

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

Asset ID: 25239 **1-52 Alexander House Block 1-52, 50 Station Road**

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 AFireE

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	Alexander House
Scheme Address	1-52 Alexander House Block 1-52, 50 Station Road
Postcode	GU11 1BG
Region	South
Scheme Manager	
Scheme Tel. No	-
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Hampshire and IOW Fire and Rescue service
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	General Needs (S30)
Build Date	Jun 11 2007
Number Of Homes	52
Homes breakdown	Flat
External wall construction	Steel Frame
External wall finish	Insulation Render
Roof construction	Metal
Roof covering	Flat Roof
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
Number of storeys	9
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1 protected
Number of External Staircases	1
External Balcony part of escape route?	No
Unusual features	Flats above retail.
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 25239 **1-52 Alexander House Block 1-52, 50 Station Road**

Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade A
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	Yes

Customers

Number of occupants	150
Occupant tenure type breakdown	General Needs, Intermediate, Leasehold, Market Rent, Shared Ownership

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	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

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	28/08/2023
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	150
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
Number of Storeys	9
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	1 protected
Number of external staircases	1
External balcony part of escape route?	No
Unusual features	Flats above retail.

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 B
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	Yes
Dry Riser(s) present	Yes
Wet Riser(s) present	No
Sprinkler System present	No
Hosereel(s) present	No
Automatic Opening Vent(s) present	Yes

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	Electrical sockets are located in the communal areas these are lockable and are in good condition.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Next retest date April 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?	No
Comment	
Is there a purpose built mobility scooter store/charging area?	No

Asset ID: 25239

1-52 Alexander House Block 1-52, 50 Station Road

Comment

Does the building have a lightning protection system?

Yes

Comment

This was installed and commissioned in 2023.

Is the protection system adequately maintained?

Yes

Comment

Observation

Priority

Referred To

Required By:

Task ID

All cupboards clear at the time of the audit.



Gas installations

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

N/A

Comment

Valid LGSR held on file for fixed communal area gas appliances?
(Boilers)

N/A

Comment

Valid LGSR held on file for residential flats that contains gas
appliances?

N/A

Comment

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

Yes

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

Observation Priority Referred To Required By: Task ID

Bin area located a safe distance 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?
 Comment

Yes

Reasonable distances of travel where there is a single/alternative direction of travel?
 Comment

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

Yes

Fire Spread and Development

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

No

Some remedial action is required where cables installed have not been fire stopped. Works order raised.

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

Yes

Ews1 certificate issued 2024.

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?
 Comment

N/A

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

N/A

This building has a flat roof. No assess achieved.

Loft hatches fire resisting?
 Comment

Yes

Communal area loft hatches have 1 hr fire rating.

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?
 Comment

Yes

Do external walls, doors, windows and anything attached to the exterior, limit fire spread?
 Comment

Yes

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?
 Comment

Yes

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

N/A

Observation Priority Referred To Required By: Task ID

All areas clear at the time of the audit.



Observation Priority Referred To Required By: Task ID

All flat and communal doors are subject to a regular inspection.



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

All records are held on M files.

Fire Safety Signs and Notices

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

Yes

Comment

Fire action notices are posted throughout the building.

Directional fire escape signage in place and adequate?

Yes

Comment

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

Observation	Priority	Referred To	Required By:	Task ID
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Good emergency evacuation signage throughout the building.



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? Yes

Comment

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? Yes

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? **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? **Building safety information posted in the communal notice boards.**

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 is available on request.**

Is an office or IL scheme being inspected? **No**
Comment

Passenger Lift

Is the scheme fitted with a passenger lift? **Yes**
Comment

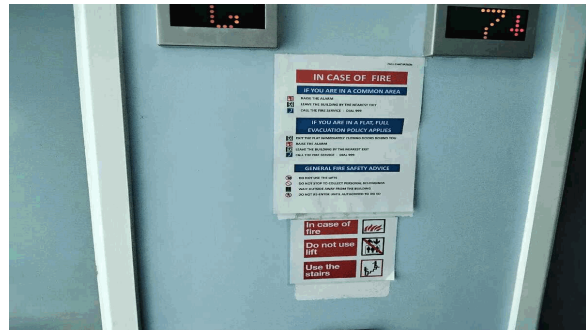
Is the lift in full working order at the time of the FRA? **Yes**
Comment

Is the lift fitted with a firefighters switch? **Yes**
Comment

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

Observation	Priority	Referred To	Required By:	Task ID
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Evacuation information posted in and on lift entrances.



Premises Inspection Box

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

Yes

Comment

This is located in the main entrance. Access via a FB2 key.

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

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
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Located in the main entrance, easy access for the Fire and Rescue service.



Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

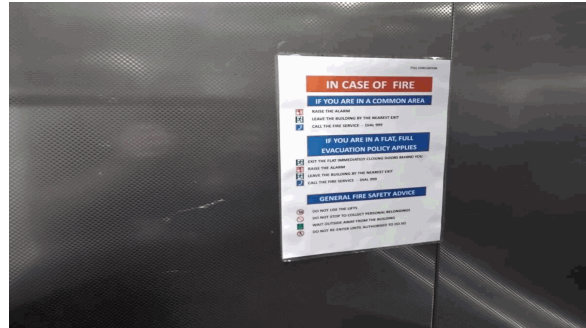
Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

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

Evacuation notice posted throughout the building.



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. Yes

Action leading to a repair Yes

Internal administrative Action Yes

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: **Trivial**