

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

Asset ID: 8869 **Holmefield House Harrogate Road, Ripon**

Cover Sheet

Photo



Date of Fire Risk Assessment	09 Oct 2024
Date of Next Fire Risk Assessment	09 Oct 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	Holmefield House
Scheme Address	Holmefield House Harrogate Road, Ripon
Postcode	HG4 1ST
Region	North East
Scheme Manager	
Scheme Tel. No	n/a
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	General Needs (S30)
Build Date	Jan 1 1900
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Artificial/Natural Stone, Facing Brick
Roof construction	Timber
Roof covering	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 Protected
Number of External Staircases	none
External Balcony part of escape route?	N/A
Unusual features	None fitted
Building Access Conditions for Fire Brigade	Vehicular 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 A
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	6
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	0
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	09/10/2024
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	n/a
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	6
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 Protected
Number of external staircases	none
External balcony part of escape route?	N/A
Unusual features	None fitted

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	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	Appears to be in good condition and secure
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last inspection 06/08/2024
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	No portable appliance identified within premises
Absence of trailing leads and adapters?	N/A
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

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Comment

Does the building have a lightning protection system?

No

Comment

Gas installations

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

Yes

Comment

Inside flats only

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

N/A

Comment

No communal gas supply identified

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

Yes

Comment

Last certificated date 9/09/2024

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

Yes

Comment

Other Sources of Ignition

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

Yes

Comment

Smoking permitted in flats only

Adequate security against arson?

Yes

Comment

Key and Code entrance door

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Dedicated refuse storage area

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

Sterile area identified during inspection

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

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

Yes

Comment

Good housekeeping identified within communal areas

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

N/A

Comment

No furniture identified in premises 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

Single direction single stair leading to final exit.

Escape routes unobstructed and safe to use?

No

Comment

All of the flat entrance doors require a door closer and ease and adjust repair to protect the Means of escape. All doors have had works orders requested via repair portal and added to the Works progress tracker as per Accent process.

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

Yes

Comment

Thumbturn operated handle on final exit

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
All flat entrance doors require a new door closer to be fitted and they do not have a door closer currently and ease and adjust repairs	Internal - High			

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	Traditional constructed building converted to flats
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Plaster finish to walls and ceiling and concrete floor
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?	N/A
Comment	Unabl to confirm locke loft hatch identified with no access
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 evident in premis
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Traditional construction of brick and mortar with tiled roof
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	N/A
Comment	None 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?	Yes
Comment	Appears to be fitted to the corret standard
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	All appear to be in good condition and secure
Records of monthly/annual testing available?	Yes
Comment	Last inspection 23/09/2024

Observation	Priority	Referred To	Required By:	Task ID
In good condition and secured	No Action			



Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Clearly visible on both floors
Directional fire escape signage in place and adequate?	Yes
Comment	Clearly visible throughout premises
Is there suitable LIFT signage i.e. do not use in case of fire?	N/A
Comment	No lift
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?	No
Comment	Change of evacuation strategy identified. Fire alarm system inspection requested to upgrade to full evacuation strategy system. WO orks order 1220500
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	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

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Comment

None fitted

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

N/A

Comment

No rooms identified

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 alarm system requires assessment and upgrade to meet full evacuation strategy. work order no.1220500

Internal - High

Project Manager
(Building Safety)

07/11/2024

1872365



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 telephone call from customer

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

No

Comment

Building has been converted into flats and compartmentation can not be fully relied upon. Change to Full evacuation strategy with a fire alarm system upgrade to allow for the full evacuation strategy to be implemented. Customer information campaign is required to inform of the change.

Engagement with Residents

Has information of fire procedures been disseminated to residents?

No

Comment

Campaign to inform of new evacuation strategy is required to be carried out.

Is general fire safety information disseminated to residents?

Yes

Comment

Customer portal and induction programme

FRA Frequency

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

No

Comment

Due to evacuation strategy change an annual inspection should be implemented.

Miscellaneous

Are there any other observations/actions to raise that are not covered above.

Yes

Action leading to a repair

Yes

Internal administrative Action

Yes

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.	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**