

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

Asset ID: 9611 **12 Wandales Drive Block 12 Wandales Drive, Scarborough**

Cover Sheet

Photo



Date of Fire Risk Assessment	20 Sep 2024
Date of Next Fire Risk Assessment	20 Sep 2025
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	Burniston
Scheme Address	12 Wandales Drive Block 12 Wandales Drive, Scarborough
Postcode	YO13 0HD
Region	North East
Scheme Manager	
Scheme Tel. No	NA
Scheme Inspection Completed	Yes
Enforcing Fire Authority	North Yorkshire
Other staff in attendance	Carroll Wellburn
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1987
Number Of Homes	0
Homes breakdown	
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	1
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	None
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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Fire Detection and Warning System	Common areas only
Grade of fire alarm	Grade B
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	0
Occupant tenure type breakdown	

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	

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	20/09/2024
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	NA
Other staff in attendance	Carroll Wellburn
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	0
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	1
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	None
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	Common areas only
Grade of Fire Alarm	Grade B
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	Yes
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
Fire Blanket(s) present	Yes
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	No

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	All appear in good condition and secured
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last report 16/02/2024
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Completed 23/04/2024
Absence of trailing leads and adapters?	Yes
Comment	Good housekeeping identified
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

Comment

Does the building have a lightning protection system?

No

Comment

Not required for the height of building

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

Throughout the property

Adequate security against arson?

Yes

Comment

Secured entrance door key operated and fire exit doors with push bar Operation

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Dedicated bin store

Are there communal cooking facilities at this scheme?

Yes

Comment

Small kitchen area used for hot and cold drinks and occasionally cooking managed by Specialist Housing partner and resident

Are reasonable measures taken to prevent fires as a result of cooking?

Yes

Comment

Fire awareness training provided to Specialist Housing partner

Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?

N/A

Comment

No ducting extraction fan on circulation mode

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?

Yes

Comment

Cupboard kept locked at all times

Are unnecessary accumulations of combustible materials or waste avoided?

No

Comment

Limited storage provided in property chair covers were stored in front of fire exit door requested SHP to remove and store correctly

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

No

Comment

Table with leaflets stored on positioned next to an electrical heater, SHP requested to relocate.

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

Yes

Comment

Sample inspection fire retardant material used and certified

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

Means if escape multiple directions

Escape routes unobstructed and safe to use?

Yes

Comment

Clearly indicated routes

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

Yes

Comment

Push bar operated

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

Fire Spread and Development

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

Yes

Comment

Purpose build building inspection of loft spaces appears to be of appropriate standard

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

Yes

Comment

Plaster finish walls vaulted wooden ceiling fire detection on vaulted ceiling

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	Inspection carried out and appears to be of satisfactory standard
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	Inspection carried out
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Traditional construction of brick and mortar and tiled roof
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	N/A
Comment	None provided
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	None provided

Observation	Priority	Referred To	Required By:	Task ID
leaflets stored on table next to electrical heater requires relocating	Internal - Medium	Housing Partner	25/10/2024	1865031



Observation	Priority	Referred To	Required By:	Task ID
Storage of seat covers blocking fire exit should be removed	Internal - Medium	Housing Partner	24/10/2024	1865029



Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?

Yes

Comment

Appears to be in good condition and installed to the correct standard

Emergency lighting units in good condition and securely fixed to walls/ceilings?

Yes

Comment

Appears to be in good condition and secured

Records of monthly/annual testing available?

Yes

Comment

Most recent report 15/10/2024

Fire Safety Signs and Notices

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

Yes

Comment

Next to exit doors

Directional fire escape signage in place and adequate?

Yes

Comment

Illuminated signs along escape route

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

N/A

Comment

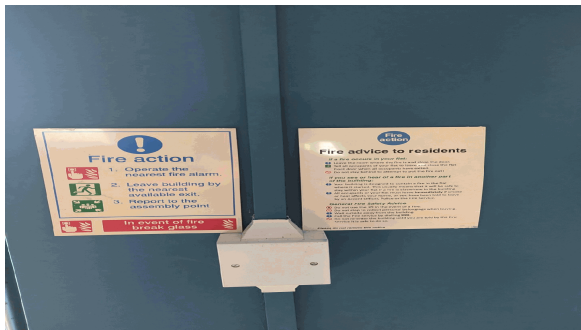
None provided

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

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Signage clearly displayed	No Action			



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?

No

Comment

Fault identified on fire panel requires investigation reported on repair portal as 24 hr response 20/09/2024 works order 1215130

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

Yes

Comment

All appears to be in good condition and secured

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

Yes

Comment

Door guard fitted and operated in office and kitchen

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

Yes

Comment

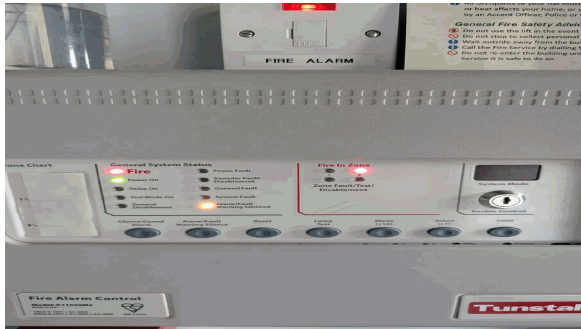
Kitchen

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

No

Comment

Observation	Priority	Referred To	Required By:	Task ID
Fault identified on fire alarm panel	Internal - Medium	Project Manager (Building Safety)	24/10/2024	1865030



Fire Extinguishing Equipment

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

Yes

Comment

Next service due 08/25

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

Correct signage displayed by each fire extinguisher?

Yes

Comment

Fire blanket in communal kitchen, secured to the wall, complete with signage?

Yes

Comment

Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?

N/A

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Comment	None provided
Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	Certified service identified

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	No
Comment	
Are there other Responsible Persons who share or have fire safety duties in respect of the premises?	N/A
Have all details required by regulations been shared with all other Responsible Persons?	N/A
Comment	
Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?	N/A
Comment	
Will this FRA be shared with all other Responsible Persons for the premises?	N/A
Comment	
How will this sharing be achieved?	
Is an office or IL scheme being inspected?	Yes
Comment	Small SHP office used exclusively weekdays 9 - 12
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes
Comment	
Offices - Are there suitable arrangements for evacuating disabled people?	Yes
Comment	Single level flooring
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	Yes
Comment	
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	In front of property
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	Single person use of office fire awareness training provided by e learning

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?

Yes

Comment

PEEPs for residence of scheme

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

Yes

Comment

SHP updates periodically and when changes to residence occur

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

999 call from resident or SHP

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

community center has signage and notice boards with information exchange

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?

Yes

Comment

Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos. Yes

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. Yes

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

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