



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

**Asset ID: 24655**      **Gatton Park Road**

## Cover Sheet

|                                   |  |
|-----------------------------------|--|
| Photo                             |  |
| Date of Fire Risk Assessment      | 29 Jun 2023                                  |
| Date of Next Fire Risk Assessment | 29 Jun 2025                                  |
| FRA Frequency (Months)            | 24   |
| Purpose of Fire Risk Assessment   | 2 year Re-Assessment                         |
| Type of Fire Risk Assessment      | Type 1 (Common Parts Only - Non Destructive) |
| Fire & Safety Assessor            | Gary Bredin                                  |

**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                        | Gatton Park Road                  |
| Scheme Address                     | Gatton Park Road                  |
| Postcode                           | RH1 2DZ                           |
| Region                             | South                             |
| Scheme Manager                     |                                   |
| Scheme Tel. No                     | -                                 |
| Scheme Inspection Completed        | Yes                               |
| Enforcing Fire Authority           | Surrey FRS                        |
| 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  | Temporary (S25)                            |
| Build Date  | Jan 1 1990                                 |
| Number Of Homes   | 12   |
| Homes breakdown   | Flat                                       |
| External wall construction                                | Facing Brick                               |
| External wall finish                                      | Facing Brick                               |
| Roof construction   | Timber                                     |
| Roof covering   | Interlocking Pitched                       |
| PEEPs in place where necessary                            | 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         |  |
| 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 |

**Asset ID: 24655      Gatton Park Road**

|   |                                      |
|---|--------------------------------------|
| 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                                   |
| Fixed Fire Fighting Installations           | No                                   |

**Customers**

|                                |                          |
|--------------------------------|--------------------------|
| Number of occupants            | 30                       |
| 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 | 1 |
| Overdue Annual Emergency Lighting tests         | 1 |
| 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 | 12 |

**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                                  | 29/06/2023                                   |
| FRA Frequency (Months)  | 24   |
| Purpose of Fire Risk Assessment                               | 2 year Re-Assessment                         |
| Type of Risk Assessment                                       | Type 1 (Common Parts Only - Non Destructive) |
| Quantity  | 1  |
| Fire & Safety Assessor  | Gary Bredin                                  |
| Enforcing Fire Authority                                      | Surrey FRS                                   |
| 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   | 30   |
| 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             |  |
| 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   |
| Building access conditions for Fire Brigade                   | Vehicular Access to one or more elevations   |
| Surroundings: Residential/Commercial                          | Residential                                  |
| 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   |

## Fire Risk Assessment Survey Results

|   |    |
|---|----|
| 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?<br>Comment               | Yes |
| Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)<br>Comment | Yes |
| Electrical App/PA Testing - tested within past 12 months?<br>Comment  | N/A |
| Absence of trailing leads and adapters?<br>Comment  | Yes |
| Evidence that mobility scooters are not being stored/charged in common areas?<br>Comment                      | No  |
| Is there a purpose built mobility scooter store/charging area?<br>Comment                                     | No  |
| Does the building have a lightning protection system?<br>Comment  | No  |

## Gas installations

|   |    |
|---|----|
| Is there a commercial/domestic gas supply to the scheme?<br>Comment | No |
|---|----|

### 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  | Fly tipping within the bin area. Council refusing to collect the bin until this is removed . |
| 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?                              | No  |
| 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 |
|-------------|----------|-------------|--------------|---------|
|-------------|----------|-------------|--------------|---------|

Bin area located away from the building



### 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

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

Clear at the time of the audit



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

Cross corridor G/F door does not close fully on the frame.

Internal - Medium

Customer Safety Manager

31/08/2023

1684690



## 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?                       | No   |
| 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 assessed 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?   | Yes  |
| 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   |     |

## 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 |
|-------------|----------|-------------|--------------|---------|
|-------------|----------|-------------|--------------|---------|

Updated during the audit.



### 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

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? N/A  
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? 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 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? Yes  
Comment

Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded? Yes  
Comment

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

How will this sharing be achieved? This will be available on request

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

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

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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? N/A

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? N/A

Comment

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

Comment

### **Evacuation Policy**

Are there suitable arrangements for summoning the fire service? Yes

Comment

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

This is posted on the notice board within the block

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  |
|--------------------|--|
| <b>Trivial</b>     | No action is required  |
| <b>Moderate</b>    | Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.  |
| <b>Substantial</b> | 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. |
| <b>Intolerable</b> | The building (or the relevant area) should not be occupied until the risk is reduced.  |

The Overall Risk Level for this asset is: **Moderate**