

28 Aug 2024

Fire Risk Assessment Report



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

Asset ID: 24569 **Windsor Court Road, Working**

Cover Sheet

Photo



Date of Fire Risk Assessment	28 Aug 2024
Date of Next Fire Risk Assessment	28 Aug 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 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.

Asset ID: 24569

Windsor Court Road, Working

The Scheme

Scheme Name	Windsor Court Road
Scheme Address	Windsor Court Road, Working
Postcode	GU24 8LH
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	Garage and Car Parking Bays (S45), General Needs (S30), Peerless General Needs - LSVT (S29)
Build Date	Jan 1 1967
Number Of Homes	53
Homes breakdown	Bungalow, Flat, Garage, House, Maisonette
External wall construction	Facing Brick
External wall finish	Cement Render, Facing Brick, Hung Tiles, UPVC Cladding
Roof construction	Timber
Roof covering	Flat Roof, Interlocking Pitched, Plain Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	1, 2, 3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	One 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 C
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	20
Occupant tenure type breakdown	Garage and Car Parking Bays, General Needs, Leasehold

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	2
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	28/08/2024
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 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	20
Personal Emergency Evacuation Plans in place	N/A
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)	One 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	Vehicle Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Flats only
Grade of Fire Alarm	Grade C
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	Electrical socket in block 23-34. Back patress broken. Job already raised prior to audit.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Next due date July 2026.
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
Comment	
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

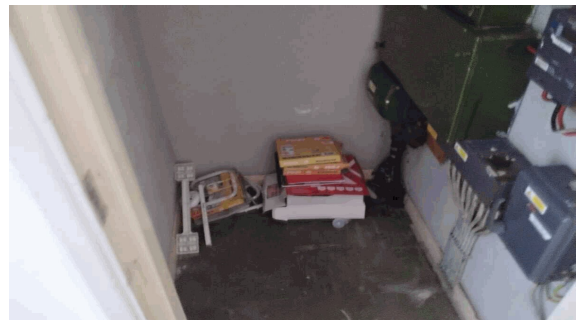
Comment

Is the protection system adequately maintained?

Comment

Observation	Priority	Referred To	Required By:	Task ID
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Contractors waste placed in the electrical cupboard. Housing partner to Job raised for removal.



Observation	Priority	Referred To	Required By:	Task ID
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Double socket patress broken and requires replacing. This job has been previously raised and is due for completion soon.

Internal - Medium



Gas installations

Is there a commercial/domestic gas supply to the scheme? Yes

Comment

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? Next due date July 2025. Yes

Comment

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

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Comment

Other Sources of Ignition

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

Yes

Comment

No evidence of smoking within the communal areas.

Adequate security against arson?

Yes

Comment

Electronic door entry system in place.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

These are located at the rear of the building and are in a purpose built 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 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?

No

Comment

A chair is located within the communal area. No evidence of any fire rating. This is to be removed. Housing partner to arrange.

Observation

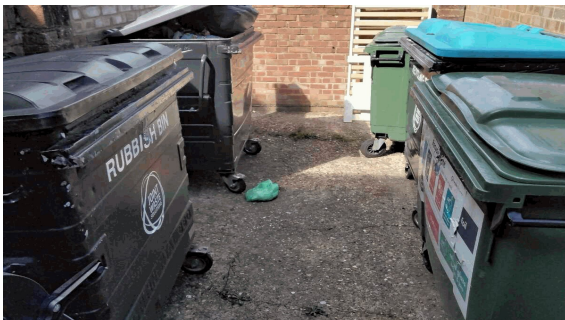
Priority

Referred To

Required By:

Task ID

Satisfactory location of the bin area.



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 All 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

Comment

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

Comment

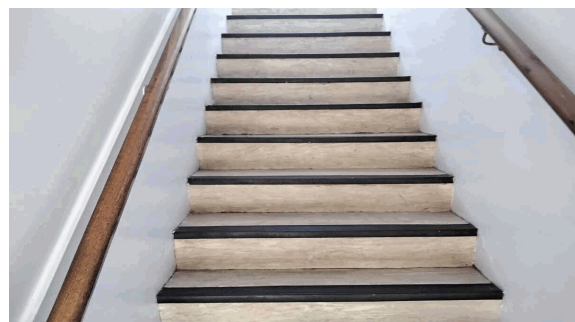
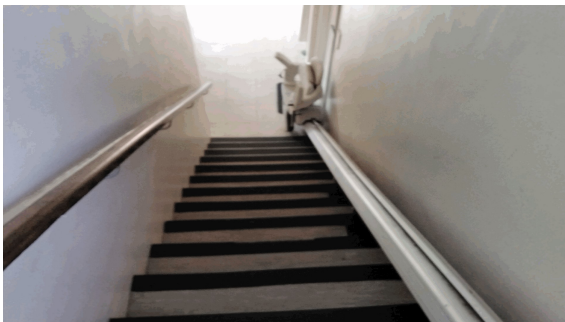
Observation

Priority

Referred To

Required By: Task ID

Main evacuation areas clear at the time of the audit.



Fire Spread and Development

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

Comment

Some areas have new cables going through walls. These need to be fire stopped. Job raised.

Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)? Yes

Comment

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Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products? No

Comment

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard? Yes

Comment

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? 1 hour rated loft hatches in both blocks.
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

Observation	Priority	Referred To	Required By:	Task ID
Flat 31. Door requires replacing following a forced entry. This still offers protection and can be secured hence a medium risk.	Internal - Medium	Project Manager (Building Safety)	02/12/2024	1858829



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Observation	Priority	Referred To	Required By:	Task ID
Loft hatches metal and offers 1 hour fire rating.				



Observation	Priority	Referred To	Required By:	Task ID
Some cables require fire stopping within the electrical cupboard block 20-30	Internal - Low	Project Manager (Building Safety)	02/12/2024	1858830



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 Last test August 2024.

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas? Yes

Comment These are posted throughout the block's.

Directional fire escape signage in place and adequate? Yes

Comment Correct signage on all floors.

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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
Satisfactory signage throughout both blocks.				



Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm? No

Comment

This has been recently been decommissioned. Detection in all flats due to be upgraded tho an LD2 System.

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? No

Comment

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

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Will this FRA be shared with all other Responsible Persons for the premises? Comment	Yes
How will this sharing be achieved?	This is held on M files and is available on request.
Is an office or IL scheme being inspected? Comment	N/A
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens? Comment	N/A
Offices - Are there suitable arrangements for ensuring the premises are evacuated? Comment	N/A
Offices - Are there suitable arrangements for evacuating disabled people? Comment	N/A
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information? Comment	N/A
Offices/IL Schemes - Is there a suitable assembly point? Comment	N/A
Offices - Are fire drills carried out at appropriate intervals? Comment	N/A

Passenger Lift

Is the scheme fitted with a passenger lift? Comment	No
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Premises Inspection Box

Is there a premises information box for fire & rescue service use? Comment	No
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Evacuation Policy

Are there suitable arrangements for summoning the fire service? Comment	Yes It is the responsibility of customers to call the emergency services.
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Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

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Engagement with Residents

Has information of fire procedures been disseminated to residents? Yes

Comment

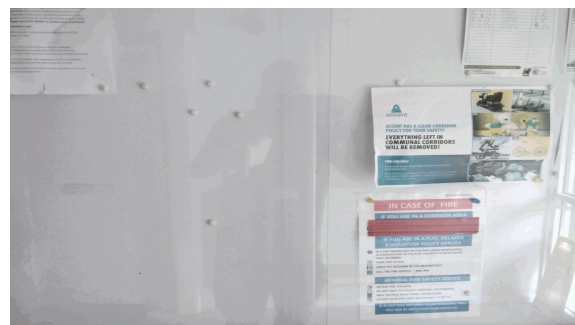
Is general fire safety information disseminated to residents? Yes

Comment

This is posted on the notice boards in the main entrances of both blocks.

Observation	Priority	Referred To	Required By:	Task ID
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All evacuation information is posted throughout the blocks.



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

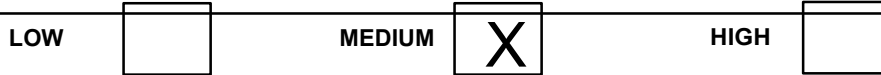
Comment

Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report). No

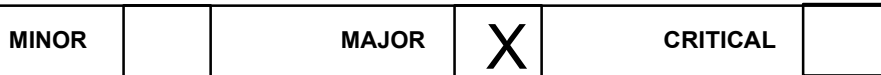
Risk Calculator - Fire

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:



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:



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:

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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
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