



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

Asset ID: 8869 **Holmefield House Harrogate Road, Ripon**

Cover Sheet

Photo



Date of Fire Risk Assessment	10 Sep 2025
Date of Next Fire Risk Assessment	10 Sep 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

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	Holmefield House
Scheme Address	Holmefield House Harrogate Road, Ripon
Postcode	HG4 1ST
Region	North East
Scheme Manager	Claire Knaggs
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	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	General Needs (S30)
Build Date	Jan 1 1900
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Artificial/Natural Stone, Facing Brick
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	No
Current Evacuation Strategy	Full (Simultaneous) 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?	Yes
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 fitted
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 8869 Holmefield House Harrogate Road, Ripon

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade C
Category of fire alarm	LD1 Maximum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	6
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	0
Overdue Fire Panel - Six Monthly Testing	1
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	10/09/2025
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
Enforcing Fire Authority	North Yorkshire
Scheme Tel. No	n/a
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	6
Personal Emergency Evacuation Plans in place	No
Current Evacuation Strategy	Full (Simultaneous) 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?	Yes
No. of internal staircases (protected/unprotected)	1 Protected
Number of external staircases	none
External balcony part of escape route?	N/A
Unusual features	None fitted

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 C
Category of Fire Alarm	LD1 Maximum 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	Appear in good condition and secure
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Not for communal areas, investigation initiated by Kevin Jones Flats certification held on Active H
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	No portable appliance provided
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?	No
Comment	Not required for height of building

Gas installations

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	No communal gas appliances flats only
Valid LGSR held on file for fixed communal area gas appliances ? (Boilers)	N/A
Comment	No communal gas appliances
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	Last tested August 2025
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Last tested April 2025

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	No smoking in communal areas but customers permitted in flats
Adequate security against arson?	No
Comment	Insecure entrance door, repair requested 01/03/2025 works order no.1262345
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Dedicated bin store away from building
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	Sterile intake cupboard identified during assessment
Are unnecessary accumulations of combustible materials or waste avoided?	Yes
Comment	Clear environment throughout building

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

Yes

Comment

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?

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

Single directional MOE and stairway

Escape routes unobstructed and safe to use?

Yes

Comment

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

Yes

Comment

Thumb turn door handle on final exit door

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
Clear MOE	No Action			



Observation	Priority	Referred To	Required By:	Task ID
Thumb turn handle on final exit door	No Action			
				

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	No
Comment	Converted to flats not able to confirm compartmentation without full survey. Electrical intake cupboard door requires door closer to be fitted works order no.1307981
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Free from decoration on walls. Walls and ceilings are plaster finish
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 loft space
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?	N/A
Comment	No cross corridor doors provided in scheme
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Traditional construction bricks and mortar
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	N/A
Comment	None fitted
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	None fitted

Emergency Escape Lighting

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

Yes

Comment

Appears to meet standard

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

Yes

Comment

All appear in good condition and secure

Records of monthly/annual testing available?

Yes

Comment

last tested August 2025

Fire Safety Signs and Notices

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

Yes

Comment

Positioned correctly in stair well

Directional fire escape signage in place and adequate?

Yes

Comment

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

N/A

Comment

No lift in building

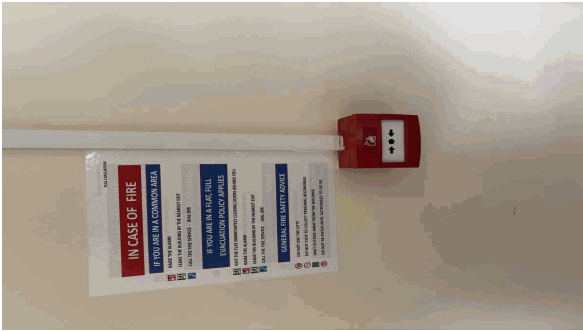
Do common area fire doors display the correct signage on both sides where applicable?

Yes

Comment

Under stair electrical intake cupboard

Observation	Priority	Referred To	Required By:	Task ID
Correctly positioned signage	No Action			



Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

Full evacuation strategy

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 August 2025 and recorded on Active H
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	All appear in good condition and secure
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	N/A
Comment	None provided
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A
Comment	No rooms provided
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A
Comment	Not monitored

Observation	Priority	Referred To	Required By:	Task ID
Fire alarm system in good condition	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

Not required

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

Converted to residential flats

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Induction programme and customer portal contains fire safety advise and information

Is general fire safety information disseminated to residents?

Yes

Comment

Via customer portal

FRA Frequency

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

Yes

Comment

Full evacuation policy in place, has a basement with transient, uncontactable customers

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