

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

**Asset ID: 33110**      **1 Beech Close Block 1-6, Harrogate**

## Cover Sheet

Photo



Date of Fire Risk Assessment	11 Oct 2023
Date of Next Fire Risk Assessment	11 Oct 2024
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	Kevin Jones

**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	Harlow Moor Road
Scheme Address	1 Beech Close Block 1-6, Harrogate
Postcode	HG2 0FF
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	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas

## The Building

Accommodation Type	Shared Ownership (S40)
Build Date	Mar 31 2015
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Artificial/Natural Stone
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	1
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1 protected
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicle Access to one or more elevations

**Asset ID: 33110      1 Beech Close Block 1-6, Harrogate**

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade B
Category of fire alarm	LD1 Maximum Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	8
Occupant tenure type breakdown	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	1
Overdue Annual Emergency Lighting tests	1
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	

**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	11/10/2023
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	Kevin Jones
Enforcing Fire Authority	North Yorkshire
Scheme Tel. No	
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	8
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	1
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	1 protected
Number of external staircases	None
External balcony part of escape route?	N/A
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 B
Category of Fire Alarm	LD1 Maximum 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	Apear in good condition
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Uploaded to Active H
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	No portable appliance evident
Absence of trailing leads and adapters?	No
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	No
Comment	
Is there a purpose built mobility scooter store/charging area?	No

**Asset ID: 33110**      **1 Beech Close Block 1-6, Harrogate**

Comment

Does the building have a lightning protection system?

N/A

Comment

None identified during FRA

Is the protection system adequately maintained?

Yes

Comment

## Gas installations

Is there a commercial/domestic gas supply to the scheme?

Yes

Comment

Valid LGSR held on file for fixed communal area gas appliances?  
(Boilers)

Yes

Comment

Uploaded to Active H

Valid LGSR held on file for residential flats that contains gas appliances?

Yes

Comment

Uploaded to Active H

Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results

Yes

Comment

Uploaded to Active H

## Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?

Yes

Comment

Signs installed in premis

Adequate security against arson?

Yes

Comment

Secure entrance door key operation

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated bin storage areas

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?

No

Comment

Combustible materials left on 2nd floor landing

**Asset ID: 33110**      **1 Beech Close Block 1-6, Harrogate**

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 None provided

**Other Significant Fire Hazards**

Are all other significant fire hazards adequately controlled? Yes

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 Single stair and single exit door

Escape routes unobstructed and safe to use? Yes

Comment

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

Comment Thumbturn operation

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

Comment Minimal travel distances

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

Comment

Observation	Priority	Referred To	Required By:	Task ID
Items of combustible materials left on landing on 2 nd floor	Internal - Medium	Housing Partner	27/10/2023	1724071



**Fire Spread and Development**

**Asset ID: 33110**      **1 Beech Close Block 1-6, Harrogate**

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	Traditional construction of brick and mortar
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Clear of any flammable materials
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A
Comment	None provided
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	Yes
Comment	Unable to access loft area loft hatch in flat
Loft hatches fire resisting?	N/A
Comment	Unable to confirm no access to flats
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	No cross corridor doors in premis
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	No
Comment	
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	Yes
Comment	Uploaded to Active H
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	None provided

**Emergency Escape Lighting**

Is the emergency lighting correctly specified and installed as per current standards?	Yes
Comment	Appears to be installed to correct standard
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	Appears to be safe and in good condition
Records of monthly/annual testing available?	Yes
Comment	Uploaded to Active H

**Fire Safety Signs and Notices**

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

Directional fire escape signage in place and adequate?

Yes

Comment

Throughout the property

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

N/A

Comment

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

Yes

Comment

Electrical cupboard conform

### **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

Uploaded to Active H

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

Yes

Comment

Appears to be safe and in good condition

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

N/A

Comment

None provided

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

Yes

Comment

Unable to confirm access via flats

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

Yes

Comment

Results uploaded to Active H

### **Fire Extinguishing Equipment**

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

No

Comment

### **Management of Fire Safety**

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

Yes

**Asset ID: 33110**      **1 Beech Close Block 1-6, Harrogate**

Comment

Will this FRA be shared with all Accountable Persons for the premises?      Yes

Comment

How will this sharing be achieved?      FRA uploaded to Active H

Are there other Responsible Persons who share or have fire safety duties in respect of the premises?      No

How will this sharing be achieved?

Is an office or IL scheme being inspected?      No

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      Telephone call 999 from customer

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      Induction programme customer portal regular communication with customer and signage throughout property

Is general fire safety information disseminated to residents?      Yes

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). Yes

Some fire doors did not fully close so works orders have been raised with our contractors. No

Some minor works were required which have been raised with our contractors. No

Unauthorised items were found in communal areas and arrangements were made for their removal. Yes

Not all records were up to date, as noted in the table below. Arrangements have been made for these to be completed. No

A number of fire doors were found to be wedged or propped open. Fire doors are there to keep you safe and me kept shut at all times. 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**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**