

28 May 2025

Fire Risk Assessment Report



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

Asset ID: 33853 **1-6 32a Evergreen Road Block Flat 1-6 Neem House, Frimley**

Cover Sheet

Photo

Date of Fire Risk Assessment 28 May 2025

Date of Next Fire Risk Assessment 28 May 2028

FRA Frequency (Months) 36

Purpose of Fire Risk Assessment

Type of Fire Risk Assessment

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.

The Scheme

| | |
|------------------------------------|---|
| Scheme Name | Evergreen Road |
| Scheme Address | 1-6 32a Evergreen Road Block Flat 1-6 Neem House, Frimley |
| Postcode | GU16 8AF |
| Region | South |
| Scheme Manager | |
| Scheme Tel. No | - |
| Scheme Inspection Completed | Yes |
| Enforcing Fire Authority | Surrey 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 19 2019 |
| Number Of Homes | 6 |
| 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 | 0 |
| Is there a habitable basement? | No |
| Number of internal Staircases (protected or unprotected?) | One unprotected |
| Number of External Staircases | None |
| External Balcony part of escape route? | No |
| Unusual features | None |
| Building Access Conditions for Fire Brigade | Vehicular Access to one or more elevations |

Asset ID: 33853 **1-6 32a Evergreen Road Block Flat 1-6 Neem House, Frimley**

| | |
|---|--------------------------------------|
| Fire Detection and Warning System | Flats only |
| 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 | 12 |
| Occupant tenure type breakdown | General Needs |

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 | 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 | 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 | 28/05/2025 |
| FRA Frequency (Months) | 36 |
| Purpose of Fire Risk Assessment | |
| Type of Risk Assessment | |
| Quantity | 1 |
| Fire & Safety Assessor | Gary Bredin AIFireE |
| Enforcing Fire Authority | Surrey 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 | 12 |
| 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 unprotected |
| Number of external staircases | None |
| External balcony part of escape route? | No |
| 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 only |
| 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 | Yes |

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 | Last test November 2019 |
| 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 |
| Comment | |
| Does the building have a lightning protection system? | No |
| Comment | |

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 door 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 | 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 |
|---|----------|-------------|--------------|---------|
|  | | | | |

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

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? N/A

Comment

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

Comment This area was not checked 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?

Comment

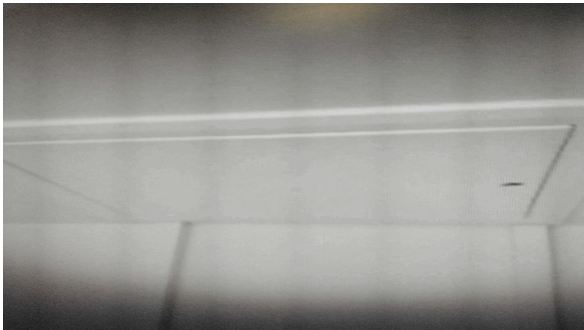
No information provided

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

Comment

No

| Observation | Priority | Referred To | Required By: | Task ID |
|---|----------|-------------|--------------|---------|
| Loft hatch complies to the latest standards | | | | |



| Observation | Priority | Referred To | Required By: | Task ID |
|---------------------------------------|----------|-------------|--------------|---------|
| Satisfactory location of the bin area | | | | |



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?

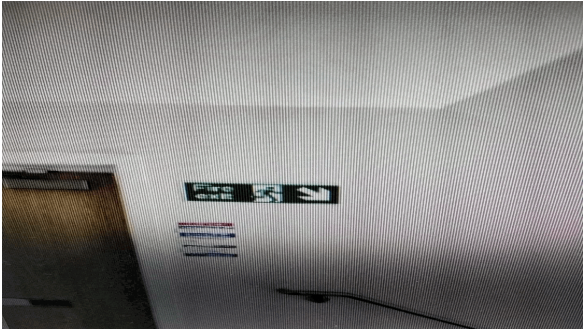
No

Comment

Unable to get test results. This will be chased up on completion of the audit.

Fire Safety Signs and Notices

| | |
|--|--|
| Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas? | Yes |
| Comment | Satisfactory signage 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? | No |
| 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 the building | | | | |
|  | | | | |

Means of giving Warning in case of Fire

| | |
|---|------------|
| Is the scheme fitted with a communal area fire alarm? | No |
| Comment | Flats only |

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? | No |
| How will this sharing be achieved? | |

Is an office or IL scheme being inspected?

No

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?

No

Comment

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

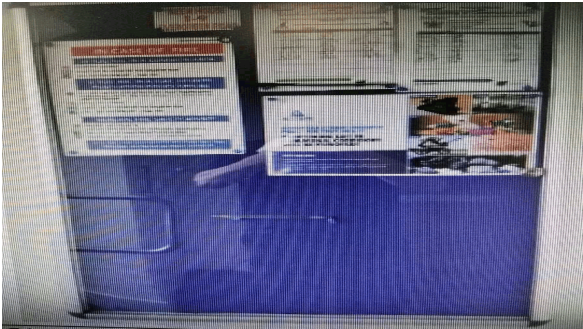
It's the responsibility of the customers to summon the emergency services

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 policy 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.

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

X

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

X

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