

FIRE RISK ASSESSMENT (FRA) - SUMMARY SHEET

Publish Date – 20/03/2026



UPRN: 60265

Address: Block Compass House (1-42)
Buckhurst Road
Bexhill On-Sea
TN40 1FE

Date of FRA: 08/09/2025

Building Risk Rating: Medium Risk

Target Completion Date for all recommendations: 24/09/2026

Recommended evacuation strategy: Simultaneous Evacuation

Responsible Person:	Orbit Group
Property Designation:	General Needs
Building Description:	Compass House is a purpose-built block of 42 flats over 4 floors plus lower ground undercroft parking. The entrance is accessed up 2 flights of steps to a large entrance foyer that is accessed via a fob / intercom system. There is also an electric wheelchair platform on the right side of the steps with the control panel to the right of the entrance door. Inside the entrance foyer is the residents letter boxes and fire alarm panel. A set of double doors leads through to the lift lobby with the lift serves all floors. Within the lift lobby access is given to the central staircase that serves ground to 3rd floor and down to the lower ground undercroft car park. A door to the left and right side leads flat corridors and an electrical cupboard with a comms cupboard within. Flat corridors are subdivided by a cross-corridor fire door and a protected staircase at the far end that serves ground to 2nd floor and discharges to ultimate safety at lower ground floor level.
Management Extent:	No permanent staff members on site, caretaking staff, estates and housing management staff could be on site at variable times.
No of Floors:	4 floors plus lower ground undercroft parking
No of Flats (if applicable):	42
Ground floor Area (m2):	Unknown
Total Area of all Floors (m2):	Unknown
FRA Completed by:	Frankham RMS on behalf of Orbit Group

PRIORITY KEY

U (Critical)	A (High)	B (Medium)	C (Low)	Man 1 (No Action)
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REMEDIAL ACTIONS IDENTIFIED BY FRA

Priority	No. of Actions	Due by Date	Total no. of Actions Completed	Total no. of Actions Outstanding
U	0		0	0
A	1	24/01/2025	1	0
B	9	24/04/2025	9	0
C	3	24/09/2026	3	0
Man 1	0		0	0
Total	13		13	0

Basic Summary of Recommendations	Current Status	Risk Rating
<p>[Sect Ref: 1.4 Are there people whose mobility is impaired?] - [Priority: High] - [Issue and Recommendation: A tenant has mobility issues and is wheelchair bound. A PCFRA has been carried out within the last month and his dwelling was deemed satisfactory. However there was an issue with the wheelchair platform lift at the front of the property. It was reported that the wheelchair lift was decommissioned, however Orbit has stated that this is not case. It does appear that some of the cabling from the control and power unit has been removed. Also it was noted that the platform is secured with a cover at the base of the steps. During the day the tenant is capable of evacuating himself to the wheelchair lift but cannot use the lift if it secure at the base with the cover on. Orbit is to produce Peeps for the tenant with mobility issues and to ensure that the wheelchair lift is fully operational at all times with the platform parked at the top of the steps.] - [Issue Type: 10 - Specialist Advice Needed] - [Issue Code: 10 - SAN1 - Other Comment] - [Location: Front entrance]</p>	Completed	High
<p>[Sect Ref: 3.3 Has No Smoking signage been provided?] - [Priority: Low] - [Issue and Recommendation: "No Smoking" signage was not displayed within the communal entrances. "No Smoking" signage to be provided within communal entrances.] - [Issue Type: 20 - Signage] - [Issue Code: 20 - SIG6 - No Smoking signs required] - [Location: Communal entrances]</p>	Completed	Low
<p>[Sect Ref: 7.2 Does basic security against arson by outsiders appear reasonable?] - [Priority: Medium] - [Issue and Recommendation: Basic security appeared to be adequate, there was secure intercom/fob entry with a fire fighters override key. However it was noted that the bin store is left open at all times with no locks fitted. It is recommended that a combination lock is fitted to the bin store door.] - [Issue Type: 12 - Security/Arson] - [Issue Code: 12 - SEC1 - Lock broken/required] - [Location: Bin Store]</p>	Completed	Medium
<p>[Sect Ref: 8.4 Avoidance of inappropriate storage of combustible materials?] - [Priority: Medium] - [Issue and Recommendation: It was noted that there was inappropriate storage of combustible items within the undercroft carpark. All unauthorised communal storage should be removed and this area should be kept clear at all times.] - [Issue Type: 13 - Storage/Rubbish] - [Issue Code: 13 - STO6 - Other Comment] - [Location: Undercroft carpark]</p>	Completed	Medium
<p>[Sect Ref: 13.1 Reasonable standard of emergency escape lighting system provided?] - [Priority: Medium] - [Issue and Recommendation: Emergency lighting was found to be installed throughout the communal areas, in line with BS 5266. However it was noted that there were no neons illuminated on the units within the bin store or the bicycle store. Emergency lighting should be repaired within these areas in line with BS 5266.] - [Issue Type: 1 - Emergency Lighting Required] - [Issue Code: 1 - EL1 - Shortcomings of existing E/L system creates significant risk of harm] - [Location: Bin Store & bicycle store]</p>	Completed	Medium
<p>[Sect Ref: 14.1 Is compartmentation of a reasonable standard?] - [Priority: Medium] - [Issue and Recommendation: Within the undercroft parking the SVPs are visible. SVPs were found to be of UPVC construction throughout and the majority have all be fitted with fire collars. However, 2 pipes opposite the lift lobby entrance were found without fire collars. A proprietary fire stopping system should be installed around all combustible pipework within all flats, such as an intumescent wrap/fire collar, to ensure 60-minutes separation between floor levels is provided. All fire stopping should be tagged/and noted with associated paperwork to ensure compliance with Building Regulation 38.] - [Issue Type: 9 - Compartmentation] - [Issue Code: 9 - COM3 - Gaps around services] - [Location: Undercroft carpark]</p>	Completed	Medium
<p>[Sect Ref: 15.2 Does the building require a FRAEW?] - [Priority: Low] - [Issue and Recommendation: All Orbit blocks have been through the governments prioritisation tool which provided an outcome of whether an FRAEW needed to be completed and if so in what priority. However this was not available to view. This is a Type 1 FRA and does not constitute an external wall survey. There is partial wooden cladding system between the windows to the external façade. It is a requirement that the building satisfies part B4 of the Building Regulations 2010, Approved Document B, 2019 Edition, with 2020 amendments.] - [Issue Type: 10 - Specialist Advice Needed] - [Issue Code: 10 - SAN1 - Other Comment] - [Location: External facade]</p>	Completed	Low

<p>[Sect Ref: 16.1 Are existing flat entrance doors adequate?] - [Priority: Medium] - [Issue and Recommendation: 06548 - entrance doors were found to have excessive gaps greater than 4mm. Flat entrance doors require adjustment, so that all gaps between the leaf and frame are 3mm in line with the doors test data all work rd to be completed by a 3 party fire door contractor.] - [Issue Type: 5 - Replace/Repair Fire Doors] - [Issue Code: 5 - FDR1 - Repair Single fire door damaged/ill fitting]</p>	<p>Completed</p>	<p>Medium</p>
<p>[Sect Ref: 17.1 Are existing fire doors adequate?] - [Priority: Medium] - [Issue and Recommendation: Some of the lobby doors inspected were found to have excessive gaps greater than 4mm. Asset No. - 06274, 06269, 06273, 06267, 06283, 06276 (threshold), 06266, 06265, 06264 (threshold). No asset label - Double doors from foyer to lift st lobby, 1 floor door to right side staircase (threshold), Lobby doors require adjustment, so that all gaps between the leaf and frame are 3mm in line with the doors test data all work to be rd completed by a 3 party fire door contractor.] - [Issue Type: 5 - Replace/Repair Fire Doors] - [Issue Code: 5 - FDR4 - Repair Multiple Fire doors damaged/ill fitting] - [Location: Lobby & cross corridor doors]</p>	<p>Completed</p>	<p>Medium</p>
<p>[Sect Ref: 18.1 Are suitable and sufficient exit and directional signs in place?] - [Priority: Low] - [Issue and Recommendation: Although not required but in keeping with the rest of the property it was noted that fire exit directional signage was missing in the following areas - Outside floor right side staircase Fire exit directional signage should be replaced in accordance with BS 5499.] - [Issue Type: 20 - Signage] - [Issue Code: 20 - SIG4 - Additional Direction Signage required] - [Location: Outside Flat floor right side staircase]</p>	<p>Completed</p>	<p>Low</p>
<p>[Sect Ref: 19.2 Is automatic fire detection provided and if so, is it provided throughout the premises or part of the premises?] - [Priority: Medium] - [Issue and Recommendation: A full L1 system has been installed within the property including in all flats. Current guidance advises against the provision of L1 systems in purpose-built blocks of flats. This is because a communal fire detection and alarm system will inevitably lead to a proliferation of false alarms, which will not only impose a burden on fire and rescue services but ultimately result in residents ignoring warnings of genuine fires. Furthermore, in unmanaged purpose built residential buildings, residents may attempt to silence and reset a communal fire alarm if it frequently goes off and this could expose landlords and others with responsibility for managing fire safety to liability if, through the actions of a resident, the system is left inoperative and fails to perform correctly in the event of a fire. It was reported by residents that false alarms are very frequent within the premises. The last of which only 2 people evacuated the building.] - [Issue Type: 2 - Detection Required] - [Issue Code: 2 - DR1 - Shortcomings of existing Detection system creates significant risk of harm] - [Location: Site]</p>	<p>Completed</p>	<p>Medium</p>
<p>[Sect Ref: 19.6 Are alarm signals remote call monitored?] - [Priority: Medium] - [Issue and Recommendation: The building originally supported a stay put policy but it is believed that due to compartmentation issues the building is now a full simultaneous evacuation. Due to this the client is refer to the NFCC guidance edition 4 in respect to connecting the fire alarm system to a call monitoring company.] - [Issue Type: 10 - Specialist Advice Needed] - [Issue Code: 10 - SAN1 - Other Comment] - [Location: Site]</p>	<p>Completed</p>	<p>Medium</p>
<p>[Sect Ref: 24.12 Have gas safety checks / boiler inspections taken place?] - [Priority: Medium] - [Issue and Recommendation: No documentation was evidenced for the gas safety checks / boiler inspections However Orbit has supplied a spread sheet but was not included.] - [Issue Type: 16 - Gas Certificate] - [Issue Code: 16 - GAS1 - No evidence of LGSR] - [Location: Site]</p>	<p>Completed</p>	<p>Medium</p>