



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

Asset ID: 9676 1-23 Swan Court Block 1-23 Swan Court, Gateshead

Cover Sheet

Photo



Date of Fire Risk Assessment	05 Jun 2025
Date of Next Fire Risk Assessment	05 Jun 2026
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 Certification 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	Swan Court
Scheme Address	1-23 Swan Court Block 1-23 Swan Court, Gateshead
Postcode	NE8 2QQ
Region	North East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Tyne and Wear FRS
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	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1991
Number Of Homes	22
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, UPVC Cladding
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) 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?)	4 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

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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	LD1 Maximum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	25
Occupant tenure type breakdown	CAT2 Housing for Older People, Sheltered Schemes

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	0
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

Fire Risk Assessment Survey Results

Scheme and Building Information

Photo



Date of Fire Risk Assessment	05/06/2025
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 Certification in Fire safety (Fire auditor)
Enforcing Fire Authority	Tyne and Wear FRS
Scheme Tel. No	
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	25
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Stay Put (Delayed) 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)	4 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 A
Category of Fire Alarm	LD1 Maximum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	Yes
Foam Extinguisher(s) present	Yes
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
Fire Blanket(s) present	Yes
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	All electrical installations appear in good condition and secure.
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	Inspection recorded on Active H
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Laast inspesction 07/2024
Absence of trailing leads and adapters?	Yes
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?	Yes

Comment

Scooter store fitted in 2024

Does the building have a lightning protection system?

No

Comment

Not required for the height of the building

Gas installations

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

No

Comment

No gas on site electrical storage heaters in use throughout

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

Secure exit doors, CCTV in operation code entry into main entrance

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated refuse room secured on ground floor

Are there communal cooking facilities at this scheme?

Yes

Comment

Small kitchen used for hot drinks and snacksno communal cooking provided

Are reasonable measures taken to prevent fires as a result of cooking?

Yes

Comment

Kitchen was identified as clean and well managed during inspection

Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?

No

Comment

Recirculating extraction fan.

Housekeeping

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

Yes

Comment

Single electrical intake, meter cupboard secured to rear of property no combustibles stored in cupboard at the time of the 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 and fire awareness from SHP identified.

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

Yes

Comment

Sample inspection idicated furniture meets standards

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

Two directional escape routes provided

Escape routes unobstructed and safe to use?

Yes

Comment

Clear sterioile environments observed during inspection

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

Yes

Comment

Final exit doors and flat doors fitte with thumbturn operated handles

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
Sterile MOE routes	No Action			
				

Fire Spread and Development

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

Yes

Comment	Traditional construction bricks and mortar with plaster finished walls and suspended ceilings and concrete first floor floor.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Plaster finished walls
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?	Yes
Comment	Sample inspection identified resonable standards
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?	Yes
Comment	Sample inspection indicated fire stopping of a satisfactory standard
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	
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	No
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Purpose built scooter store	No Action			
				
				

Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?	Yes
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Comment	Emergency lighting throughout communal areas appears to be fitted to the corirrect standards
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	All appears to be in good condition and secure
Records of monthly/annual testing available?	Yes
Comment	Records avaialble on Active H

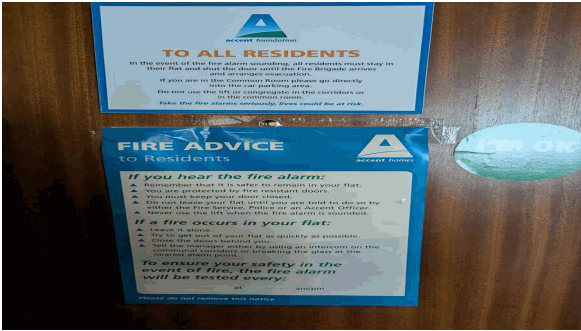
Observation	Priority	Referred To	Required By:	Task ID
Emergency lihghting in good condition and secure	No Action			



Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Positioned correctly throughout the premis
Directional fire escape signage in place and adequate?	Yes
Comment	Positioned correctly throughout premis
Is there suitable LIFT signage i.e. do not use in case of fire?	Yes
Comment	Positioned on both floors
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	Lounge doors require signage to be fitted

Observation	Priority	Referred To	Required By:	Task ID
Typical signage throughout property	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	ILS
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Recorded on Active H last test on13TH March2025
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	All appear to be in good condition and secure
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	All appear to function
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes
Comment	
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes
Comment	SHP periodically tests systems.

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	
Correct signage displayed by each fire extinguisher?	Yes
Comment	
Fire blanket in communal kitchen, secured to the wall, complete with signage?	Yes
Comment	
Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?	N/A
Comment	None fitted
Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	Last serviced 03/25

Tested ,positioned and signed extinguishers.

No Action



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?	Yes
Comment	Small office used exclusivly by SHP
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A
Comment	Stay put policy in place
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	Stay put policy in place
Offices - Suitable arrangements for meeting the fire service on arrival and proving relevant information?	Yes
Comment	SHP during office hours, customers during non office hours
Offices/IL Schemes - Is there a suitable assembly point?	N/A
Comment	Stay put policy in place
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	Accent staff are tained periodically in fire awareness

Passenger Lift

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Is the scheme fitted with a passenger lift?

Yes

Comment

One lift near entrance to property

Is the lift in full working order at the time of the FRA?

Yes

Comment

Observed in operation during assessment

Is the lift fitted with a firefighters switch?

No

Comment

Servicing and insurance inspection - Evidence of regular servicing/maintenance?

Yes

Comment

Last test 26/02/2025

Premises Inspection Box

Is there a premises information box for fire & rescue service use?

Yes

Comment

Are there arrangements to check the premises information box is kept up to date?

Yes

Comment

SHP updates periodically and when required

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

999 call from customer or staff

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

Yes

Comment

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Regular visits from fire service, Customer portal and induction programme

Is general fire safety information disseminated to residents?

Yes

Comment

Regular visits from local fire service, signage within flats customer portal

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?	No
Comment	
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

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