Fire Risk Assessment Report

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

Asset ID: **9723** **18 Reynolds Street Block 1-8 Reynolds Street, Filey**

Cover Sheet

Photo



Date of Fire Risk Assessment	10 Jul 2025
Date of Next Fire Risk Assessment	10 Jul 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 GIFireE

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.

Asset ID: 9723 **18 Reynolds Street Block 1-8 Reynolds Street, Filey**

The Scheme

Scheme Name	Reynolds Street
Scheme Address	18 Reynolds Street Block 1-8 Reynolds Street, Filey
Postcode	YO14 9DT
Region	North East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	No
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	May 2 2012
Number Of Homes	8
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Cement Render, Facing Brick
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
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?	No
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade A
Category of fire alarm	LD1 Maximum Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	8
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	0
Overdue Annual Emergency Lighting tests	0
Overdue Weekly Fire Alarm Testing	1
Overdue Fire Panel - Six Monthly Testing	1
Overdue Fire Safety Equipment tests	1

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

Asset ID: 9723 **18 Reynolds Street Block 1-8 Reynolds Street, Filey**

Fire Risk Assessment Survey Results

Scheme and Building Information

Photo



Date of Fire Risk Assessment	10/07/2025
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 GIFireE
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	No
Number of occupants	8
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
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?	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 and common areas linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD1 Maximum 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	Yes

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	All appear in good condition and secure
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last inspection on 21st Sep 2023
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	No portable appliances present during assessment
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

Comment	
Does the building have a lightning protection system?	Yes
Comment	Appears in good condition and secure
Is the protection system adequately maintained?	Yes
Comment	

Gas installations

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	Flats only supplying boiler
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	N/A
Comment	No communal gas on premis
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	All flats up to date results uploaded to Active H
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Last tested 25th June 2025

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	Key operated entrance doors, no rear door.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Designated bin store to rear of property on good condition and well maintained
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 and residents personal items?	Yes
Comment	Under stair cupboard locked during assessment
Are unnecessary accumulations of combustible materials or waste avoided?	N/A

Comment	Unable to assess as door locked and no key available
Are combustible materials and substances separated from ignition sources and stored appropriately?	No
Comment	Combustible materials stored on all floors landings, refuse sacks, Wardrobe, shoe rack and tv stand. Email sent to HP for removal 11/07/2025.
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	N/A
Comment	No furniture is provided in communal areas

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
Comment	Good housekeeping identified during assessment

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 directional MOE clear and indicated with lighting and signage
Escape routes unobstructed and safe to use?	Yes
Comment	Sterile environment
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	Thumbturm operated furniture
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?	No
Comment	Main entrance final exit door opens inwardly away from public pathway

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	Unable to access loft space entrance is within the flats
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Sterile walls, 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	Unable to access roof space
Loft hatches fire resisting?	Yes
Comment	Unable to assess loft hatch inside flats
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 within 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?	Yes
Comment	Results uploaded to Active H
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	None fitted

Observation	Priority	Referred To	Required By:	Task ID
Combustible items on landings	Internal - Medium	Housing Partner		





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Observation	Priority	Referred To	Required By:	Task ID
Combustible items on landings	Internal - Medium	Housing Partner		





Observation	Priority	Referred To	Required By:	Task ID
Combustible items on landings	Internal - Medium	Housing Partner		



Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?	Yes
Comment	Appears in good condition and correctly specified.
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	Appears in good condition and secured
Records of monthly/annual testing available?	Yes
Comment	Last test on 25th June 2025

Observation	Priority	Referred To	Required By:	Task ID
Lighting 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	Positioned correctly within the premis
Directional fire escape signage in place and adequate?	Yes
Comment	Positioned correctly
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	

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	
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Last tested 30 June 2025
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	All appear 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
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A
Comment	Not required no areas in property
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes
Comment	Last tested 30 June 2025

Observation	Priority	Referred To	Required By:	Task ID
Fire alarm system in good condition and secured	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	
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	Purpose built scheme

Engagement with Residents

Has information of fire procedures been disseminated to residents?	Yes
Comment	Induction process, customer portal
Is general fire safety information disseminated to residents?	Yes
Comment	Customer portal

FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?	No
Comment	Low risk level frequency changed 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	

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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.	No
Unauthorised items were found in communal areas and arrangements were made for their removal.	Yes
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
X		

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
	X	

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	Trival	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:

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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**