

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	South
Scheme Name :	Corn Merchant House
Scheme Address :	Egham Surrey TW20 9FE
Date of Assessment:	12/01/2024
Date of Next Assessment:	12/01/2025
FRA Frequency:	Annual Re-Assessment
Fire & Safety Assessor	Gary Bredin

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		Corn Merchant House
Region:	South	
Scheme Name:	Corn Merchant House	
Site Address:	Street:	Egham
	Town:	Surrey
	Post Code:	TW20 9FE
Block & Asset No.	Block A 1-26 Asset No.34483	
Block & Asset No.	Block C 27-34 Asset No.34484	
Date of this Assessment	12/01/2024	
Date of Next Review	12/01/2025	
Fire Risk Assessment Frequency	Annual	
Purpose of Fire Risk Assessment	Annual Re-Assessment	
Fire & Safety Assessor	Gary Bredin	
Director of Customer Experience	Louise Graham Smith	
Customer Partnership Manager	Laura Dillon	
Contract Manager	Adam Rickard	
Scheme Manager/Customer Partner	Daniell Morgan	
Other staff in attendance	N/A	
Use of Building	General Needs	
Approximate Number of occupants	100	
Occupancy Profile	Mixed	
Familiarity of the occupants	Slightly Familiar	
Likely state of the Occupants	Alert	
PEEPs in place where necessary	No	
Number of on-site Accent staff	None	
Number of other (non-Accent) staff	Contract cleaners in common areas	
Support Agency (Supported Housing)	N/A	
Current Evacuation Strategy.	Stay Put (Delayed) Evacuation	
Evidence that residents have been notified of the evacuation procedure	Advice notices displayed in common areas	
History of fires in the building	None	
Business Continuity Plan in place?	Yes	
Scope of Assessment	Type 3 (Common Parts & Flats - Non Destructive)	
Applicable Fire Safety Guidance	Purpose-built flats guide	
	Sleeping Accommodation Guide	

Building Details	Corn Merchant House
Construction Date	2021
Construction Type	Concrete Frame
Roof Finish	Pitched-Clay Tile
External Wall Finish	Brick
Are there any areas of external wall cladding	No
Are there any balconies	Yes
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	Block A - 26
Number of storeys above ground	Five Block A
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	Three-Protected
Number of External Staircases per Block	None
External Balcony part of escape route?	Yes - Block A Flats 7-8 / 15-16
Unusual features	<p>The upper floors are serviced by two lifts located in the same lobby. The second lift access flats in C Block.</p> <p>Block C has been vertical sub-divided with 1hr fire compartment walls built in access corridors. Access to flats through Block A entrance.</p> <p>The remainder of Block C is owned by Runnymede Council</p>
Building complexity	Complex - Ground level service areas.
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Retail - Town Centre location Shops and cinema located on ground floor
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade A
Category of fire alarm	Flats LD2-D1 Additional Protection Common areas - L4

Additional Comments:	Single panel located in main foyer servicing block A only. Fire panel located in entrance foyer of Block C for block C common areas.
Evacuation Alert System (EAS)	Yes-Alarm Sounder
Additional Comments:	EAS panel located in main foyer servicing block A flats only. Manual toggle switch operation, 100Db sounders located inside each flat. EAS panel located in main foyer servicing block C flats only. Manual toggle switch operation, 100Db sounders located inside each flat.
Emergency Lighting Provision	Mixed System - Common Areas
Additional Comments:	Self testing emergency lighting system installed. Illuminated directional signage in common areas
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	Dry Riser - 3 dry risers supplied from 3 inlets. 2 x Block A, 1 x Block C
Additional Comments:	Sprinkler System - located in flats and bin storage area. Control system and pumps located in Block A (Student Acc block) - Testing and maintenance of system not Accent's responsibility.

Significant Findings - Fire						
Corn Merchant House					12/01/2024	
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	Electrical Sources of Ignition:					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	Yes	All common area sockets and fittings in a satisfactory condition at the time of inspection.	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Commission an electrical safety inspection completed and uploaded to the property file.	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes		.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	PAT not required, no portable electrical equipment in communal areas	.		
1.5	Absence of trailing leads and adapters	Yes		.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	Other	No evidence of any Mobility Scooters being stored or charged on this site at the time of this inspection.	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	No smoking policy within common areas	.		
3	Arson:					
3.1	Adequate security against arson?	No	Door entry system is broken and requires fixing. Job raised by surveyor and pending..	Med	1/3/24	Customer Safety Manager

3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	All external common areas clear at time of inspection	.		
4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.					
4.1	If portable heaters are used, are there suitable controls?	N/A	No portable heaters permitted in communal areas	.		
4.2	Are fixed heating installations subject to regular maintenance?	Yes		.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes		.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	No communal cooking areas	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/cleaned and ductwork cleaned regularly?	N/A		.		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	Yes	Lightning protection system has been tested & inspected in accordance with BSEN62305. Cert located in property file. The testing & maintenance of the system is not the responsibility of Accent	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	Yes		.		

7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	No	Various cupboards In block A have been forced open by customers to access the electric meters. These need to be replaced and kept locked shut. These form part of the compartmentation of the escape route. 12/1/2024 Job raised to contractor by TW to replace doors noted in this FRA. 21/02/2024 Change of contractor due to cancelled appointment.. Update 15/03 24 EBrit have surveyed and quoted we are now waiting a date for the works to be completed.	High	15/4/24	Fire Safety Manager
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Internal bin storage area is secured, protected by internal FD60 fire door and sprinkler system.	.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	No	Bin Area overflowing. Housing Partner informed and dealing.	Med	10/1/24	Partnership Manager 1
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No hazardous materials stored on site.	.		
8	Furniture/furnishings on escape routes and other communal areas:					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A	No furniture allowed in the common areas.	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	Internal bin area is protected by sprinkler system	.		
Fire Protection Measures						
10	Means of Escape from Fire:					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	Block A has 2 internal protected escape staircases Block C has 1 internal protected escape staircase	.		

10.2	Escape routes unobstructed and safe to use?	Yes	All areas clear at the time of inspection.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	External doors fitted with electronic sensor touch operation. All doors unlock at the sounding of the fire alarm. Call point type (Green) override buttons fitted.	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All travel distances within guidelines	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes		.		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	All doors unlock at the sounding of the fire alarm. Call point type (Green) override buttons fitted.	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Other	There are adapted flats on the upper floors. Safe refuge areas are provided.	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	The building has been regular inspected by Accent's Fire and Safety Assessor during the construction process. All fire stopping has been installed by a third party accredited contractor. Photographic evidence has been collected of fire stopping technics which are to a satisfactory standard.	.		
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Escape stairwells - polished concrete. Internal walls - plaster and water based paint finish.	.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	Yes	All internal service shafts are fire stopped horizontally. All access door are of stell construction and are to FD60s standards.	.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	N/A	No accessible roof spaces as top floor flats have vaulted ceilings	.		

11.5	Loft hatches fire resisting?	Yes	No loft hatches in common areas. Compartmentation inspection hatches located above entrance door way within each flat.	·		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	There are no cross corridor fire doors	·		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	Yes	Each floor level is fitted with two smoke extraction shafts with louvre self opening vents.	·		
11.8	Roller shutter doors (fire resisting)	N/A		·		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	EWS1 External Wall Fire Review Certificate has been issued for this building. Classification A1 - There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility. - The term 'limited combustibility' is as defined in BS 9991:2015	·		
12	Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	Yes	1. All riser doors are of metal construction, rated to FD60 and have been installed as per Q-Mark Fire door installation scheme. 2. All ground floor timber doors located in the service area, rated to FD60 and have been installed as per Q-Mark Fire door installation scheme. 3. All stair core timber doors are rated to FD30 and have been installed as per Q-Mark Fire door installation scheme. Install certs uploaded to property file.	·		

12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes		.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A		.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	If yes, see "Residents Front Doors Sheet"	.		
14	Flats with a single direction of escape to a single escape stairway. (External Balcony)					
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A	If yes, see "Residents Front Doors Sheet"	.		
14.2	Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?	Yes	There are four flats Nos. 7-8 & 15-16 that are access form an external balcony. These flats are fitted with FD30s fire doors, fire rated glass and auto self closing windows.	.		
15	Emergency Escape Lighting:					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes	Commission certs uploaded to property file	.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes		.		
15.9	Are records of monthly testing available?	Yes	Lighting units are self testing	.		
15.10	Are records of annual testing available?	Yes	Commissioning certs uploaded to property file	.		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	Delayed evacuation advice signage located in common areas on all floors.	.		
16.3	Directional fire escape signage in place and adequate?	No	LED Fire Action Arrow sinage broken and requires replacing. Job raised 1147986	Low	1/2/24	Fire Safety Manager

16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	Yes	Manufactures labelling and confirmed of fire advice signage.	.		
17	Means of giving Warning in case of Fire:					
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	Commissioning certs uploaded to property file	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes		.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Commissioning certs uploaded to property file	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes	Smoke detection and call points located in integral bin and bike store	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes	Auto dialler installed and connected to Shield security. 24/7 monitoring, call escalation and attendance contract in place	.		
17.6	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	Other	No gas supply to flats.	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	No extinguishers on site as main gas boilers located remotely.	.		
18.2	Correct signage displayed by each fire extinguisher?	N/A		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
18.4	Hose Reels - fitted, maintained?	N/A	None fitted	.		

18.5	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	Yes	Commission certs uploaded to property file	.		
18.6	Records available of fire fighting equipment servicing within past 12 months	Yes	Commission certs uploaded to property file	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	It is the responsibility of our customers to raise the alarm and call the Emergency Services.	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Weekly inspections are made by the Customer Partner and Fire Safety Assessor any works orders are raised accordingly.	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A		.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
20	Evacuation Policy					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	Stay put (delayed evacuation) policy enforced as per current guidelines. An evacuation alert system has been installed for fire service use only to enable controlled simultaneous evacuation	.		

Residents Front Doors						
Corn Merchant House					12/01/2024	
Flat entrance doors to FD30s specification (Inspection to include - Door condition, construction, closure devices, intumescent/smoke seal condition, glazing systems, fire rated letterplate, door furniture and maximum gaps between door and frame/threshold.						
Flat No.	Access Gained	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:
			Flat Entrance Doors survey due to be tested Feb 2024.	-		

Photographs - Fire

12/01/2024

Corn Merchant House



Photo No. 1

Observation - Notice board showing evacuation policy .

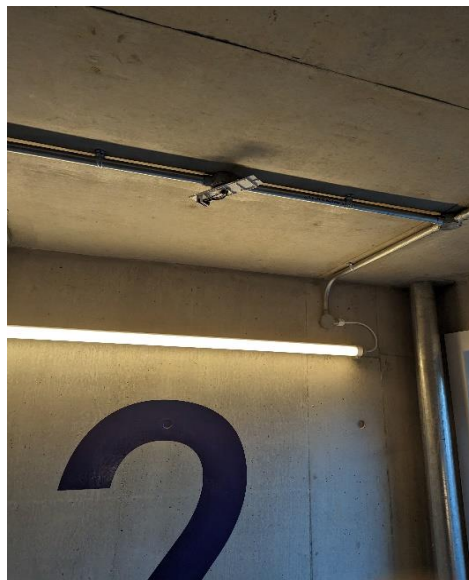


Photo No. 2

Observation - Emergency action signage Broken. Job raised to replace.

Photographs - Fire

12/01/2024

Corn Merchant House



Photo No. 3

Observation - Electrical cupboard doors forced and require replacing.



Photo No. 4

Observation- Bin store overflowing and could become a arson risk.



Photographs - Fire	
12/01/2024	Corn Merchant House

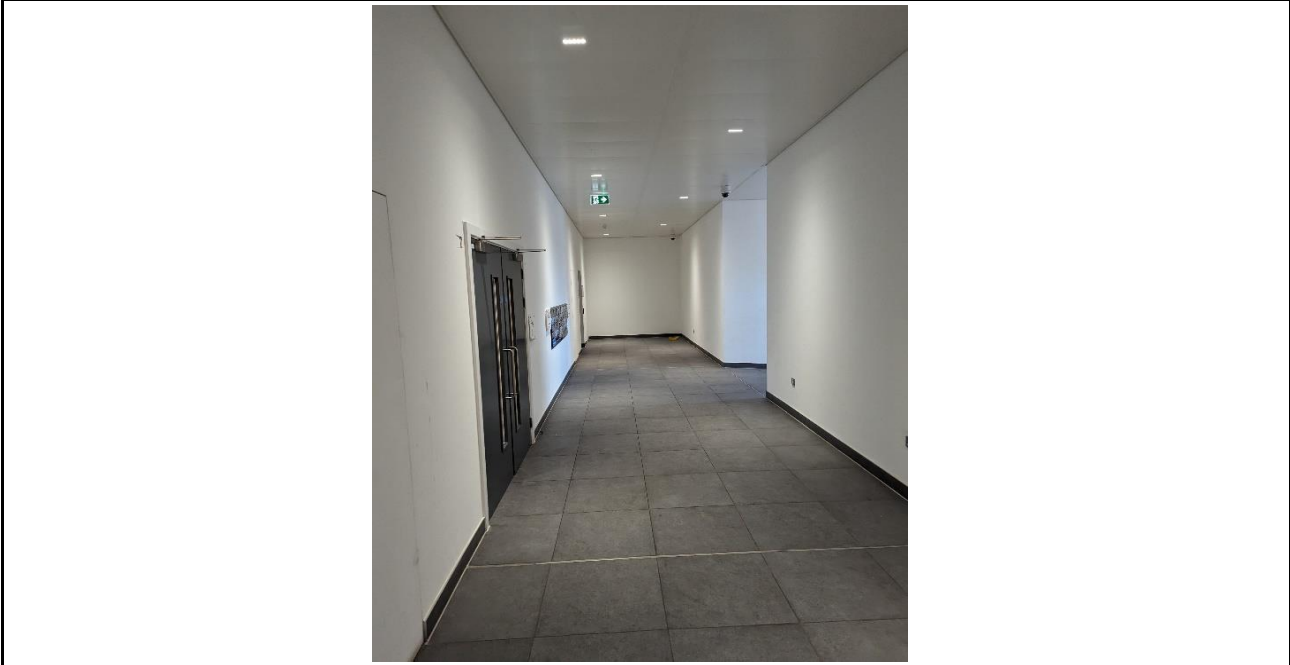


Photo No. 5	Observation- All areas clear at the time of the audit.
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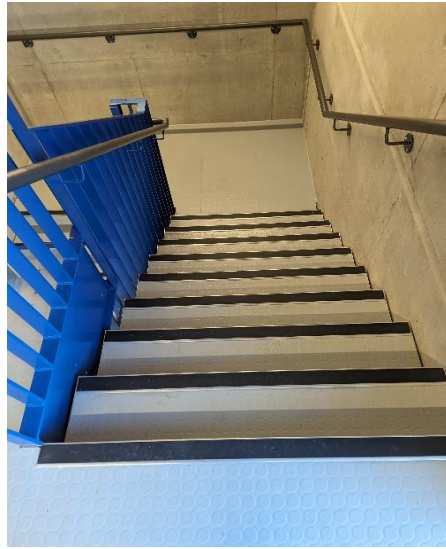


Photo No. 6

Observation - Stair treads and risers were found to be in good order.

Photographs - Fire

12/01/2024

Corn Merchant House



Photo No. 7

Observation - External electronic door entry system in place and manual on exit. Thumb turn exit sign installed during the audit.



Photo No. 8

Dry Riser Inlet and outlets clear of any debris and ready for use.

Photographs - Fire

12/01/2024

Corn Merchant House



Photo No. 9

EAS System and Fire Information box located in the main entrance.



Photo No. 10

All communal fire doors marked and audited every 3 months.

6. 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:

(please insert x below)

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:

(please insert x below)

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
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

Action Plan - Fire					
Corn Merchant House				12/01/2024	
High					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Arson:					
Adequate security against arson?	Door entry system is broken and requires fixing. Job raised by surveyor and pending..	Med	01/03/24	Customer Safety Manager	
Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Various cupboards In block A have been forced open by customers to access the electric meters. These need to be replaced and kept locked shut. These form part of the compartmentation of the escape route. 12/1/2024 Job raised to contractor by TW to replace doors noted in this ERA 21/02/2024 Change of contractor due to cancelled appointment	High	15/04/24	Fire Safety Manager	
Are unnecessary accumulations of combustible materials or waste avoided?	Bin Area overflowing. Housing Partner informed and dealing.	Med	10/1/24	Partnership Manager 1	
Directional fire escape signage in place and adequate?	LED Fire Action Arrow sinage broken and requires replacing. Job raised 1147986	Low	01/02/24	Fire Safety Manager	