



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	South
Scheme Name :	Corn Merchant House
Scheme Address :	Egham Surrey TW20 9FE
Date of Assessment:	09/01/2026
Date of Next Assessment:	09/01/2027
FRA Frequency:	Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor	Gary Bredin AlfireE

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		Corn Merchant House
Region:		South
Scheme Name:		Corn Merchant House
Site Address:	Street:	Egham
	Town:	Surrey
	Post Code:	TW20 9FE
Block & Asset No.		Block A 1-26 Asset No.34483
Block & Asset No.		Block C 27-34 Asset No.34484
Date of this Assessment		09/01/2026
Date of Next Review		09/01/2027
Fire Risk Assessment Frequency		Annual
Purpose of Fire Risk Assessment		Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor		Gary Bredin AlfireE
Building Safety Manager		Kelly Privitera
Housing Partner Manager		Richard Adlam
Contract Manager		Adam Rickard
Scheme Manager/Customer Partner		Danielle Morgan
Other staff in attendance		None
Use of Building		General Needs living Sleeping accommodation
Approximate Number of occupants		100
Occupancy Profile		Families
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Sleeping Familiar
PEEPs in place where necessary		N/A
Number of on-site Accent staff		None
Number of other (non-Accent) staff		Contract cleaners in common areas
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Stay Put (Stay Safe) Evacuation
Evidence that residents have been notified of the evacuation procedure		Fire Evacuation notices displayed in common areas and in place
History of fires in the building		None
Scope of Assessment		Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance		Purpose-built flats guide

Building Details	Corn Merchant House
Construction Date	2021
Construction Type	Concrete Frame
Roof Finish	Pitched-Clay Tile
External Wall Finish	Brick
Are there any areas of external wall cladding	No
Are there any balconies	Yes
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	34
Number of storeys above ground	Five entrance foyer-external shop and Bar/Resturant. Ground floor
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	Two-Protected
Number of External Staircases per Block	None
External Balcony part of escape route?	Yes - Flats 7-8 / 15-16
Unusual features	The upper floors are serviced by two lifts located in the same lobby. The second lift access flats in C Block. Block C has been verticalall sub-divided with 1hr fire compartment walls built in access corridors. Access to flats through Block A entrance. The remainder of Block C is owned by Runnymede Council
Building complexity	Complex Ground Level service areas.
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed Retail - Town Centre location Shops and cinema located on ground floor"
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm (Flats)	Grade A
Category of fire alarm (Flats)	Flats LD2-D1
Grade of fire alarm (Communal)	Additional Protection Common areas - L4
Category of fire alarm (Communal)	Single panel located in main foyer servicing block A only.

Additional Comments:	Fire panel located in entrance foyer of Block C for block C common areas.
Evacuation Alert System (EAS)	Yes-Alarm Sounder.
Additional Comments:	EAS panel located in main foyer servicing block A flats only. Manual toggle switch operation, 100Db sounders located inside each flat.
Emergency Lighting Provision	Mixed System - Common Areas
Additional Comments:	Self testing emergency lighting system installed.
Portable Fire Extinguishers	None Fitted.
Additional Comments:	
Fixed Fire Fighting Installations	Dry Riser - 3 dry risers supplied from 3 inlets. 2 x Block A, 1 x Block C Sprinkler System - located in flats and bin storage area. Control system and pumps located in Block A (Student Acc block) - Testing and maintenance of system not Accent's responsibility.

Significant Findings - Fire						
Corn Merchant House				09/01/2026		
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	Electrical Sources of Ignition:					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	Yes	All common area sockets and fittings in a satisfactory condition at the time of inspection	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Valid communal area EIC Reports uploaded to property file all In date at time of inspection Last Inspection Date January 2022.	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	Valid General Needs flats EIC Reports uploaded to M-Files and ActiveH. January 2022.	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	There are no portable appliances within the communal area.	.		
1.5	Absence of trailing leads and adapters	Yes	None within the communal areas	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No evidence or reports that any of the residents own a mobility scooter	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed within the communal areas. Smoking is only permitted within flats. There are smoking signs present within the communal areas.	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	Fobbed door entry on all entrance/exit doors	.		

3.2	Is there an absence of unnecessary fire load in close proximity to building?	No	The bin area has fly tipping that requires removing to facilitate the bins being emptied by the local authority. Flat 32 items are being stored in the means of escape. HP dealing and job raised 1339570.	'		
4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.					
4.1	If portable heaters are used, are there suitable controls?	N/A	There are no portable heaters within the communal area.	'		
4.2	Are fixed heating installations subject to regular maintenance?	Yes	Radiators located in the rear stairwells. The pumpkins station is located on site and is the responsibility of the managing agents Bellrock.	'		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	No Gas supply to the flats.	'		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Cooking is only permitted within the flats. Each flat is fitted with a sprinkler system.	'		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A		'		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	Yes	Lightning protection system has been tested & inspected in accordance with BSEN62305. Cert located in property file. Last test date December 2025. The testing & maintenance of the system is not the responsibility of Accent.	'		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	No	Items and rubbish is accumulating outside flat 32. HP Dealing. Second warning Letter sent to the customer.	'		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	All clear and secure at time of inspection. Contractor access only			

7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Internal bin storage area is secured, protected by internal FD60 fire door and sprinkler system.	.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	No	Bin area had fly tipping items at time of inspection	.		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No evidence of hazardous materials stored on site	.		
8	Furniture/furnishings on escape routes and other communal areas:					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A	Furniture not permitted in communal areas at general needs schemes	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		.		
Fire Protection Measures						
10	Means of Escape from Fire:					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	Block A has 2 internal protected escape staircases Block C has 1 internal protected escape staircase.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	External doors fitted with electronic sensor touch operation. All doors unlock at the sounding of the fire alarm. Call point type (Green) override buttons fitted.	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes		.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes		.		
10.6	Do failsafe's on locked exit doors function correctly?	No	Main entrance front door broken in the unlocked position. Job raised 1337377.	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes		.		
11	Measures to Limit Fire Spread and Development:					

11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	The building has been regular inspected by Accent's Fire and Safety Assessor during the construction process. All fire stopping has been installed by a third party accredited contractor. Photographic evidence has been collected of fire stopping technics which are to a satisfactory standard.			
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Escape stairwells - polished concrete. Internal walls - plaster and water based paint finish	.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	Yes	All internal service shafts are fire stopped horizontally. All access door are of steal construction and are to FD60s standards.	.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	N/A	No accessible roof spaces as top floor flats have vaulted ceilings	.		
11.5	Loft hatches fire resisting?	Yes	No loft hatches in common areas. Compartmentation inspection hatches located above entrance door way within each flat.	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No Cross Coridor Doors at this scheme	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	Yes	Commission certs uploaded to property file	.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	EWS1 External Wall Fire Certificate has been issued for this building.	.		
12	Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	Yes	Last test November 2025. All doors have a QR Code that is updated quarterly following an inspection.	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes		.		

12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	No Hold open devices used in this building.	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	No		.		
14	Flats with a single direction of escape to a single escape stairway. (External Balcony)					
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	Yes		.		
14.2	Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?	Yes	There are four flats Nos. 7-8 & 15-16 that are access form an external balcony. These flats are fitted with FD30s fire doors, fire rated glass and auto self closing windows.	.		
15	Emergency Escape Lighting:					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes		.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	All in good condition at the time of inspection.	.		
15.9	Are records of monthly testing available?	Yes	Lighting units are self testing	.		
15.10	Are records of annual testing available?	Yes	Annual test certs uploaded to M-Files and ActiveH In date at time of inspection.22nd December 2025.	.		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	The correct Notices are displayed throughout the scheme. However the Wayfinding sinage in the protected lobbies requires upgrading to Photo Luminecent.	.		
16.3	Directional fire escape signage in place and adequate?	Yes	All direction signage is of the fully maintained permanently illuminated type	.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	Yes	Manufactures labelling and confirmed of fire advice signage.	.		
17	Means of giving Warning in case of Fire:					
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	Commissioning certs uploaded to property file	.		

17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes		.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Commissioning certs uploaded to property file Last test 7th January 2026.	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes	Smoke detection and call points located in integral bin and bike store	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes	Auto dialler installed and connected to Shield security. 24/7 monitoring, call escalation and attendance contract in place	.		
17.6	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	N/A	no gas supply to this scheme.	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	No extinguishers on site as main gas boilers located remotely.	.		
18.2	Correct signage displayed by each fire extinguisher?	N/A		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
18.4	Hose Reels - fitted, maintained?	N/A		.		
18.5	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	Yes	Commission certs uploaded to property file	.		
18.6	Records available of fire fighting equipment servicing within past 12 months	Yes	Commission certs uploaded to property file.	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Residents responsible for calling fire service	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Housing Partners do scheme inspections.	.		

19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A		.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
20	Evacuation Policy					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	The evacuation policy is correct for this type of building. The flats were Purpose built to allow residents to stay safely within ther flats. A reassessment will be carried out after the third party survey results.	.		

Photographs - Fire

09/01/2026

Corn Merchant House



Photo No. 1

Evacuation policy and information posted in the main entrance.

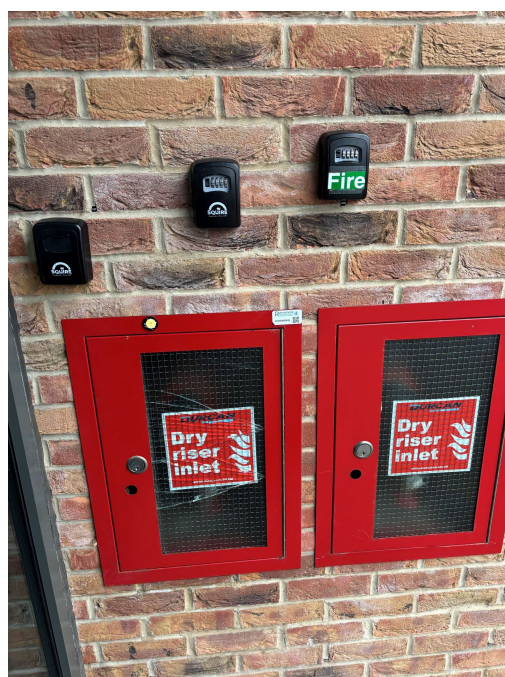


Photo No. 2

Emergency keysafe and Fire box for Emergency use only.

Photographs - Fire

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Corn Merchant House



Photo No. 3

Fly tipping within the bin store.

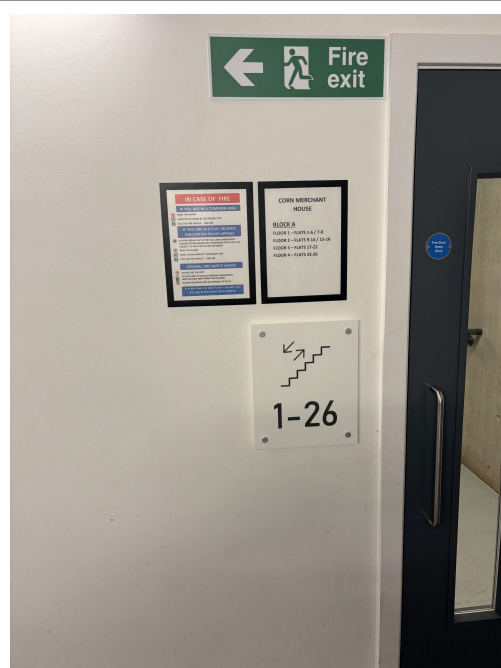
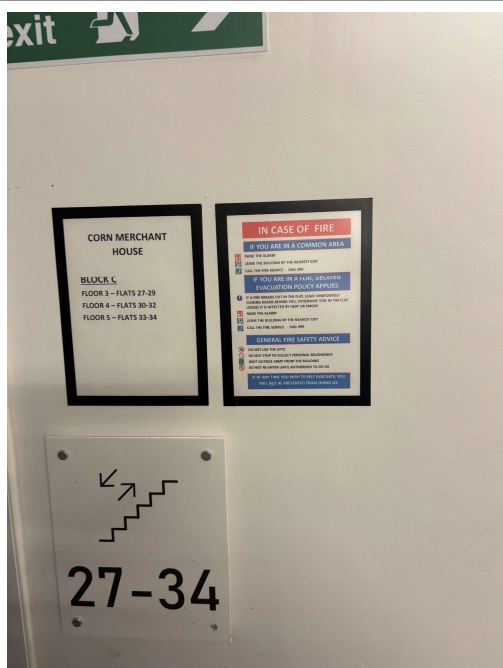


Photo No. 4

Emergency action notice posted through out the building.

Photographs - Fire

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Corn Merchant House

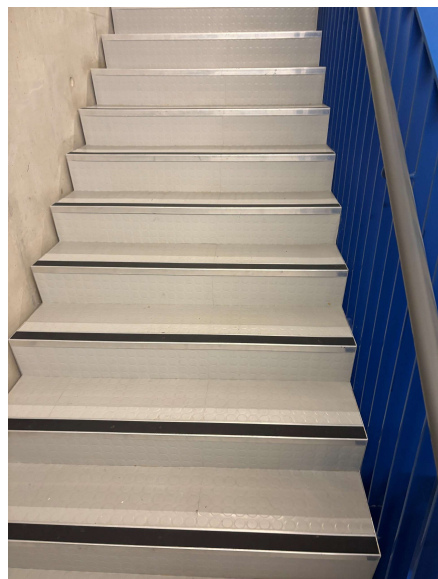


Photo No. 5

All rear protected stairwell were clear at the time of the audit.



Photo No. 6

Electrical and service cupboards were all in a servicable condition.

Photographs - Fire

09/01/2026

Corn Merchant House

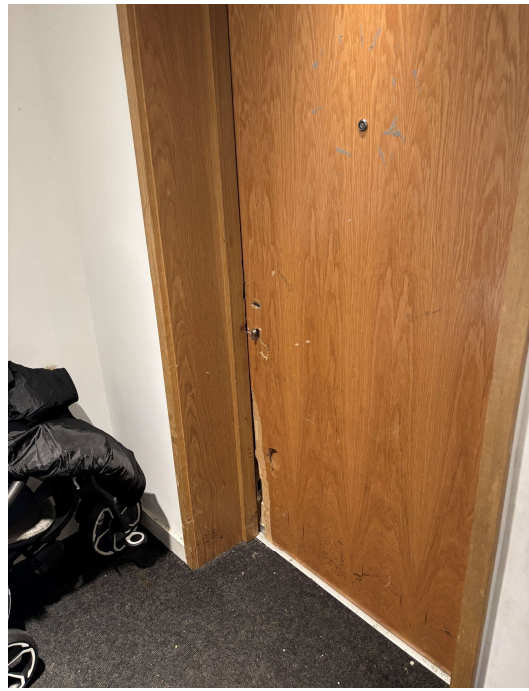


Photo No. 7

Fly tipping outside flat 32. Door damaged and requires replacing.



Photo No. 8

Balconies checked during the audit were all clear and free from damage.

Photographs - Fire	
09/01/2026	Corn Merchant House



Photo No. 9	All Fire doors are tested in line with the latest regulations.QR codes updated
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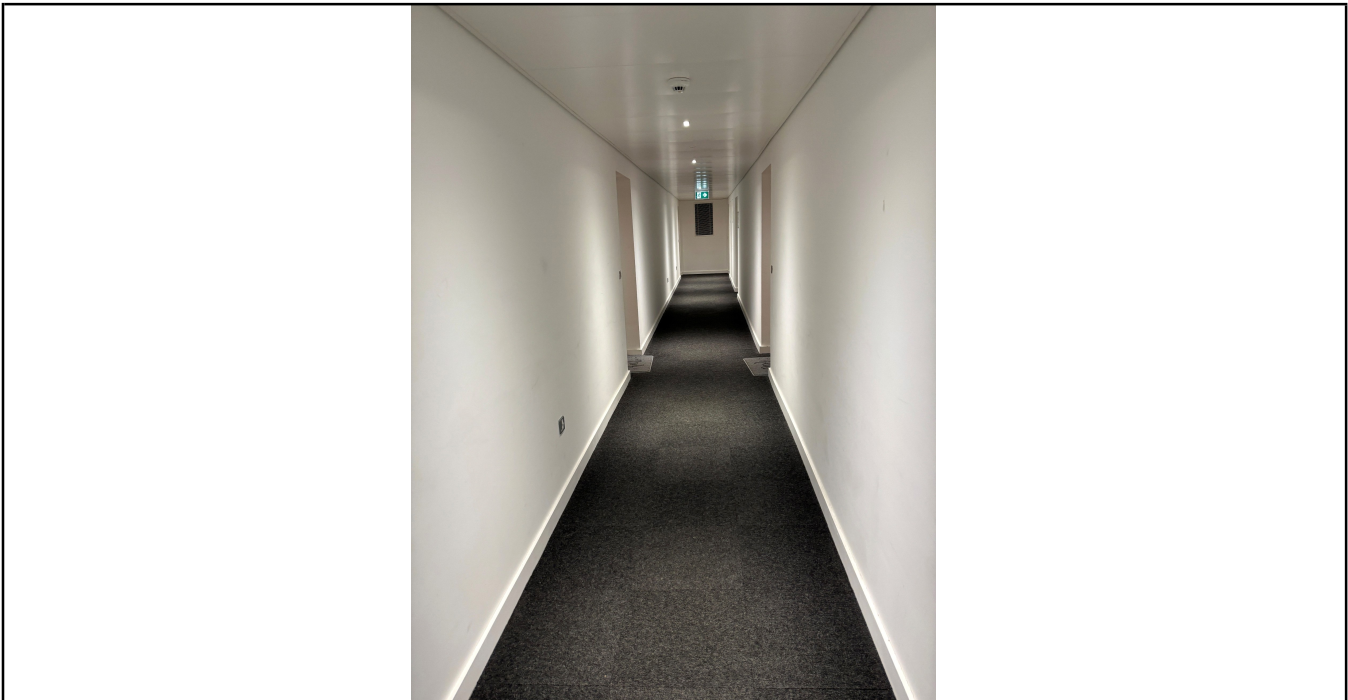


Photo No. 10	Majority of areas were clear at the time of the audit.
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Photographs - Fire	
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09/01/2026

Corn Merchant House



Photo No. 11

Front entrance door not locking and requires attn. This is a security risk.



Photo No. 12

Satisfactory sinage throughout all areas.

6. 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:

(please insert x below)

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:

(please insert x below)

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
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.