Huts Avenue
Postcode	
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), Shared Ownership (S40)
Build Date	May 9 2003
Number Of Homes	17
Homes breakdown	Flat, House
External wall construction	Facing Brick
External wall finish	Facing Brick, Hung Tiles
Roof construction	Timber
Roof covering	Plain Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1 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	25
Occupant tenure type breakdown	General Needs, Leasehold, Shared Ownership

**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	27/02/2025
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	25
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	1 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? Comment	Yes
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats) Comment	Yes Last test April 2024
Electrical App/PA Testing - tested within past 12 months? Comment	N/A
Absence of trailing leads and adapters? Comment	Yes
Evidence that mobility scooters are not being stored/charged in common areas? Comment	Yes
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

Is the protection system adequately maintained?      N/A

Comment

## 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

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

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 Double action lock in use

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 were clear at the time of the audit.



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

Emergency lighting lumin levels need looking at and changed to a maintained system if required. Internal - Medium



## 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?	N/A
Comment	This area was not checked during the audit.
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?	No
Comment	Low light levels were noted in both blocks during the audit. Job raised to assess the lighting.
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	
Records of monthly/annual testing available?	Yes
Comment	Last test April 2024.



### 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

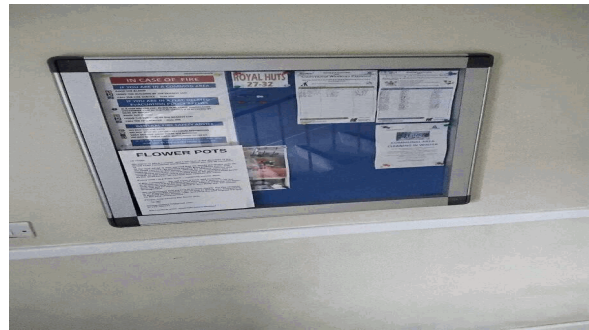
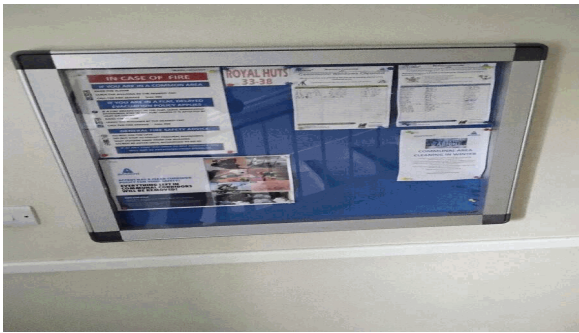
Comment

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

Comment

Observation	Priority	Referred To	Required By:	Task ID
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All notices are posted in the notice boards located 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

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Comment

How will this sharing be achieved?

This is available 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?

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 will all other Responsible Persons for the premises?

N/A

Comment

How will this sharing be achieved?

This is available on request

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

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

### 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
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