



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

Asset ID: 24625 **Stafford House**

Cover Sheet

Photo



Date of Fire Risk Assessment	04 Dec 2024
Date of Next Fire Risk Assessment	04 Dec 2025
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 AFireE , Paul McMillan

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	Stafford House
Scheme Address	Stafford House
Postcode	GU11 1BA
Region	South
Scheme Manager	
Scheme Tel. No	-N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Hampshire and IOW Fire and Rescue service Hampshire and Isle of Wight Fire & Rescue Service
Other staff in attendance	Gary Bredin , None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas Contract Cleaners in common areas

The Building

Accommodation Type	General Needs (S30)
Build Date	Jul 9 1973
Number Of Homes	52
Homes breakdown	Flat
External wall construction	Facing Brick, Steel Frame
External wall finish	Cement Render, Facing Brick, UPVC Cladding
Roof construction	Timber
Roof covering	Flat Roof
PEEPs in place where necessary	N/A, Yes
Current Evacuation Strategy	Full (Simultaneous) Evacuation, Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
Number of storeys	7, 8
Number of floors on which car parking is provided	0
Is there a habitable basement?	NoNo
Number of internal Staircases (protected or unprotected?)	2 protected , Two protected staircases
Number of External Staircases	None , Zero
External Balcony part of escape route?	N/A, No
Unusual features	None None

Asset ID: 24625 Stafford House

Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
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	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No, Yes
Fixed Fire Fighting Installations	No, Yes

Customers

Number of occupants	150
Occupant tenure type breakdown	General Needs, Intermediate, Key Worker, Leasehold, Market Rent, Non Social Housing Intermediate Market Rent, Shared Ownership, Staff Accommodation

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	1
Overdue Fire Panel - Six Monthly Testing	1
Overdue Fire Safety Equipment tests	1

Building Fire Safety Surveys - Communal Doors

Failing Communal Fire Doors	0
Communal Fire doors due for replacement within 5 years	0

Dwelling Doors

Asset ID: 24625 **Stafford House**

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	04/12/2024
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 AFireE
Enforcing Fire Authority	Hampshire and IOW 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	100
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
Number of Storeys	8
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	2 protected
Number of external staircases	None

Fire Risk Assessment Survey Results

External balcony part of escape route?	N/A
Unusual features	None
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 not linked
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?	Yes
Comment	
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Next test 15th December 2028
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?	Yes

Asset ID: 24625

Stafford House

Comment

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

No

Comment

Does the building have a lightning protection system?

Yes

Comment

Last test date 14th May 2024

Is the protection system adequately maintained?

Yes

Comment

Observation

Priority

Referred To

Required By:

Task ID

All floors have lockable sockets to stop the charging of items within the communal areas.



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

Electronic gob entry system in place

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Satisfactory location of the bin area.

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 electrical cupboards were 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

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

Fly tipping at the rear of the building. Housing partner to raise a clearance order.



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

These were clear at the time of the audit

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

Asset ID: 24625

Stafford House

Comment

Escape routes lead to final exits and open in direction of escape where necessary?

Yes

Comment

Observation

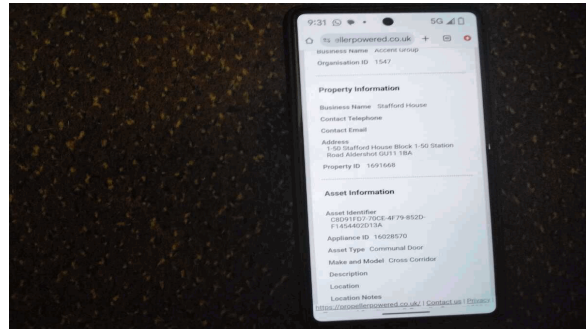
Priority

Referred To

Required By:

Task ID

All flat and communal doors are q coded and periodically tested.



Fire Spread and Development

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

Yes

Comment

Further compartmentation in hidden area will be conducted in 2025.

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

No roof space.

Loft hatches fire resisting?

N/A

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

Asset ID: 24625

Stafford House

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

N/A

Comment

Observation

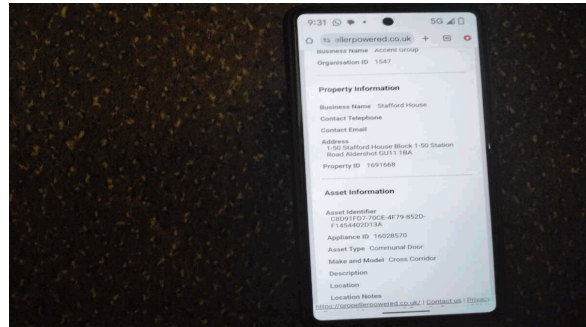
Priority

Referred To

Required By:

Task ID

QR Codes on all the flat and communal doors. These are subject to period testing set out by the new building safety act.



Observation

Priority

Referred To

Required By:

Task ID

Reasonable compartmentation within the electrical intake cupboards.



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 10th 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

The signage in the stairwells are all photo luminescent in line with the latest standards.

Is there suitable LIFT signage i.e. do not use in case of fire?

Yes

Comment

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

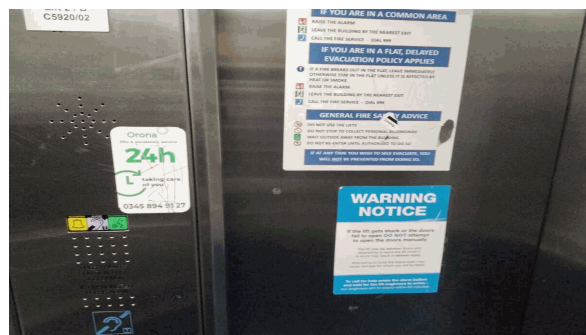
Yes

Comment

Some require replacing. Fire assessor dealing.

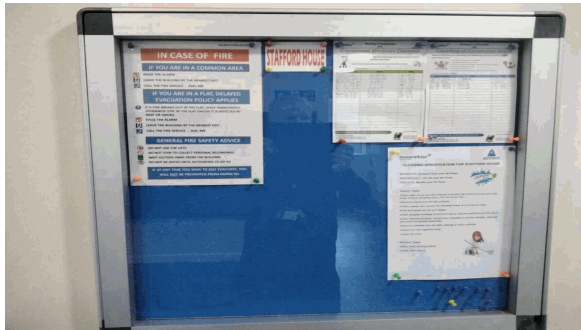
Observation	Priority	Referred To	Required By:	Task ID
-------------	----------	-------------	--------------	---------

Collect signage in all lifts within the building.



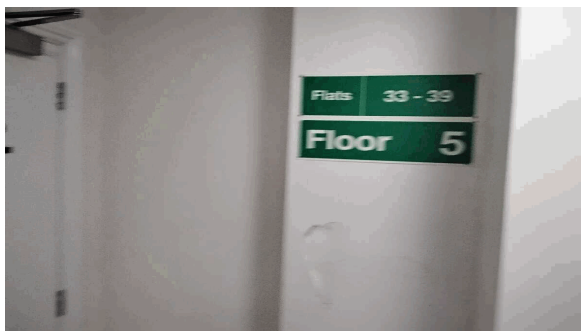
Observation	Priority	Referred To	Required By:	Task ID
-------------	----------	-------------	--------------	---------

Evacuation policy posted throughout the building and in the notice board located in the main entrance.



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

Photo luminescent signs located in all stairwells.



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

Some door signs require replacing as they are excessively worn. Fire assessor addressing.



Means of giving Warning in case of Fire

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

Comment Smoke detection in the communal areas
- 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 Weekly testing regime in place.
- 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? No

Comment
- Is the fire alarm panel remotely monitored, and if so are there records of regular testing? No

Comment

Fire Extinguishing Equipment

- Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme? Yes

Comment
- Portable fire extinguishers - appropriate type/number/position? Yes

Comment 1 in the boiler room only. Last test date July 2024

Correct signage displayed by each fire extinguisher? Yes

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? Yes

Comment

Records available of fire fighting equipment servicing within past 12 months? Yes

Comment Next test 13th December 2024

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

Dry riser inlets / Outlets all were serviceable at the time of the audit.



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 and forwarded to Hampshire and IOW Fire and Rescue service.

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?

Comment

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

Comment

How will this sharing be achieved?

Building safety poster located in the information board in the main entrance.

The FRA will be available on request.

Is an office or IL scheme being inspected?

No

Comment

Passenger Lift

Is the scheme fitted with a passenger lift?

Comment

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

Yes

Comment

Is the lift fitted with a firefighters switch?

Yes

Comment

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

Yes

Comment

Last test 29th October 2024.

Premises Inspection Box

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

Yes

Comment

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

Yes

Comment

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

It's the responsibility of customers to call 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

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: **Moderate**