



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

**Asset ID: 31130**      **Harton Lea**

## Cover Sheet

Photo



Date of Fire Risk Assessment	13 Feb 2025
Date of Next Fire Risk Assessment	13 Feb 2028
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year 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	Harton Lea
Scheme Address	Harton Lea
Postcode	
Region	North East
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Tyne and Wear
Other staff in attendance	N/A
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

## The Building

Accommodation Type	Freehold without Charges (S63)
Build Date	Jan 1 1900
Number Of Homes	22
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Flat Roof, Slate Pitched
PEEPs in place where necessary	No
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
Number of storeys	2
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1 per block protected
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	N/A
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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

**Customers**

Number of occupants	40
Occupant tenure type breakdown	Leasehold

**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	3
Overdue Fire Panel - Six Monthly Testing	3
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	13/02/2025
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Kevin Jones
Enforcing Fire Authority	Tyne and Wear
Scheme Tel. No	N/A
Other staff in attendance	N/A
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	40
Personal Emergency Evacuation Plans in place	No
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
Number of Storeys	2
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	1 per block protected
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	N/A

## 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 A
Category of Fire Alarm	LD1 Maximum 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	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 to be in good condition and secure
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last report dated 8thDecember 2020
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	No portable appliances identified during assessment
Absence of trailing leads and adapters?	N/A
Comment	No portable appliances identified during assessment
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?	No

Comment

Does the building have a lightning protection system?

No

Comment

Not required for the height of the property

### 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

communal areas only

Adequate security against arson?

Yes

Comment

Secured entrance doors identified during assessment,CCTV in operation

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated areas for all bins  
Block 1-8 bin store door requires easing to close into frame.works order1257759

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

Sterile environment identified during assessment

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

Yes

Comment

Good housekeeping identified

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

N/A

Comment

No furniture in communal areas

### 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

2 directional escape routes on ground floor of all block's

Escape routes unobstructed and safe to use?

Yes

Comment

Clear escape to route's identified during assessment

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

Yes

Comment

Thumbturn Operation and push button final exits

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

Yes

Comment

Minimal distance of travel

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

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Holes in ceiling repairs work order 1257753	Internal - Medium	Project Manager (Building Safety)	14/03/2025	1920722



Observation	Priority	Referred To	Required By:	Task ID
Number of doors require survey to check for confirmation to standards.Flat doors 1,2,4,6,7 & 8	Internal - Medium	Project Manager (Building Safety)	15/05/2025	1920723



Observation	Priority	Referred To	Required By:	Task ID
Sterile means of escape routes identified during assessment	No Action			



**Fire Spread and Development**

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Traditional construction with either plaster wall and ceilings or brick and mortar finish
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A
Comment	None
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	Yes
Comment	Access to purpose built loft areas but unable to access converted block 1-8 loft
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?	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?	N/A
Comment	Non fitted
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	None fitted



### Emergency Escape Lighting

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

No

Comment

Block 1-8 up to standard  
 Block 9-12 up to standards  
 Block 14-19 only 1 lighting unit, assessment requested through repairs portal

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

Yes

Comment

Appears to be in good condition and secure

Records of monthly/annual testing available?

Yes

Comment

Last tested 13/02/2025

Observation	Priority	Referred To	Required By:	Task ID
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only 1 emergency light fitted in block 14 - 19 survey requested works no 1257730	Internal - Medium			
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### Fire Safety Signs and Notices

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

Yes

Comment

positioned throughout the property

Directional fire escape signage in place and adequate?

Yes

Comment

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

N/A

Comment

No lift in premise

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

Yes

Comment

**Observation** \_\_\_\_\_ **Priority** \_\_\_\_\_ **Referred To** \_\_\_\_\_ **Required By:** \_\_\_\_\_ **Task ID** \_\_\_\_\_

Correct directional signage throughout the property

No Action



**Means of giving Warning in case of Fire**

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

single detector on each staircase

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

Last test 13/02/2025

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

Yes

Comment

All appears to be in good condition and secure

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?

N/A

Comment

No rooms in premis

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?

No

Comment

**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? **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 **999 call from customer**

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

Comment **Full evacuation**

### **Engagement with Residents**

Has information of fire procedures been disseminated to residents? **Yes**

Comment **induction programme customer portal**

Is general fire safety information disseminated to residents? **Yes**

Comment **See 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?

Yes

Comment

Bin store door requires ease and adjusting,  
Emergency light survey  
Holes in ceiling next to flat 6  
Block 1-8 doors 1,2,4,6,7 and 8 require survey to replace as not within standards

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.

Yes

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

No

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**