

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

Asset ID: 24630 Alexander House

Cover Sheet

Photo



Date of Fire Risk Assessment	26 Aug 2025
Date of Next Fire Risk Assessment	22 Aug 2026
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 AlfirE

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	Alexander House, Station Road
Postcode	GU11 1BG
Region	South
Scheme Manager	Holly Grinnell
Scheme Tel. No	--
Scheme Inspection Completed	No, Yes
Enforcing Fire Authority	Hampshire & IOW 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	General Needs (S30)
Build Date	Jun 11 2007
Number Of Homes	54
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	N/A, Yes
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
Number of storeys	8, 9
Number of floors on which car parking is provided	1
Is there a habitable basement?	NoNo
Number of internal Staircases (protected or unprotected?)	1 protected , One protected
Number of External Staircases	1, One metal staircase not protected
External Balcony part of escape route?	N/A, No
Unusual features	Ground floor of building used for commercial.Flats above retail.

Asset ID: 24630 Alexander House

Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Fire Detection and Warning System	Flats and common areas linked,
Grade of fire alarm	Grade A, Grade D
Category of fire alarm	LD2 Additional Protection, LD3 Minimum 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	0
Overdue Annual Emergency Lighting tests	0
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
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Dwelling Fire doors due for replacement within 5 years0

Fire Risk Assessment Survey Results

Scheme and Building Information

Photo



Date of Fire Risk Assessment	22/08/2025
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 AlfirE
Enforcing Fire Authority	Hampshire & IOW 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	No
Number of occupants	100
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
Number of Storeys	8
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	One protected
Number of external staircases	One metal staircase not protected
External balcony part of escape route?	N/A

Fire Risk Assessment Survey Results

Unusual features	Ground floor of building used for commercial.
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 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
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	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	
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	Next test 2026
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	
Absence of trailing leads and adapters?	N/A
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?	Yes
Comment	
Is the protection system adequately maintained?	Yes
Comment	Last test 2023

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 key fob entry system in use front and rear of the building .
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Satisfactory location of the bin store away from the building
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?	Yes
Comment	
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	N/A
Comment	

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?No

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
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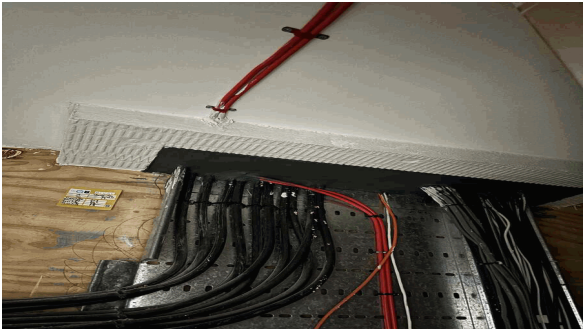
All areas were clear at the time of the audit



Observation	Priority	Referred To	Required By:	Task ID
All fire communal and flat front doors within the building are being replaced in the next few weeks as part of the latest building safety order.				
 				

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	
Comment	compartmentation works being carried out in the building. This will continue for 3 months.
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?	
Comment	This is being looked into during the compartmentation works.
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	N/A
Comment	No roof space accessible
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	Last test date 2025
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Letter plate missing from flat 43. Homeowner informed and is dealing with the replacement.				
				
Observation	Priority	Referred To	Required By:	Task ID
Satisfactory fire stopping in all service cupboards				
				

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

Last drop test July 2025

Fire Safety Signs and Notices

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

Yes

Comment

These are posted throughout the building

Directional fire escape signage in place and adequate?

Yes

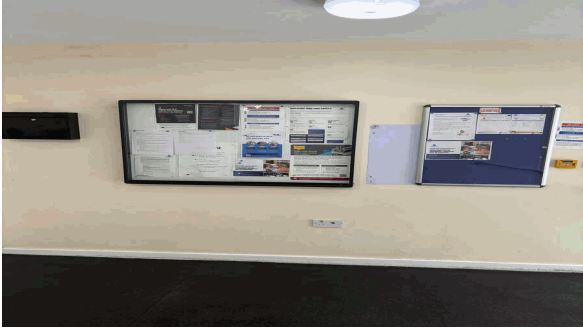
Comment

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 All signage's is checked on a weekly basis

Observation	Priority	Referred To	Required By:	Task ID
Building safety poster and emergency evacuation notices posted in the notice board and around 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 Communal for alarm is tested weekly and last fire panel test April 2025

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? Yes

Comment Rear electrical cupboard

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?	Yes
Comment	
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	Rear electrical cupboard only
Correct signage displayed by each fire extinguisher?	Yes
Comment	
Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A
Comment	
Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?	Yes
Comment	
Records available of fire fighting equipment servicing within past 12 months?	
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Dry risers located on the lift lobby on all floors. This is subjected to annual testing .				
				

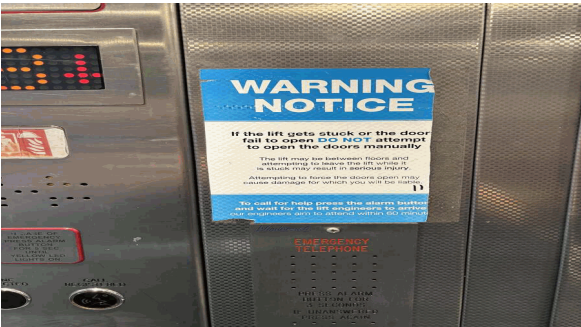
Management of Fire Safety

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 is available on request and is located on M files for all to access.
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?	Building safety notice posted in the main entrance and the FRA 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?	No
Comment	
Servicing and insurance inspection - Evidence of regular servicing/maintenance?	Yes
Comment	Last test July 2025

Observation	Priority	Referred To	Required By:	Task ID
None Fire fighting lift located on every floor with the correct emergency action signage posted .				
				
				

Premises Inspection Box

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

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

Yes

Comment

This is completed weekly by the Fire Safety Assessor

Observation	Priority	Referred To	Required By:	Task ID
Premises information box with up to date information for the emergency services. This is checked weekly.				
				

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

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