

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

Asset ID: 9723 **18 Reynolds Street Block 1-8 Reynolds Street, Filey**

Cover Sheet

Photo



Date of Fire Risk Assessment	13 Sep 2022
Date of Next Fire Risk Assessment	13 Sep 2023
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	Steven Manners

This report has been validated by:

Name: *Paul McMillan - Fire & Safety Manager*

Date: 29/09/2022

Comment: Suitable & Sufficient

The Scheme

Scheme Name	Reynolds Street
Scheme Address	18 Reynolds Street Block 1-8 Reynolds Street, Filey
Postcode	YO14 9DT
Region	North East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	North Yorkshire
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	May 2 2012
Number Of Homes	8
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Cement Render, Facing Brick
Roof construction	Timber
Roof covering	Slate 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?)	1 not protected
Number of External Staircases	None
External Balcony part of escape route?	No
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicle Access to one or more elevations

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Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade C
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	No,
Fixed Fire Fighting Installations	No,

Customers

Number of occupants	15
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	1
Overdue Annual Emergency Lighting tests	1
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
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	13/09/2022
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	Steven Manners
Enforcing Fire Authority	North Yorkshire
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	15
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)	1 not protected
Number of external staircases	None
External balcony part of escape route?	No
Unusual features	None

Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade C
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	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	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	
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?	N/A
Comment	
Is there a purpose built mobility scooter store/charging area?	N/A

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Comment

Does the building have a lightning protection system?

Yes

Comment

Earth strip visible outside

Is the protection system adequately maintained?

Yes

Comment

Records hrlid on ActiveH

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

Smoking allowed in flats

Adequate security against arson?

Yes

Comment

There is a buzz in system

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

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 time of inspection

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

All clear at the time of inspection

Are combustible materials and substances separated from ignition sources and stored appropriately?

Yes

Comment

All clear at the time of inspection

Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?

N/A

Comment

Furniture not allowed in communal area

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

N/A

Comment

No other hazards on site

Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?

Yes

Comment

Although only one means of escape the travel distance is acceptable

Escape routes unobstructed and safe to use?

Yes

Comment

Escape routes free of any combustibles at the time of inspection

Exits immediately openable without a key and/or failsafe's function correctly?

Yes

Comment

Thumb turn on door as a means of Escape

Reasonable distances of travel where there is a single/alternative direction of travel?

Yes

Comment

As above

Escape routes lead to final exits and open in direction of escape where necessary?

Yes

Comment

Exit door opens outwards

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?

Yes

Comment

No breaches of compartmentation found at the time of inspection

Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?

Yes

Comment

No combustibles found on the walls at the time of inspection

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

No

Comment

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

N/A

Comment

No access to roof voids from common area

Loft hatches fire resisting?

N/A

Comment

As above

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?

N/A

Comment

There are no cross corridors in this scheme

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Do external walls, doors, windows and anything attached to the exterior, limit fire spread?

Yes

Comment

The walls are of brick construction

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?

Yes

Comment

Test results kept on active h

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

N/A

Comment

Non fitted at this scheme

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

All lighting units in a good condition at the time of inspection

Records of monthly/annual testing available?

Yes

Comment

Records kept on active h

Fire Safety Signs and Notices

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

Yes

Comment

Refer to photos in file

Directional fire escape signage in place and adequate?

Yes

Comment

As above

Is there suitable LIFT signage i.e. do not use in case of fire?

No

Comment

No lift at the scheme

Do common area fire doors display the correct signage on both sides where applicable?

Yes

Comment

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

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Is the fire detection and warning system maintained/tested and all certificates saved on file?

Yes

Comment

Records kept on active h

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

30 photographs in file

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?

N/A

Comment

Non fitted at the scheme

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?

N/A

Comment

Is the fire alarm panel remotely monitored, and if so are there records of regular testing?

Comment

The fire alarm is not monitored but is tested weekly and 6 monthly the records are kept on activate h

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

No

Comment

None required at the scheme

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

No

Comment

Does not fall under the act

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 will all other Responsible Persons for the premises?

Yes

Comment

How will this sharing be achieved?

The records will be kept on the my drive and in the scheme folder

Is an office or IL scheme being inspected?

No

Comment

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?

Comment

Offices - Are there suitable arrangements for ensuring the premises are evacuated?

Comment

Offices - Are there suitable arrangements for evacuating disabled people?

Comment

Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?

Comment

Offices/IL Schemes - Is there a suitable assembly point?

Comment

Offices - Are fire drills carried out at appropriate intervals?

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

Residents advised to dial 999

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

This is stay put policy building

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

There are emergency notices by fire alarm points and a building safety poster will be provided

Is general fire safety information disseminated to residents?

Yes

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Comment

As above

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 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 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: **Trivial**