



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

**Asset ID: 33593**      **17-23 Greenwood Grove Block 19 & 21 Greenwood Grove, York**

## Cover Sheet

Photo

Date of Fire Risk Assessment	14 Dec 2022
Date of Next Fire Risk Assessment	14 Dec 2025
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 yearly Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Kevin Jones

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This report has been validated by:

Name:

A handwritten signature in black ink, appearing to read 'N. I. J.' with a large flourish at the end.

Date: 04/02/2023

**Comment:** Risk findings and recommendations appear mostly consistent. Minor discrepancy discussed with assessor.

## The Scheme

Scheme Name	Acomb Wood Drive
Scheme Address	17-23 Greenwood Grove Block 19 & 21 Greenwood Grove, York
Postcode	YO24 3DT
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	None
Number of other (non-Accent) staff	None

## The Building

Accommodation Type	General Needs (S30)
Build Date	
Number Of Homes	2
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay put (delayed) Evacuation
Conversion or purpose-built	Purpose Built
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?	No
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	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	2
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	14/12/2021
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 Yearly 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	None
Number of other (non-Accent) staff	None
Scheme Inspection completed	Yes
Number of occupants	2
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Purpose Built
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?	No
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 only
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD3 Minimum 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 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?	Yes
Comment	Uploaded to Active H
Absence of trailing leads and adapters?	Yes
Comment	N/A
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None at time of assessment
Is there a purpose built mobility scooter store/charging area?	No

Comment none

Does the building have a lightning protection system? No

Comment Due to height of property

### **Gas installations**

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

Comment n/a

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

Comment n/a

Valid LGSR held on file for residential flats that contains gas  
appliances? No

Comment Uploaded to Active H

Are smoke/heat detectors within General Needs flats subject to an  
annual inspection and the results No

Comment n/a

### **Other Sources of Ignition**

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

Comment n/a

Adequate security against arson? Yes

Comment Secured flat doors by key operation

Are refuse/recycling bin areas managed and suitably located? Yes

Comment Allocated bin storage areas

Are there communal cooking facilities at this scheme? No

Comment n/a

### **Housekeeping**

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

Comment n/a

Are unnecessary accumulations of combustible materials or waste  
avoided? Yes

Comment sterile areas

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

Comment sterile areas

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

N/A

Comment

none provided

### Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

No

Comment

n/a

### Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?

Yes

Comment

ingle stair and escape route

Escape routes unobstructed and safe to use?

Yes

Comment

Clear route

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

Yes

Comment

door open with turn handle

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

Yes

Comment

Single stair and exit door

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

Yes

Comment

Single stair and exit door

### Fire Spread and Development

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

Yes

Comment

Purpose built construction

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

Yes

Comment

Designed feature of walls and ceilings

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

N/A

Comment

n/a

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

Yes

Comment

Unable to access loft spaces

Loft hatches fire resisting?

Yes

Comment

Landing loft acces

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

Traditional construction indicates conformatiy not able to access roof areas

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

Yes

Comment

raditional building construction

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

N/A

Comment

n/a

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

No

Comment

n/a

### Emergency Escape Lighting

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

Yes

Comment

Apperas to be fitted correctly

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

Yes

Comment

Apperars to be secure

Records of monthly/annual testing available?

Yes

Comment

Uploaded to Active H

### Fire Safety Signs and Notices

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

Yes

Comment

At time of assessment

Directional fire escape signage in place and adequate?

N/A

Comment

not required one direction of travel

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

N/A

Comment

n/a

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

N/A

Comment

n/a

### Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No



Comment n/a

### Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme? No

Comment n/a

### 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? No

Comment

How will this sharing be achieved?

Are there other Responsible Persons who share or have fire safety duties in respect of the premises? No

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? No

Comment

Will this FRA be shared will all other Responsible Persons for the premises? No

Comment

How will this sharing be achieved?

Is an office or IL scheme being inspected? No

Comment N/A

### Passenger Lift

Is the scheme fitted with a passenger lift? No

Comment N/A

### Premises Inspection Box

Is there a premises information box for fire & rescue service use? No

Comment N/A

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Telephone call from residence

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

Yes

Comment

remain as assessment

## Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Information via comms

Is general fire safety information disseminated to residents?

Yes

Comment

comms strategy

## FRA Frequency

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

No

Comment

Single stair and single exit for 2 flats is very low risk and my assessment is to extend to 3 yearly

## 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?

No

Comment

n/a

Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).

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**