ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	**East**
Scheme Name :	**1 - 6 Mann Way**
Scheme Address :	**Mann Way Olney MK46 5GG**
Date of Assessment:	**01/10/2026**
Date of Next Assessment:	**01/10/2029**
FRA Frequency:	**3 Year Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005**
Fire & Safety Assessor	**Lynn Betteridge**

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

Scheme Details		1 - 6 Mann Way
Region:		East
Scheme Name:		1 - 6 Mann Way
Site Address:	**Street:**	Mann Way
	Town:	Olney
	Post Code:	MK46 5GG
Block & Asset No.		Block 1-6 Asset 34401
Date of this Assessment		01/10/2026
Date of Next Review		01/10/2029
Fire Risk Assessment Frequency		3 Years
Purpose of Fire Risk Assessment		3 Year Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor		Lynn Betteridge
Director of Customer Experience		Rob Bloom
Housing Partner Manager		Shelley Ward
Contract Manager		Robert Taylor
Housing Partner		Scott Chapple
Other staff in attendance		None
Use of Building		General Needs living Sleeping accommodation
Approximate Number of occupants		12
Occupancy Profile		Families
Familiarity 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	1 - 6 Mann Way
Construction Date	2023
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete Tile
External Wall Finish	Brick
Are there any areas of external wall cladding	No
Are there any balconies	Yes Juilet Balconies x 6
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	6
Number of storeys above ground Not including Basements	Two
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Protected
Number of External Staircases per Block	None
External Balcony part of escape route?	No
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm (Flats)	Grade D
Category of fire alarm (Flats)	LD3 Minimum Protection
Grade of fire alarm (Communal)	
Category of fire alarm (Communal)	LD5 detectors for AOV top floor
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
1 - 6 Mann Way					01/10/2026	
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.Dated 23/10/23.	'		
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.Satisfactory Sample Flat No 6 Asset 34463.	'		
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	At the time of inspection there were no mobility scooters within the communal areas. There is no purpose built scooter store on site.	'		
2	**Smoking:**					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is prohibited within the communal areas and permitted only within individual flats. Compliant no-smoking signage is displayed throughout the common areas, No significant concerns were identified at the time of inspection.	'		

3	**Arson:**					
3.1	Adequate security against arson?	Yes	On the day of the inspection the main access Door was secure with keypad/intercom and a Fire Access Box.	'		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	There was no unnecessary fire loading in close proximity to the building at the time of inspection.	'		
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. Portable heaters within residents flats are residents responsibility.	'		
4.2	Are fixed heating installations subject to regular maintenance?	Yes	There are no Gas or electrical heating installations within the communal areas. Electrical installations within residents' flats are subject to inspection and testing at intervals not exceeding five years, with certification provided through an Electrical Installation Condition Report (EICR).	'		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	There is Gas supply serving residents flats.Sample flat No 6 last test date 12/2/26 satisfactory and uploaded to Active" H" and" M" files.	'		
5	**Cooking:**					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	No communal cooking facilities provided. Cooking is limited to residents flats.	'		
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?	N/A	No lightning Protection system fitted	'		
7	**Housekeeping:**					

7.1	Is the standard of housekeeping adequate?	Yes	A well maintained scheme. House keeping of a good standard at the time of inspection	'		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	Nothing found at the time of inspection.	'		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Nothing found at the time of inspection.	'		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	Nothing found at the 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 at the time of inspection.	'		
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	Nothing found at the time of inspection.	'		
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	The escape provisions observed at the time of inspection are consistent with the recommendations contained within approved fire safety guidance.	'		
10.2	Escape routes unobstructed and safe to use?	Yes	There were no obstructions on the means of escape at the time of inspection.	'		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Final Exit Door has thumb turn Opening.	'		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	See 10.1	'		

10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	All escape routes lead to open air and a place of safety	'		
10.6	Do failsafe's on locked exit doors function correctly?	N/A	Only Thumb turn operation.	'		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	In line with Fire safety guidance for purpose built blocks of flats.The ground floor level would be the best option on this scheme.	'		
11	**Measures to Limit Fire Spread and Development:**					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	All compartmentation was of a reasonable standard at the time of inspection.	'		
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Nothing was found that would promote fire spread at the time of inspection.	'		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A	None fitted within this scheme	'		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Yes	Access to roof space from Common Area second Floor.	'		
11.5	Loft hatches fire resisting?	Yes	Loft Hatch within the communal area certified 1 hr fire resisting..	'		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	There are no Suspended ceilings at this scheme.	'		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	Yes	Automatic window vents fitted at this scheme.	'		
11.8	Roller shutter doors (fire resisting)	N/A	Not fitted at this scheme.	'		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No		'		
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	There is 2 communal Fire doors within this block.	'		

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 at this scheme	'		
13	**Flat entrance doors (Internal Common Areas)**					
13.1	Do flat entrance doors open onto internal escape routes?	Yes		'		
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?	N/A	There are no external balconies at this property.	'		
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?	N/A		'		
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	Monthly test certs uploaded to M-Files and Active "H" In date at time of inspection.Dated24/8/26.	'		
15.10	Are records of annual testing available?	Yes	Annual test certs uploaded to M-Files and Active "H" In date at time of inspection.Dated 9/2/26.	'		
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.New Notice applied in main foyer.	'		

16.3	Directional fire escape signage in place and adequate?	Yes	There is suitable and sufficient signage throughout the buildings at the time of inspection.	'		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No lift present at this scheme.	'		
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	There are detectors within the communal area to operate the AOV system.This scheme has a stay put evacuation policy. it is unnecessary and undesirable for a communal fire alarm system to be provided. Fire detection is provided within the individual residential flats.The detector grade and category could not be confirmed at the time of inspection as access to dwellings was not available.	'		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes	There are detectors within the communal area which operate the AOV system.	'		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes		'		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	Fire detection is within the flats only	'		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	No Fire alarm Panel at this scheme	'		
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)	Yes	There is Gas supply to this scheme. All flats are tested annually and certification uploaded to Active"H" and" M" files Sample flat No 6 Asset 34463.Dated 23/2/26.	'		
18	**Fire Extinguishing Equipment:**					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A		'		

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?	N/A		'		
18.6	Records available of fire fighting equipment servicing within past 12 months	N/A		'		
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 carry out 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 there flats.	'		
21	**Miscellaneous**					
21.1	Contact Made with the housing Partner.	Other	Several items stored under the stairwell removal stickers applied.	**Med**	**8/10/26**	**Housing Partner**

Photographs - Fire	
01/10/2026	1 - 6 Mann Way



Photo No. 1	Main access and Egress thumb turn release. AOV for second floor window.New signage added.

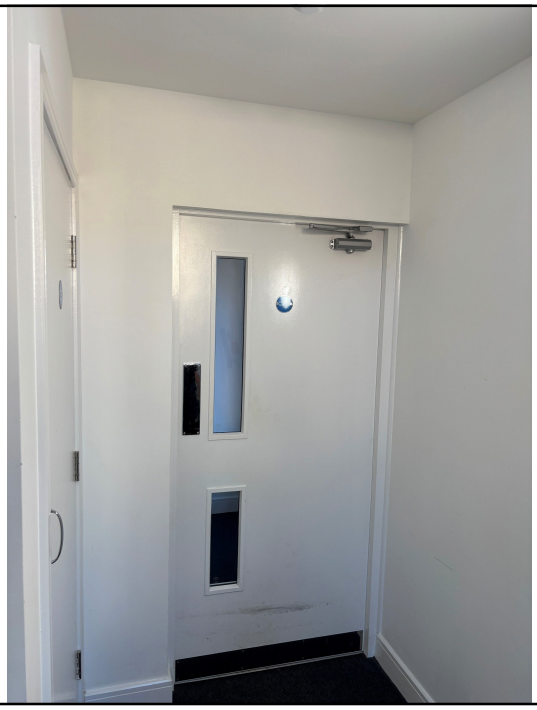


Photo No. 2	Ground Floor Communal Door in Good condition 2023 New Build. Also one other communal Door Second Floor good condition.

Photographs - Fire	
01/10/2026	1 - 6 Mann Way



Photo No. 3	Communal Fire storage Doors one for each Flat ground and first Floor.



Photo No. 4	Second Floor Loft Hatch access and detector for AOV.

Photographs - Fire	
01/10/2026	1 - 6 Mann Way



Photo No. 5	AOV second floor window.

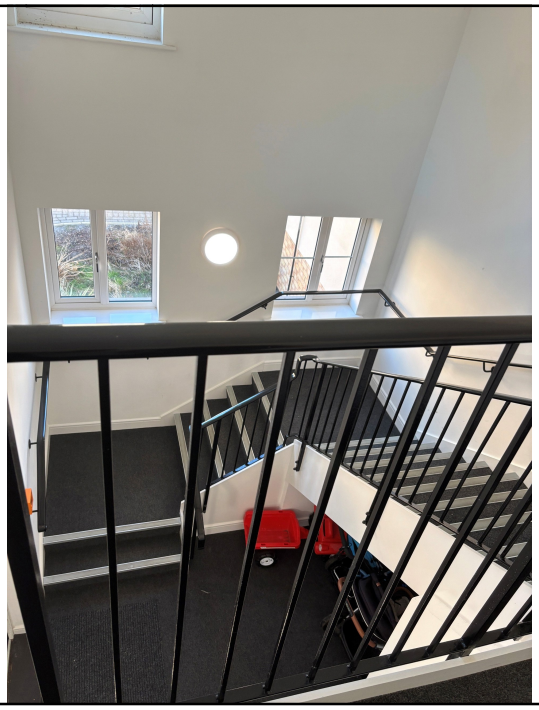


Photo No. 6	First Foor stairwell to ground Floor.

Photographs - Fire	
01/10/2026	1 - 6 Mann Way



Photo No. 7	Items to be removed conversation with the Housing Partner and E mail to confirm, stickers applied for 7 day removal.

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	
	X				

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	
			X		

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.