

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 | 23 Feb 2023 |
| Date of Next Fire Risk Assessment | 01 Mar 2026 |
| 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 |

This report has been validated by:

Name:

Date:

Comment:

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 | Feb 20 1987 |
| 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 | Yes |
| 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 |

Asset ID: 31130 Harton Lea

| | |
|---|-----------------------------------|
| Fire Detection and Warning System | Flats and common areas not linked |
| Grade of fire alarm | Grade A |
| Category of fire alarm | LD2 Additional Protection |
| Emergency Lighting Provision | 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 | 3 |
| Overdue Annual Emergency Lighting tests | 3 |
| 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 | 23/02/2023 |
| 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 | Yes |
| 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 | LD2 Additional 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 | No |

Electrical Sources of Ignition

| | |
|--|--|
| Electrical installation within common areas in good condition and no obvious damage? | Yes |
| Comment | All electrical points assessed 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 electrical equipment identified |
| Absence of trailing leads and adapters? | Yes |
| Comment | Clear environment |
| Evidence that mobility scooters are not being stored/charged in common areas? | No |
| Comment | N/A |
| Is there a purpose built mobility scooter store/charging area? | No |

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Comment

Does the building have a lightning protection system?

No

Comment

Not required for this 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

Adequate security against arson?

Yes

Comment

Code access good lighting on property

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated refuse 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

Timber radiator covers left in 1st floor corridor to block 14 -19

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 identified during FRA

Observation

Priority

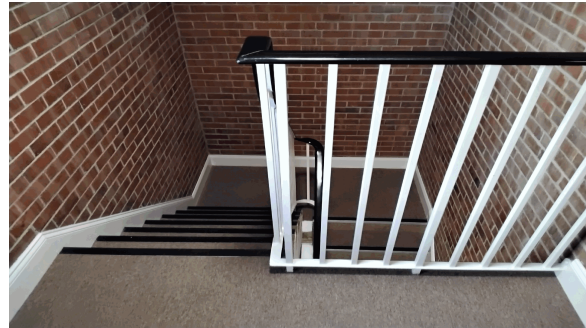
Referred To

Required By:

Task ID

Sterile communal areas

No Action



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

One stair case and 2 escape routes

Escape routes unobstructed and safe to use?

Yes

Comment

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

Yes

Comment

Thumbturn and 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

Observation

Priority

Referred To

Required By:

Task ID

Entrance doors thumbturn handles and signage

No Action



Observation

Priority

Referred To

Required By:

Task ID

Escape routes combustable items require removal

Internal - Low

Customer Safety
Manager



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

Brick, plaster finish

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

N/A

Comment

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

Yes

Comment

Slight breach in block 1 - 8 reported for repair.

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

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

Yes

Comment

Traditional construction, brick

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

N/A

Comment

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

N/A

Comment

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 units secure and sound condition

Records of monthly/annual testing available?

Yes

Comment

Uploaded to Active H

Observation

Priority

Referred To

Required By:

Task ID

Lighting g in all blocks

No Action



Fire Safety Signs and Notices

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

Yes

Comment

Signage throughout the properties

Directional fire escape signage in place and adequate?

Yes

Comment

Where required

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

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

Signage throughout

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

Smoke detection and alarm panels in each block is exesive

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

Appear of good condition and secure

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

N/A

Comment

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?

No

Comment

Observation

Priority

Referred To

Required By:

Task ID

Fire panels in each block

No Action



Observation

Priority

Referred To

Required By:

Task ID

Smoke alarms in escape routes

No Action



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

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

N/A

Comment

How will this sharing be achieved?

N/A

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?
Comment

N/A

Will this FRA be shared with all other Responsible Persons for the premises?
Comment

N/A

How will this sharing be achieved?

N/A

Is an office or IL scheme being inspected?
Comment

No

Passenger Lift

Is the scheme fitted with a passenger lift?
Comment

No

Premises Inspection Box

Is there a premises information box for fire & rescue service use?
Comment

No

Evacuation Policy

Are there suitable arrangements for summoning the fire service?
Comment

Yes

999 call from resident

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

Yes

Engagement with Residents

Has information of fire procedures been disseminated to residents?
Comment

Yes

Signage throughout the property

Is general fire safety information disseminated to residents?
Comment

Yes

Engagement actions with residents

FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?
Comment

Yes

Secure and well maintained property. Residence of good nature

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. | No |
| 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

| | |
|-----------------|---|
| 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**