# ACCENT HOUSING - FIRE RISK ASSESSMENT

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|---|---|
| **Region :** | **North East** |
| **Scheme Name :** | **7-12 Holmefield House** |
| **Scheme Address :** | **Harrogate road<br>Ripon<br>HG4 1ST** |
| **Date of Assessment:** | **05/08/2026** |
| **Date of Next Assessment:** | **05/08/2027** |
| **FRA Frequency:** | **Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005** |
| **Fire & Safety Assessor** | **Kevin Jones GIFireE** |

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

| Scheme Details | | 7-12 Holmefield House |
|---|---|---|
| **Region:** | | North East |
| **Scheme Name:** | | 7-12 Holmefield House |
| **Site Address:** | **Street:** | Harrogate road |
| | **Town:** | Ripon |
| | **Post Code:** | HG4 1ST |
| **Block & Asset No.** | | 33598 |
| **Scheme Tel. No:** | | N/A |
| **Date of this Assessment** | | 05/08/2026 |
| **Date of Next Review** | | 05/08/2027 |
| **Fire Risk Assessment Frequency** | | Annual |
| **Purpose of Fire Risk Assessment** | | Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005 |
| **Fire & Safety Assessor** | | Kevin Jones GIFireE |
| **Director of Customer Experience** | | Debbie Hinbest |
| **Housing Partner Manager** | | Caroline Graham |
| **Contract Manager** | | Joanne Morris |
| **Scheme Manager/Customer Partner** | | Andrew Gilmartin |
| **Other staff in attendance** | | None |
| **Use of Building** | | General Needs living Sleeping accommodation |
| **Approximate Number of occupants** | | Approximately 12 without conducting an intuitive poll. |
| **Occupancy Profile** | | Mixed |
| **Familiarity of the occupants** | | Fully Familiar |
| **Likely state of the Occupants** | | Sleeping Familiar |
| **PEEPs in place where necessary** | | N/A |
| **Number of on-site Accent staff** | | None |
| **Number of other (non-Accent) staff** | | Contract cleaners in common areas/occasional contractors |
| **Support Agency (Supported Housing)** | | N/A |
| **Current Evacuation Strategy.** | | Stay Put (Stay Safe) Evacuation |
| **Evidence that residents have been notified of the evacuation procedure** | | Fire Evacuation notices displayed in common areas and in place |
| **History of fires in the building** | | None |
| **Scope of Assessment** | | Type 1 (Common Parts Only - Non Destructive) |
| **Applicable Fire Safety Guidance** | | Purpose-built flats guide |
| | | |

| Building Details | 7-12 Holmefield House |
|---|---|
| Construction Date | Approximately 1993 |
| Construction Type | Joisted or Load Bearing Masonry (Traditional) |
| Roof Finish | Pitched-Concrete Tile |
| External Wall Finish | Brick |
| Are there any areas of external wall cladding | None |
| Are there any balconies | None |
| Conversion or purpose-built | Purpose Built |
| Number of flats (self-contained)/rooms (HMOS, shared houses) | 6 |
| Number of storeys above ground | 3 |
| Number of storeys below ground | 0 |
| Is there a habitable basement? | No |
| Number of internal Staircases per Block (protected or unprotected?) | One-Unprotected |
| Number of External Staircases per Block | None |
| External Balcony part of escape route? | N/A |
| Unusual features | None |
| Building complexity | Simple |
| Building Access Conditions for Fire Brigade | Vehicular Access to one or more elevations |
| Surroundings: Residential/Commercial | Residential |
| **Fire Provision Currently in Place** | |
| Fire Detection and Warning System | Flats and common areas not linked |
| Grade of fire alarm (Flats) | Grade D |
| Category of fire alarm (Flats) | LD3 Minimum Protection |
| Grade of fire alarm (Communal) | Grade D |
| Category of fire alarm (Communal) | LD3 Minimum Protection |
| Additional Comments: | |
| Evacuation Alert System (EAS) | Not Fitted |
| Additional Comments: | |
| Emergency Lighting Provision | Non maintained common areas |
| Additional Comments: | |
| Portable Fire Extinguishers | None fitted |
| Fixed Fire Fighting Installations | None fitted |
| Additional Comments: | |

| Significant Findings - Fire | | | | | | |
|---|---|---|---|---|---|---|
| 7-12 Holmefield House | | | | 05/08/2026 | | |
| Action Ref: | Potential Area of Fire Risk | Yes-No-N/A | Observation/Comments/ Actions Required | Risk Rating | Target Completion Date | Referred To: |
| **Fire Hazards** | | | | | | |
| **1** | **Electrical Sources of Ignition:** | | | | | |
| 1.1 | Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage | Yes | All common area sockets and fittings in a satisfactory condition at the time of inspection | - | | |
| 1.2 | Valid Electrical Installation Condition Reports held on file.(Common Areas) | Yes | Valid communal area EIC Reports uploaded to property file all In date at time of inspection Last Inspection 29/10/2025 Satisfactory | - | | |
| 1.3 | Valid Electrical Installation Condition Reports held on file. (General Needs Flats) | Yes | Valid General Needs flats EIC Reports uploaded to M-Files. In date at time of inspection Satisfactory | - | | |
| 1.4 | Electrical App/PA Testing - all portable appliances tested within past 12 months | N/A | No Portable appliances provided in communal areas | - | | |
| 1.5 | Absence of trailing leads and adapters | N/A | see 1.4 | - | | |
| 1.6 | Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat | Yes | No evidence or reports that any of the residents own a mobility scooter | - | | |
| **2** | **Smoking:** | | | | | |
| 2.1 | Are there any risks associated with smoking in the building? | No | Smoking is not allowed within the communal areas. Smoking is only permitted within flats. There are no smoking signs present within the communal areas. | - | | |
| **3** | **Arson:** | | | | | |
| 3.1 | Adequate security against arson? | Yes | Key code entry main entrance secured at time of assessment. | - | | |
| 3.2 | Is there an absence of unnecessary fire load in close proximity to building? | No | Poor housekeeping observed during inspection. See 7.1 | - | | |

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| **4** | **Heating Installations (Portable/fixed)<br>Gas Installations - Common Areas & General Needs Residential flats.** | | | | | |
| 4.1 | If portable heaters are used, are there suitable controls? | N/A | There are no portable heaters within the communal area. | . | | |
| 4.2 | Are fixed heating installations subject to regular maintenance? | N/A | No gas heating supply to communal areas | . | | |
| 4.3 | Valid LGSC held on file for each residential flat that contains gas appliances. | N/A | There is no gas supply to individual flats. | . | | |
| **5** | **Cooking:** | | | | | |
| 5.1 | Are reasonable measures taken to prevent fires as a result of cooking? | N/A | Cooking only permitted within flats, no communal kitchen provided | . | | |
| 5.2 | Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly? | N/A | See 15.1 | . | | |
| **6** | **Lightning Protection System:** | | | | | |
| 6.1 | Does the building have a lightning protection system, If so, is it adequately maintained? | N/A | No lightning conductor system fitted | . | | |
| **7** | **Housekeeping:** | | | | | |
| 7.1 | Is the standard of housekeeping adequate? | No | Large number of items left under the stairs and within the lobby on the ground floor. Customer assured me that items will be removed by end of day. Email sent to HP to have items removed and manage area. | **Low** | **5/9/26** | **Housing Partner** |
| 7.2 | Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items. | Yes | Cupboards are locked at all times and are free from any items stored. | | | |
| 7.3 | Are combustible materials separated from ignition sources and stored appropriately? | No | See 7.1 | . | | |
| 7.4 | Are unnecessary accumulations of combustible materials or waste avoided? | No | see 7.3 | . | | |
| 7.5 | Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols) | N/A | No evidence of hazardous materials stored on site | . | | |
| **8** | **Furniture/furnishings on escape routes and other communal areas:** | | | | | |

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|---|---|---|---|---|---|---|
| 8.1 | Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations. | N/A | No furniture provided in communal areas | ' | | |
| **9** | **Other Significant Fire Hazards:** | | | | | |
| 9.1 | Are there other significant fire hazards that are inadequately controlled? | No | No further risks identified during inspection | ' | | |
| **Fire Protection Measures** | | | | | | |
| **10** | **Means of Escape from Fire:** | | | | | |
| 10.1 | Is it considered that the building is provided with reasonable means of escape in case of fire? | Yes | Sufficient number and location of escape routes. | ' | | |
| 10.2 | Escape routes unobstructed and safe to use? | Yes | There were no obstructions on the means of escape at the time of inspection. | ' | | |
| 10.3 | Exits easily and immediately openable where necessary, without a key? | Yes | All final exit doors are fitted with thumb turn operated handles | ' | | |
| 10.4 | Reasonable distances of travel where there is a single/alternative direction of travel? | Yes | Minimal travel distance observed during inspection. | ' | | |
| 10.5 | Escape routes lead to final exits and open in direction of escape where necessary? | Yes | Clearly defined single direction escape route. | ' | | |
| 10.6 | Do failsafe's on locked exit doors function correctly? | N/A | None fitted within scheme | ' | | |
| 10.7 | Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people? | Yes | Ramped ground floor entrance minimal threshold height. | ' | | |
| **11** | **Measures to Limit Fire Spread and Development:** | | | | | |
| 11.1 | Is it considered that the compartmentation is of a reasonable standard? | Yes | Compartmentation appears to be adequate throughout premiss. | | | |
| 11.2 | Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)? | Yes | Surfaces are designed to minimise lateral / vertical fire spread - no wall coverings | ' | | |
| 11.3 | Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products? | N/A | None fitted within this scheme | ' | | |
| 11.4 | Compartmentation within roof spaces of a satisfactory standard? | Yes | Compartmentation appears satisfactory | ' | | |

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|---|---|---|---|---|---|---|
| 11.5 | Loft hatches fire resisting? | Yes | All fitted with adequate fire protection | ' | | |
| 11.6 | Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard | N/A | No Cross corridor doors in premiss | | | |
| 11.7 | Smoke Control Systems (AOV's) Are records of annual testing available? | N/A | No Automatic vents fitted at this scheme | ' | | |
| 11.8 | Roller shutter doors (fire resisting) | N/A | None fitted | ' | | |
| 11.9 | Do the external walls, windows, balconies etc pose a risk of significant fire spread? | No | Traditional construction brick and mortar. | ' | | |
| **12** | **Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.** | | | | | |
| 12.1 | Communal fire doors to FD30s standard and in a serviceable condition, | N/A | No communal fire doors fitted in scheme | | | |
| 12.2 | "Fire door keep shut/locked" signage displayed on both sides of all applicable doors. | N/A | See 12.1 | ' | | |
| 12.3 | Hold open devices operate at the sounding of the alarm and are in a serviceable condition | N/A | No hold open devises required in premise | ' | | |
| **13** | **Flat entrance doors (Internal Common Areas)** | | | | | |
| 13.1 | Flat entrance fire doors to FD30s standard and in a serviceable condition, | Yes | All appear to be in serviceable condition | ' | | |
| **14** | **Flats with a single direction of escape to a single escape stairway. (External Balcony)** | | | | | |
| 14.1 | Do the flat entrance doors that open onto an external balcony have to be passed during an escape? | N/A | No external balcony at scheme | ' | | |
| 14.2 | Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m? | N/A | see 14.1 | ' | | |
| **15** | **Emergency Escape Lighting:** | | | | | |
| 15.1 | Is the emergency lighting correctly specified and installed as per BS 5266-1:2016 | Yes | Appears to be installed to correct standard. | | | |

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| 15.2 | Are all emergency lighting units in good condition and securely fixed to walls/ceilings | Yes | All in good condition and secure at the time of inspection. | | | |
| 15.9 | Are records of monthly testing available? | Yes | Monthly test certs uploaded to M-Files and Active H In date at time of inspection. Last test date : - 02/07/2026 | ' | | |
| 15.10 | Are records of annual testing available? | Yes | Annual test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 30/07/2025 | ' | | |
| **16** | **Fire Safety Signs and Notices:** | | | | | |
| 16.1 | Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas? | Yes | The correct Notices are displayed throughout the scheme. | ' | | |
| 16.3 | Directional fire escape signage in place and adequate? | Yes | Positioned correctly throughout | ' | | |
| 16.4 | Is there a suitable LIFT sign i.e. do not use in case of fire. | N/A | No lift in premise | ' | | |
| **17** | **Means of giving Warning in case of Fire:** | | | | | |
| 17.1 | Is the fire detection and warning system appropriate for the occupancy and fire risk? | No | Government Guidance within document Fire Safety in Purpose-Built Blocks of Flats - 20.4 "In 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms". The current fire detection arrangement is a Grade D LD3 system coverage, incorporating communal detection. This level of protection is not considered suitable for the risk profile of the building.Task no.2167326 | **Low** | **5/11/26** | **Project manager Fire** |

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|---|---|---|---|---|---|---|
| 17.2 | Is the fire detection and warning system correctly specified and installed as per BS 5839-6:2017 | No | It is recommended that the existing communal fire detection system be removed and that each flat is maintained to a Grade D, LD2 fire detection system in accordance with BS 5839-6.<br>Maintaining a Grade D, LD2 system will ensure that automatic fire detection is provided not only in escape routes but also within higher-risk rooms such as living rooms and kitchens, where fires are most likely to originate. This will provide earlier warning at the point of fire development, significantly improving life safety.<br>An LD2 system introduces detection in high-risk rooms (e.g. kitchens, living rooms), significantly improving early fire detection before escape routes become compromised. The removal of the communal detection system is also considered appropriate where a stay-put strategy is in place and effective compartmentation is provided, as communal detection may lead to unnecessary evacuation and is not typically required in purpose-built blocks of flats designed on this basis. This recommendation aligns with the risk-based approach required under the Regulatory Reform (Fire Safety) Order 2005 and reflects current best practice for residential fire safety.Task no.2167326 | **Low** | **5/11/26** | **Project manager Fire** |
| 17.3 | Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-6:2017) | N/A | Customers are expected to test alarms in flats. | - | | |
| 17.4 | Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? | N/A | No Boiler room, Kitchen or switch room in premise | - | | |

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|---|---|---|---|---|---|---|
| 17.5 | Is the fire alarm panel remotely monitored, and if so are there records of regular testing? | N/A | Fire alarm is not monitored | ' | | |
| 17.6 | Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR) | N/A | No gas suppied to flats. | ' | | |
| **18** | **Fire Extinguishing Equipment:** | | | | | |
| 18.1 | Portable fire extinguishers - appropriate type/number/position? | N/A | No portable extinguishers provided in scheme | ' | | |
| 18.2 | Correct signage displayed by each fire extinguisher? | N/A | See 18.1 | ' | | |
| 18.3 | Fire blanket in communal kitchen, secured to the wall, complete with signage? | N/A | See 18.1 | ' | | |
| 18.4 | Hose Reels - fitted, maintained? | N/A | See 18.1 | ' | | |
| 18.5 | Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves? | N/A | See 18.1 | ' | | |
| 18.6 | Records available of fire fighting equipment servicing within past 12 months | N/A | See 18.1 | ' | | |
| **19** | **Management of Fire Safety** | | | | | |
| 19.1 | Are there suitable arrangements for summoning the fire service? | Yes | Residents responsible for calling fire service. | ' | | |
| 19.2 | Do relevant staff carry out regular fire safety checks | Yes | Housing Partners complete scheme inspections. | ' | | |
| 19.3 | Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens. | N/A | No office provided in premise | ' | | |
| 19.4 | Offices - Are there suitable arrangements for ensuring the premises are evacuated? | N/A | See 19.3 | ' | | |
| 19.5 | Offices - Are there suitable arrangements for evacuating disabled people? | N/A | See 19.3 | ' | | |
| 19.6 | Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information? | N/A | See 19.3 | ' | | |

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|---|---|---|---|---|---|---|
| 19.7 | Offices/IL Schemes - Is there a suitable assembly point? | N/A | See 19.3 | ' | | |
| 19.8 | Offices - Are fire drills carried out at appropriate intervals? | N/A | See 19.3 | ' | | |
| **20** | **Evacuation Policy** | | | | | |
| 20.1 | Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme? | Yes | The evacuation policy is correct for the purpose of building. The flats were purpose built. | ' | | |
| **21** | **Miscellaneous** | | | | | |
| 21.1 | | | | | | |

# Residents Front Doors

## 7-12 Holmefield House

05/08/2026

**Flat entrance doors to FD30s specification (Inspection to include - Door condition, construction, closure devices, intumescent/smoke seal condition, glazing systems, fire rated letterplate, door furniture and maximum gaps between door and frame/threshold.**

| Flat No. | Access Gained | Asset No. | Observation/Comments / Actions Required | Risk Rating | Completion Date | Referred To: |
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| Photographs - Fire | |
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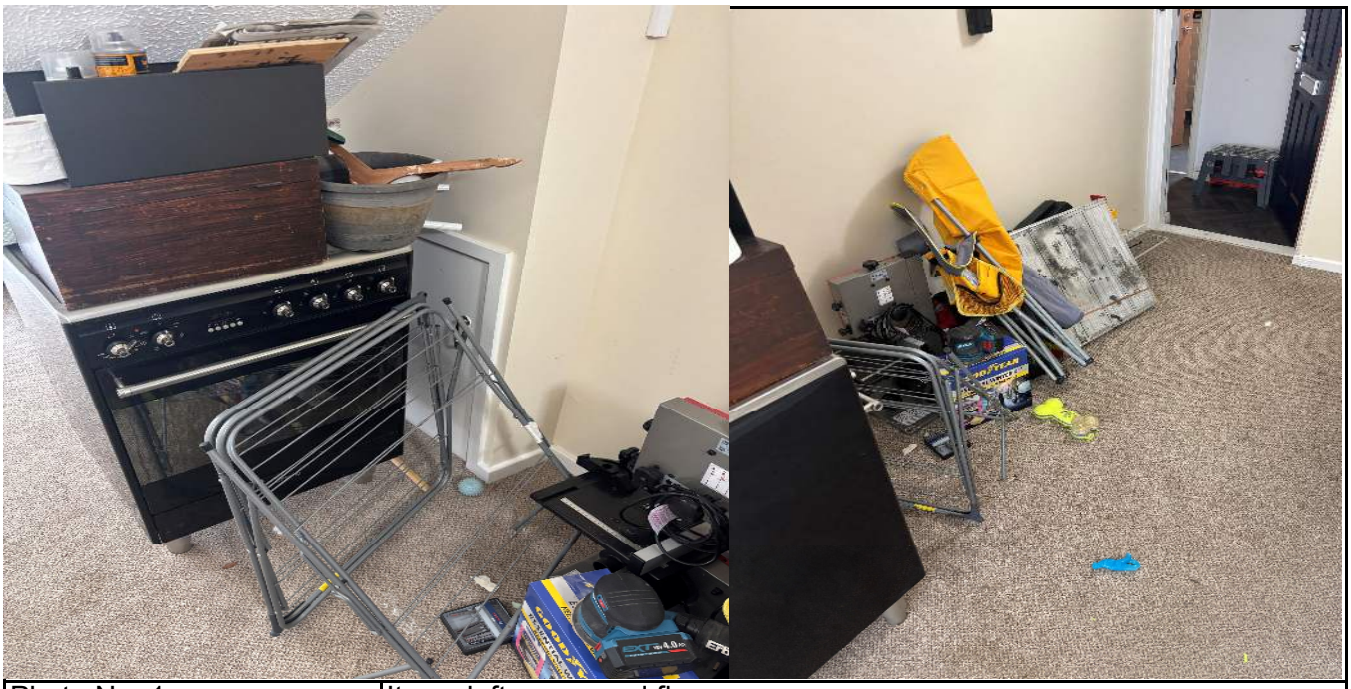
| 05/08/2026 | 7-12 Holmefield House |



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|---|---|
| Photo No. 1 | Items left on ground floor |

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| Photo No. 2 | Emergency lights secured and in good condition |

| Photographs - Fire | |
|---|---|
| 05/08/2026 | 7-12 Holmefield House |

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|---|---|
| Photo No. 3 | Communal fire detection heads secure and in good condition |

| | |
|---|---|
| Photo No. 4 | Fire resistant loft hatch |

| Photographs - Fire | |
|---|---|
| 05/08/2026 | 7-12 Holmefield House |

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| Photo No. 5 | Signage correctly fitted |

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| Photo No. 6 | Electrical fitting in good condition |

# 6. 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:

**(please insert x below)**

| LOW | X | 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:

**(please insert x below)**

| 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 | 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 |
| Intolerable | The building (or the relevant area) should not be occupied until the risk is reduced. |

| Action Plan - Fire | | | | | |
|---|---|---|---|---|---|
| 7-12 Holmefield House | | 05/08/2026 | | | |
| **Enter Risk Rating and Colour Code Here** | | | | | |
| **Potential area of fire risk** | **Observation/Comments / Actions Required** | **Risk Rating** | **Completion Date** | **Referred To:** | **Task ID No.** |
| **Fire Hazards** | | | | | |
| **Electrical Sources of Ignition:** | | | | | |
| Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) - any signs of obvious damage | | - | | | |
| Valid Electrical Installation Condition Reports held on file.(Common Areas) | | - | | | |
| Valid Electrical Installation Condition Reports held on file. (General Needs Flats) | | - | | | |
| Electrical App/PA Testing - all portable appliances tested within past 12 months | | - | | | |
| Absence of trailing leads and adapters | | - | | | |
| Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat | | - | | | |

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| **Smoking:** | | | | | |
| Are there any risks associated with smoking in the building? | | - | | | |
| **Arson:** | | | | | |
| Adequate security against arson? | | - | | | |
| Absence of unnecessary fire load in close proximity to building? | | - | | | |
| **Heating Installations** | | | | | |
| If portable heaters are used, are there suitable controls? | | - | | | |
| Are fixed heating installations subject to regular maintenance? | | - | | | |
| Valid LGSC held on file for each residential flat that contains gas appliances. | | - | | | |
| **Cooking:** | | | | | |
| Are reasonable measures taken to prevent fires as a result of cooking? | | - | | | |

| | | | | | |
|---|---|---|---|---|---|
| Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly? | | - | | | |
| **Lightning Protection System:** | | | | | |
| Does the building have a lightning protection system, If so, is it adequately maintained? | | - | | | |
| **Housekeeping:** | | | | | |
| Is the standard of housekeeping adequate? | | | | | |
| Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items. | | | | | |
| Are combustible materials separated from ignition sources? | | - | | | |
| Are unnecessary accumulations of combustible materials or waste avoided? | | - | | | |
| Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols) | | - | | | |
| **Furniture/furnishings on escape routes and other communal areas:** | | | | | |
| Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations. | | - | | | |

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|---|---|---|---|---|---|
| **Other Significant Fire Hazards:** | | | | | |
| Are there other significant fire hazards that are inadequately controlled? | | - | | | |
| **Fire Protection Measures** | | | | | |
| **Means of Escape from Fire:** | | | | | |
| Is it considered that the building is provided with reasonable means of escape in case of fire? | | - | | | |
| Escape routes unobstructed and maintained in a sterile condition? | | - | | | |
| Exits easily and immediately openable where necessary, without a key? | | - | | | |
| Reasonable distances of travel where there is a single/alternative direction of travel? | | - | | | |
| Escape routes lead to final exits and open in direction of escape where necessary? | | - | | | |
| Do failsafe's on locked exit doors function correctly? | | - | | | |
| Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people? | | - | | | |

| **Measures to Limit Fire Spread and** | | | | | |
|---|---|---|---|---|---|
| Is it considered that the compartmentation is of a reasonable standard? | | | | | |
| Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)? | | - | | | |
| Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products? | | - | | | |
| Compartmentation within roof spaces of a satisfactory standard? | | - | | | |
| Loft hatches fire resisting? | | - | | | |
| Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard | | | | | |
| Smoke Control Systems (AOV's) Are records of annual testing available? | | - | | | |
| Roller shutter doors (fire resisting) | | - | | | |
| Do the external walls, windows, balconies etc pose a risk of significant fire spread? | | - | | | |
| **Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.** | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Fire doors to FD30s standard and in a serviceable condition, | | | | | |
| "Fire door keep shut/locked" signage displayed on both sides of all applicable doors. | | - | | | |
| Hold open devices operate at the sounding of the alarm and are in a serviceable condition | | - | | | |
| **Flat entrance doors (Internal)** | | | | | |
| Do flat entrance doors open onto internal escape routes? | | - | | | |
| **Flats with a single direction of escape to a single escape stairway. (External Balcony)** | | | | | |
| Do the flat entrance doors that open onto an external balcony have to be passed during an escape? | | - | | | |
| Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m? | | - | | | |
| **Emergency Escape Lighting:** | | | | | |
| Is the emergency lighting correctly specified and installed as per BS 5266-1:2016 | | | | | |

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| Are all emergency lighting units in good condition and securely fixed to walls/ceilings | | | | | |
| Are records of monthly testing available? | | - | | | |
| Are records of annual testing available? | | - | | | |
| **Fire Safety Signs and Notices:** | | | | | |
| Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas? | | - | | | |
| Directional fire escape signage in place and adequate? | | - | | | |
| Is there a suitable LIFT sign i.e. do not use in case of fire. | | - | | | |
| **Means of giving Warning in case of Fire:** | | | | | |
| Is the fire detection and warning system appropriate for the occupancy and fire risk? | | | | | |

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|---|---|---|---|---|---|
| Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017 | It is recommended that the existing communal fire detection system be removed and that each flat is maintained to a Grade D, LD2 fire detection system in accordance with BS 5839-6.<br>Maintaining a Grade D, LD2 system will ensure that automatic fire detection is provided not only in escape routes but also within higher-risk rooms such as living rooms and kitchens, where fires are most likely to originate. This will provide earlier warning at the point of fire development, significantly improving life safety.<br>An LD2 system introduces detection in high-risk rooms (e.g. kitchens, living rooms), significantly improving early fire detection before escape routes become compromised. The removal of the communal detection system is also considered appropriate where a stay-put strategy is in place and effective compartmentation is provided, as communal detection may lead to unnecessary evacuation and is not typically required in purpose-built blocks of flats designed on this basis. This recommendation aligns with the risk-based approach required under the Regulatory Reform (Fire Safety) Order 2005 and reflects current best practice for residential fire safety.Task no.2167326 | **Low** | **05/11/26** | **Project manager Fire** | |
| Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017) | | **-** | | | |
| Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? | | **-** | | | |
| Is the fire alarm panel remotely monitored, and if so are there records of regular testing? | | **-** | | | |

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| Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR) | | - | | | |
| **Fire Extinguishing Equipment:** | | | | | |
| Portable fire extinguishers - appropriate type/number/position? | | - | | | |
| Correct signage displayed by each fire extinguisher? | | - | | | |
| Fire blanket in communal kitchen, secured to the wall, complete with signage? | | - | | | |
| Hose Reels - fitted, maintained? | | - | | | |
| Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves? | | - | | | |
| Records available of fire fighting equipment<br>servicing within past 12 months | | - | | | |
| **Management of Fire Safety** | | | | | |

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| Are there suitable arrangements for summoning the fire service? | | - | | | |
| Do relevant staff carry out regular fire safety checks - SM/HM, BSO/Facilities, HO | | - | | | |
| Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens. | | - | | | |
| Offices - Are there suitable arrangements for ensuring the premises are evacuated? | | - | | | |
| Offices - Are there suitable arrangements for evacuating disabled people? | | - | | | |
| Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information? | | - | | | |
| Offices/IL Schemes - Is there a suitable assembly point? | | - | | | |
| Offices - Are fire drills carried out at appropriate intervals? | | - | | | |
| **Evacuation Policy** | | | | | |

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| Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme? | | - | | | |
| **Miscellaneous** | | | | | |
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# Action Plan - Residents Front Doors

## 7-12 Holmefield House — 05/08/2026

| Flat No. | Asset No. | Observation/Comments / Actions Required | Risk Rating | Completion Date | Referred To: | Task ID No. |
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