



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

**Asset ID:** 24597      **Goldsworth Road**

## Cover Sheet

Photo



Date of Fire Risk Assessment	07 Jan 2025
Date of Next Fire Risk Assessment	07 Jan 2026
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 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	Goldsworth Road
Scheme Address	Goldsworth Road
Postcode	GU21 6LS
Region	South
Scheme Manager	
Scheme Tel. No	-
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Surrey Fire and Rescue
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	Supported Housing (S50), Temporary (S25)
Build Date	Jan 1 1950
Number Of Homes	8
Homes breakdown	Flat
External wall construction	Rendered Blockwork
External wall finish	Facing Brick, Hung Tiles, Paint Render
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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?)	1 unprotected
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: 24597      Goldsworth Road**

Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade D
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	6
Occupant tenure type breakdown	General Needs, Temporary

**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	07/01/2025
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 AIFireE
Enforcing Fire Authority	Surrey Fire and Rescue
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	6
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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)	1 unprotected
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	Mixed
Fire Detection and Warning System	Flats and common areas linked
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD2 Additional 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	
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Next test November 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?	No
Comment	
Is there a purpose built mobility scooter store/charging area?	N/A

**Asset ID: 24597      Goldsworth Road**

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 All clear at the time of the audit

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

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? 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

**Asset ID: 24597      Goldsworth Road**

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 Next drop test 29 May 2025

**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? N/A  
Comment

**Means of giving Warning in case of Fire**

Is the scheme fitted with a communal area fire alarm? Yes  
Comment

Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017? Yes  
Comment

Is the fire detection and warning system maintained/tested and all certificates saved on file? Yes  
Comment



**Asset ID: 24597      Goldsworth Road**

Fire alarm components in good condition and securely fixed to walls/ceilings? Yes

Comment

Hold open devices operate at the sounding of the alarm and are in a serviceable condition? N/A

Comment

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? N/A

Comment

Is the fire alarm panel remotely monitored, and if so are there records of regular testing? Yes

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 with all Accountable Persons for the premises? Yes

Comment

How will this sharing be achieved? This will be posted on M files and available on request.

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 with all other Responsible Persons for the premises? Yes

Comment

How will this sharing be achieved?

Is an office or IL scheme being inspected? N/A

Comment

**Asset ID: 24597      Goldsworth Road**

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? 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

Information is posted on the information board in the main entrance

### 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: Moderate