



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

**Asset ID: 33111**      **3 Beech Close Block 1-6, Harrogate**

## Cover Sheet

Photo



|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| Date of Fire Risk Assessment      | 10 Sep 2025                                  |
| Date of Next Fire Risk Assessment | 10 Sep 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.

## The Scheme

|                                    |                                    |
|------------------------------------|------------------------------------|
| Scheme Name                        | Harlow Moor Road                   |
| Scheme Address                     | 3 Beech Close Block 1-6, Harrogate |
| Postcode                           | HG2 0FF                            |
| Region                             | North East                         |
| Scheme Manager                     | Marah Almajari                     |
| Scheme Tel. No                     |                                    |
| 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                                                | Mar 31 2015                                |
| Number Of Homes                                           | 6                                          |
| Homes breakdown                                           | Flat                                       |
| External wall construction                                | Facing Brick                               |
| External wall finish                                      | Artificial/Natural Stone                   |
| 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 |

**Asset ID: 33111      3 Beech Close Block 1-6, Harrogate**

|                                             |                                      |
|---------------------------------------------|--------------------------------------|
| Fire Detection and Warning System           | Flats and common areas linked        |
| Grade of fire alarm                         | Grade C                              |
| Category of fire alarm                      | LD2 Additional Protection            |
| Emergency Lighting Provision                | Non Maintained System - Common Areas |
| Portable Fire Extinguishers supplied/fitted | No                                   |
| Fixed Fire Fighting Installations           | No                                   |

**Customers**

|                                |               |
|--------------------------------|---------------|
| Number of occupants            | 10            |
| 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        |   |
| 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                       | 10/09/2025                                   |
| 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                 | Contract Cleaners in common areas            |
| Scheme Inspection completed                        | Yes                                          |
| Number of occupants                                | 10                                           |
| 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 C                                    |
| Category of Fire Alarm                                        | LD2 Additional 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                             | 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 secured         |
| Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats) | Yes                                              |
| Comment                                                                                             | Results uploaded to active H                     |
| 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?

No

Comment

Not required for height of building

## Gas installations

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

Yes

Comment

No gas in communal areas flats only

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

N/A

Comment

No gas appliances in communal areas

Valid LGSR held on file for residential flats that contains gas appliances?

Yes

Comment

Results uploaded to Active H

Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results

No

Comment

No records available on active H or M files

## Other Sources of Ignition

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

Yes

Comment

Communal areas only customers permitted to smoke within their flats

Adequate security against arson?

Yes

Comment

secure front entrance, CCTV in operation

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Secured storage in brick outhouse to rear of 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 cupboards identified during assessment

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

Good housekeeping observed during assessment

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 in building

## 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 direction of Means of escape, single staircase

Escape routes unobstructed and safe to use?

Yes

Comment

Clear MOE identified during assessment

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

Yes

Comment

Thumb turn 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

## Fire Spread and Development

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

No

Comment

Flat 5 entrance door damaged and requires replacement.

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

Yes

Comment

Walls are plaster finish, ceilings suspended ceiling type and floors are concrete

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

N/A

Comment

None fitted in building not required

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 from communal areas to confirm compartmentation condition

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|                                                                                                                                                         |                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Loft hatches fire resisting?                                                                                                                            | N/A                                      |
| Comment                                                                                                                                                 | Unable to access flats to confirm        |
| 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 in building      |
| Do external walls, doors, windows and anything attached to the exterior, limit fire spread?                                                             | No                                       |
| Comment                                                                                                                                                 | Traditional construction stone and moter |
| If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?                                                               | Yes                                      |
| Comment                                                                                                                                                 | Last tested 24/09/2024                   |
| Are roller shutter doors that are required to be FR, fire resisting and self-closing?                                                                   | N/A                                      |
| Comment                                                                                                                                                 | None fitted in premis                    |

| Observation                                          | Priority  | Referred To | Required By: | Task ID |
|------------------------------------------------------|-----------|-------------|--------------|---------|
| Dedicated bin storage away from building and secured | No Action |             |              |         |



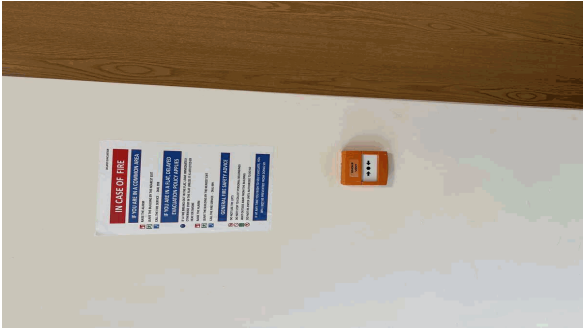
| Observation               | Priority          | Referred To                          | Required By: | Task ID |
|---------------------------|-------------------|--------------------------------------|--------------|---------|
| Flat 5 front door damaged | Internal - Medium | Project Manager<br>(Building Safety) |              |         |

## Emergency Escape Lighting

|                                                                                       |                                                   |
|---------------------------------------------------------------------------------------|---------------------------------------------------|
| Is the emergency lighting correctly specified and installed as per current standards? | Yes                                               |
| Comment                                                                               | Appears to be installed correctly                 |
| Emergency lighting units in good condition and securely fixed to walls/ceilings?      | Yes                                               |
| Comment                                                                               | All appear in good condition and secured          |
| Records of monthly/annual testing available?                                          | Yes                                               |
| Comment                                                                               | Last tested Monthly 28/07/2025 ,annual 24/12/2025 |

Fire Safety Signs and Notices

|                                                                                                      |                                       |
|------------------------------------------------------------------------------------------------------|---------------------------------------|
| Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas? | Yes                                   |
| Comment                                                                                              | Correctly fitted throughout the pemis |
| Directional fire escape signage in place and adequate?                                               | Yes                                   |
| Comment                                                                                              | Single direction of escape.           |
| Is there suitable LIFT signage i.e. do not use in case of fire?                                      | N/A                                   |
| Comment                                                                                              | No lift provided                      |
| Do common area fire doors display the correct signage on both sides where applicable?                | Yes                                   |
| Comment                                                                                              | Electrical intake cupboards           |

| Observation                                                                         | Priority  | Referred To | Required By: | Task ID |
|-------------------------------------------------------------------------------------|-----------|-------------|--------------|---------|
| Correctly sighted 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?       | No                                                                                                   |
| Comment                                                                                              | Unable to locate records of testing. Investigation into testing procedure by Kevin Jones instigated. |
| 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 or required                                                                              |

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Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?

N/A

Comment

No rooms in premis.

Is the fire alarm panel remotely monitored, and if so are there records of regular testing?

Yes

Comment

Not remotely monitored and tested regularly reSults uploaded to Active H

## 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 for general needs accomodation

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

999 telephone call from customer

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

No

Comment

Low risk level responsible customers recommend extending to 3 yearly

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Induction programme, customer portal

Is general fire safety information disseminated to residents?

Yes

Comment

Via the customer portal

FRA Frequency

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

No

Comment

No risk level having responsible customers I recommend extending frequency 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?

Yes

Comment

Flat 5 front door requires replacement works order no.1306742

Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos.

Yes

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