

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

**Asset ID: 9026**      **3 Mayfield Grove Block 1-3 Mayfield Grove, Harrogate**

## Cover Sheet

Photo



Date of Fire Risk Assessment	01 Aug 2024
Date of Next Fire Risk Assessment	01 Aug 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 GFireE Level 4 Cert in fire safety (Fire Auditor)

**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	Mayfield Grove
Scheme Address	3 Mayfield Grove Block 1-3 Mayfield Grove, Harrogate
Postcode	HG1 5HD
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	None

**The Building**

Accommodation Type	General Needs (S30)
Build Date	Jan 1 1920
Number Of Homes	3
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Artificial/Natural Stone
Roof construction	Timber
Roof covering	Flat Roof, Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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	Vehicular Access to one or more elevations

**Asset ID: 9026**

**3 Mayfield Grove Block 1-3 Mayfield Grove, Harrogate**

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade D
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	3
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	
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	01/08/2024
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 GFireE Level 4 Cert in fire safety (Fire Auditor)
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	None
Scheme Inspection completed	Yes
Number of occupants	3
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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 D
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 secured
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last completed 18/01/2024 flats, 13/07/2021 communal areas
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	No portable appliance evident in communal areas
Absence of trailing leads and adapters?	N/A
Comment	No portable appliance evident in communal areas
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None identified during inspection
Is there a purpose built mobility scooter store/charging area?	No

**Asset ID: 9026**

**3 Mayfield Grove Block 1-3 Mayfield Grove, Harrogate**

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?

Yes

Comment

Domestic supply to flats

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

N/A

Comment

No communal gas appliances identified during inspection

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

Yes

Comment

Last completed on 26/01/2024

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

Yes

Comment

Results of inspection are uploaded to Active H

## 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

Building has night latch to front entrance and rear door within flat number 1

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Located to the front of property

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

Electrical cuoboards clear of combustible materials and appears to be in good condition

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

Sterile communal areas identified during inspection

Asset ID: 9026

3 Mayfield Grove Block 1-3 Mayfield Grove, Harrogate

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

Yes

Comment

No storage areas evident in communal areas

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

N/A

Comment

None evident in communal areas

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

Strile communal areas identified during inspection

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 of escape is via a single direction single stair for 1st and 2nd floor flat and two directional for ground floor flat with minimsl travel distances.

Escape routes unobstructed and safe to use?

Yes

Comment

Clear corridors and final exit routes

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

Yes

Comment

Front entrance door fitted with night latch

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

Yes

Comment

Single stair case directly from flat door

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

Yes

Comment

Uno

Observation	Priority	Referred To	Required By:	Task ID
Front and rear gardens overgrown potential to block means of escape	Internal - Medium	Housing Partner	26/09/2024	1848403



## Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	Traditional construction of brick and mortar and plaster finish
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Plaster finish to walls and ceilings no flammable materials on internal walls evident during inspection
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 in premis
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	N/A
Comment	Unable to access loft space inside flat and no access provided by resident
Loft hatches fire resisting?	N/A
Comment	Unknown unable to access flat
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	None provided in premis
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	None provided in premis

## Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?	Yes
Comment	Appears to be 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	Records uploaded to Active H



Observation

Priority

Referred To

Required By:

Task ID

Emergency lighting in good condition

No Action



Fire Safety Signs and Notices

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

Yes

Comment

Evaciation notice displayed on each floor

Directional fire escape signage in place and adequate?

Yes

Comment

On single stair case

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

N/A

Comment

None fitted

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

Yes

Comment

Door to electrical intake cupboard and foyer door

Observation

Priority

Referred To

Required By:

Task ID

correctly fitted signage

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	converted flsts with limited evidence of full compartmentation
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Results are uploaded to Active H
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	Appears to be in good condition and secured
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	N/A
Comment	None fitted in premis
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?	N/A
Comment	Not remotely monitored

### **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**

**Asset ID: 9026**

**3 Mayfield Grove Block 1-3 Mayfield Grove, Harrogate**

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

Call to 999 by resident

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

Yes

Comment

Converted flat

## Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Fire evacuation notice within property

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?

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.

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

**Asset ID: 9026**

**3 Mayfield Grove Block 1-3 Mayfield Grove, Harrogate**

Not all records were up to date, as noted in the table below.

No

Arrangements have been made for these to be completed.

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**