



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North East
Scheme Name :	23 A Willow Court
Scheme Address :	Recreation Road Pickering , North Yorkshire YO187EY
Date of Assessment:	18/05/2026
Date of Next Assessment:	18/05/2029
FRA Frequency:	3 Year 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		23 A Willow Court
Region:		North East
Scheme Name:		23 A Willow Court
Site Address:	Street:	Recreation Road
	Town:	Pickering , North Yorkshire
	Post Code:	YO187EY
Block & Asset No.		Asset no 32718 Block 23-25
Scheme Tel. No:		N/A
Date of this Assessment		18/05/2026
Date of Next Review		18/05/2029
Fire Risk Assessment Frequency		3 Years
Purpose of Fire Risk Assessment		3 Year 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		Leigh Smith
Contract Manager		Joanne Morris
Scheme Manager/Customer Partner		Gail Smith
Other staff in attendance		None
Use of Building		Local Office
Approximate Number of occupants		Approximately 1 without conducting an intuitive poll.
Occupancy Profile		Accent staff
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Alert
PEEPs in place where necessary		N/A
Number of on-site Accent staff		Scheme Manager Part-time
Number of other (non-Accent) staff		Occasional contractors
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Full (Simultaneous) 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		Offices and shops guide

Building Details	23 A Willow Court
Construction Date	Approximately 1989
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	Conversion
Number of flats (self-contained)/rooms (HMOS, shared houses)	None
Number of storeys above ground	2
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	Common areas only
Grade of fire alarm (Flats)	N/A
Category of fire alarm (Flats)	N/A
Grade of fire alarm (Communal)	Grade F2
Category of fire alarm (Communal)	N/A
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	None fitted
Additional Comments:	
Portable Fire Extinguishers	None fitted
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
23 A Willow Court				18/05/2026		
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 26/05/2023 Satisfactory	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	See 1.2 This is a converted office from a residential 1st floor flat.	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	PAT last carried out 03/10/2025 certificates displayed on appliances and recorded in Active H and M Files	.		
1.5	Absence of trailing leads and adapters	Yes	None identified during inspection.	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No evidence or reports that any mobility scooters stored or charged within the office.	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed within the office area. No smoking sign displayed within the office.	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	Key operation entrance door.	.		

3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	Good housekeeping observed during inspection.	.		
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	There are no portable heaters within the communal area.	.		
4.2	Are fixed heating installations subject to regular maintenance?	Yes	Heating installations are provided by electrical Storage heating radiators and are subject to testing .see 1.2	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	There is no gas supply to office.	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Small kitchen used for hot drinks for SHP only.	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	See 5.1	.		
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?	Yes	General housekeeping appears satisfactory at time of inspection			
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	Cupboards are closed at all times and are free from any items stored.			
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	No unauthorised items stored were identified during inspection	.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	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:					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	Yes	Sample inspection carried out and appears to meet standards.	.		
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?	No	Final exit door is fitted with an internal key locking handle, thumb turn operated handle is required. Work requested 21/05/2026 works number 1377883	Low	18/6/26	
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 escape route directions all with signage and clear	.		
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?	No	No arrangements are provided for disabled people this is a 1st floor office.	.		
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.	.		
11.5	Loft hatches fire resisting?	Yes	Single hatch 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	All communal doors are ply flush internal doors, FD30s standard fire doors not required as detection is to be upgraded. See 17.1	.		
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 devices required in premise	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Flat entrance fire doors to FD30s standard and in a serviceable condition,	N/A	This is a converted office from a 1st floor flat.	.		
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	N/A	No emergency lighting fitted due to SHP confirming working times of 9am - 12pm weekdays not working in the hours of darkness and no sleeping provided or permitted in the property.	.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	N/A	See 15.1	.		
15.9	Are records of monthly testing available?	N/A	See 15.1	.		
15.10	Are records of annual testing available?	N/A	See 15.1	.		
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	Existing Fire detector is a grade F2 smoke alarm and batteries have been removed. During FRA inspection a temporary Grade F1 alarm was fitted. Following consultation with fire safety manager recommendation to upgrade smoke detection aligned to pg.74, fig 30, HM Government guidance, Fire risk assessment, Offices and shops with F1 radio- interlinked smoke and heat detectors, Task no. 2139480	Low	18/7/26	Project manager Fire
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-6:2017	No	See 17.1	Low		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-6:2017)	No	See 17.1	Low		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	No	See 17.1	Low		
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	See 13.1	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	No portable extinguishers provided in scheme Accent staff have a full evacuation policy and advised not to fight fires training provided periodically.	.		
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	Accent staff responsible for calling fire service.	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Specialist Housing Partners complete scheme inspections.	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	Office used by Accent staff only.	.		
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?	Yes	Accent staff are responsible for meeting fire service weekdays	.		
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 office is converted from a residential flat.	.		
21	Miscellaneous					
21.1	Review of FRA.	Yes	FRA should be reviewed if any changes to the working times and / or use of the office are made.	.		

Residents Front Doors						
23 A Willow Court					18/05/2026	
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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				-		
				-		
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Photographs - Fire	
18/05/2026	23 A Willow Court



Photo No. 1	Smoke detector fitted F2 with batteries removed
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Photo No. 2	Ply flush internal doors fitted
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Photographs - Fire	
18/05/2026	23 A Willow Court



Photo No. 3	Electrical appliances in good condition and secured
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Photo No. 4	PAT in date
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Photo No. 5	Loft hatch with appropriate fire resisting
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Photo No. 6	Correct signage displayed
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Photographs - Fire

18/05/2026

23 A Willow Court



Photo No. 7

Furniture appears to meet standard



Photo No. 8

Electrical fuse box 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 ☒ 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					
23 A Willow Court				18/05/2026	
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		-			

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?	Final exit door is fitted with an internal key locking handle, thumb turn operated handle is required. Work requested 21/05/2026 works number 1377883.	Low	18/06/26	Repairs portal contractor	
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					

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?					
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?	Following consultation with fire safety manager recommendation to upgrade smoke detection aligned to pg.74, fig 30, HM Government guidance, Fire risk assessment, Offices and shops with F1 radio-interlinked smoke and heat detectors.	low	18/07/26	Project manager fire	2139480
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					
Review of FRA	FRA should be reviewed if any changes to the working times and / or use of the office are made.				

Action Plan - Residents Front Doors						
23 A Willow Court				18/05/2026		
Flat No.	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
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