

ACCENT HOUSING - HEALTH & SAFETY ASSESSMENT



Region :	North East
Scheme Name :	17 - 23 Greenwood close
Scheme Address :	Greenwood close York YO24 3DT
Date of Assessment:	11/12/2025
Date of Next Assessment:	11/12/2028
Purpose of FRA	3 yearly Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor	Kevin Jones GIFireE

This Health & Safety Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		17 - 23 , Greenwood Grove
Region:	North East	
Scheme Name:	17 - 23 , Greenwood Grove	
Site Address:	Street:	Greenwood close
	Town:	York
	Post Code:	YO24 3DT
Block & Asset No.	17 - 23 Asset no. 33593	
Scheme Tel. No:	N/A	
Date of this Assessment	11/12/2025	
Date of Next Review	11/12/2028	
Fire Risk Assessment Frequency	3 Years	
Purpose of Fire Risk Assessment	3 Year Re-Assessment	
Fire & Safety Assessor	Kevin Jones GIFireE	
Director of Customer Experience	Claire Stone	
Customer Partnership Manager	Lydia Hodgson	
Contract Manager	Mike Williams	
Scheme Manager/Customer Partner	Alice Inman	
Other staff in attendance	None	
Use of Building	General Needs living Sleeping accommodation	
Approximate Number of occupants	4	
Occupancy Profile	Families	
Familiarity of the occupants	Fully Familiar	
Likely state of the Occupants	Alert	
PEEPs in place where necessary	Not a legal requirement under approved government guidance for general needs property	
Number of on-site Accent staff	None permanently on site	
Number of other (non-Accent) staff	Occasional contractors	
Support Agency (Supported Housing)	N/A	
Current Evacuation Strategy.	Stay Put (Delayed) Evacuation	
Evidence that residents have been notified of the evacuation procedure	Advice notices displayed in common areas	
History of fires in the building	None	
Business Continuity Plan in place?	Yes	
Scope of Assessment	Type 1 (Common Parts Only - Non Destructive)	
Applicable Fire Safety Guidance	Purpose-built flats guide	

Building Details		17 - 23 , Greenwood Grove
Construction Date		1990
Construction Type	Joisted or Load Bearing Masonry (Traditional)	
Roof Finish	Pitched-Clay Tile	
Conversion or purpose-built	Purpose Built	
Number of flats (self-contained)/rooms (HMOS, shared houses)	Numbers 19 and 21 assessed in this FRA	
Number of storeys above ground	Two	
Number of storeys below ground	None	
Is there a habitable basement?	No	
Number of internal Staircases per Block (protected or unprotected?)	One-Protected	
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 only	
Grade of fire alarm	Grade D	
Category of fire alarm	LD3 Minimum Protection	
Additional Comments:		
Emergency Lighting Provision	Non Maintained System - Common Areas	
Additional Comments:		
Portable Fire Extinguishers	None fitted	
Additional Comments:		
Fixed Fire Fighting Installations	None fitted	
Additional Comments:		

Significant Findings - Fire						
0					11/12/2025	
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.	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	No	Valid communal area EIC Reports uploaded to property file Activ H .Unable to locate current EICR	Low		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	Valid General Needs flats EIC Reports uploaded to property file.no 19 16/06/2023 no21 last tested 20/03/ 2023	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	No portable appliances in communal areas	.		
1.5	Absence of trailing leads and adapters	N/A	No portable appliances in communal areas	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No Scooters stored in communal area not sufficient available room, consisting of single stair and small lobby and landing area	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	No smoking policy in communal areas only smoking is permitted within flats. no smoking signs fitted to entrance.	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	Building secure , key access only.	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	All areas sterile.	.		

4 Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.					
4.1	If portable heaters are used, are there suitable controls?	N/A	None evident on inspection	.	
4.2	Are fixed heating installations subject to regular maintenance?	N/A	None fitted to the blocks	.	
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	Gas safety certificates uploaded onto Activ H last tested no.19 27/08/2025 no.21 tested 25/02/2025	.	
5 Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	No communal cooking facilities , cooking in flats only	.	
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	None fitted	.	
6 Lightning Protection System:					
6.1	Does the building have a lightning protection system. If so, is it adequately maintained?	N/A	None fitted low risk building	.	
7 Housekeeping:					
7.1	Is the standard of housekeeping adequate?	Yes	Good housekeeping observed during assessment	.	
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	Each flat has its own Meter cupboard within the flat area, unable to confirm location or condition having no access.	.	
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	No combustibles within close proximity to ignition sources evident during inspection.	.	
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	Areas clear of accumulations of combustibles	.	
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No hazardous materials evident during inspection.	.	
8 Furniture/furnishings on escape routes and other communal areas:					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A	No Furniture supplied or fitted to communal areas	.	
9 Other Significant Fire Hazards:					

9.1	Are there other significant fire hazards that are inadequately controlled?	No	No other significant fire hazards	.		
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	Single protected staircase , good means of escape	.		
10.2	Escape routes unobstructed and maintained in a sterile condition?	Yes	Areas are sterile , escape routes clear .	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Exit is operated by thumb turn handle .	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Travel distance minimal, all areas sterile on inspection.	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Single escape route, one direction only	.		
10.6	Do failsafe's on locked exit doors function correctly?	N/A	None fitted to this scheme	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	No	There is no reasonably arrangements for means of escape for disabled people.	Low		
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 effective on inspection.	.		
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 or floor coverings in the blocks	.		
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	.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Other	Unable to assess, loft access, Health and safety risk due to hatch location on landing area of block	.		
11.5	Loft hatches fire resisting?	Yes	Loft hatch fitted on landing appears to be of fire resistance standard	.		

11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No suspended ceilings in the scheme .	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	None fitted	.		
11.8	Roller shutter doors (fire resisting)	N/A	None fitted	.		
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,	Yes	All communal doors are composite FD30 with glazed top panel. self closers, intumescent strips smoke seals and letter plate.	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	N/A	No applicable door fitted to blocks , No signage required.	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	None fitted in block	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	Flat doors appear to be inward opening	.		
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 fitted to block.	.		
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	Emergency lighting fitted to the communal areas. Appears to meet BS 5266-1:2016 standards	.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	Good condition and secure to ceiling.	.		
15.9	Are records of monthly testing available?	Yes	Monthly last tested 25/11/2025 uploaded to Activ H	.		

15.10	Are records of annual testing available?	Yes	Annual last tested 7/07/2025 uploaded to Activ H	.		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	All suitable signage is fitted to the communal areas.	.		
16.3	Directional fire escape signage in place and adequate?	Yes	Not required, simple one directional route to final exit door, signage kept to a minimum.	.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No passenger lift fitted to blocks	.		
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?	Yes	Smoke, CO and heat detectors fitted to flats only, none in the communal areas	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes	The detection system appears to be installed correctly	.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-6 2019)	Yes	Detectors are tested during gas safe testing programme and test records on Active H	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	No facilities in the blocks	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	No alarm panels within the communal areas.	.		
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)	Yes	Detectors are checked, results uploaded into property file, filed on Activ H no. 19 last tested 27/08/2025. no 21 last tested 25/02/2025	.		
18	no. 19 last tested					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	None fitted within communal areas.	.		
18.2	Correct signage displayed by each fire extinguisher?	N/A	None fitted within communal areas.	.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A	None fitted within communal areas.	.		

18.4	Hose Reels - fitted, maintained?	N/A	None fitted within communal areas.	.		
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	None fitted within communal areas.	.		
18.6	Records available of fire fighting equipment servicing within past 12 months	N/A	Not required	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	999 call from customers	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Annual and regular checks completed , recorded on Activ H	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	First aiders are available however, not required at this scheme	.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A	No office on site , remote scheme manager	.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A	No office on site , remote scheme manager	.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A	No office on site , remote scheme manager	.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A	No office on site ,assembly points in main carpark	.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A	No office on site , remote scheme manager	.		
20	Evacuation Policy					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	The evacuation procedure is suitable for this scheme.	.		
21	Miscellaneous					

Residents Front Doors						
17 - 23 , Greenwood Grove					11/12/2025	
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:
19	No		Composite door, fitted with fire glazed panels, letter plate ,appear in good working condition.	Low		
21	No		Composite door, fitted with fire glazed panels, letter plate ,appear in good working condition.	Low		
				-		

Photographs - Fire

11/12/2025

17 - 23 , Greenwood Grove



Photo No. 1

Electrical sockets



Photo No. 2

Sterile areas

Photographs - Fire

11/12/2025

17 - 23 , Greenwood Grove



Photo No. 3

Emergency lighting



Photo No. 4

Loft hatch located on landing

Photographs - Fire

11/12/2025

17 - 23 , Greenwood Grove



Photo No. 5

Front door operating mechanism



Photo No. 6

Flat 19 entrance door

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 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

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					
17 - 23 , Greenwood Grove				11/12/2025	
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)	Unable to locate evidence, investigation comenced 12/12/2025 by Kevin Jones	low	12/01/26	Regional fire risk assessor	
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		-			

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.		-			
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?	There is no reasonably arrangements for means of escape for disabled people.	Low			
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)		-			

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		-			

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?		-			
Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017		-			

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?					
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 servicing within past 12 months		-			
Management of Fire Safety					
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					
Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?		-			
Miscellaneous					
0		-			
0		-			
0		-			
0		-			
0		-			

0		-			
0		-			
0		-			