

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

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

Cover Sheet

Photo



Date of Fire Risk Assessment	21 Jun 2024
Date of Next Fire Risk Assessment	21 Jun 2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Kevin Jones GFireE Level 4 Certification in Fire safety (Fire auditor)

It is sensible to have arrangements in place to ensure the consistency of Fire Risk Assessments in terms of the assessment of risk and mitigations proposed. In this regard Accent peer validate around 20% of reports, which are available within our audit system.

The Scheme

Scheme Name	Swan Court
Scheme Address	1-23 Swan Court Block 1-23 Swan Court, Gateshead
Postcode	NE8 2QQ
Region	North East
Scheme Manager	Vicki Romanis
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Tyne and Wear FRS
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1991
Number Of Homes	22
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, UPVC Cladding
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
Number of storeys	2
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	4 protected
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 9676

1-23 Swan Court Block 1-23 Swan Court, Gateshead

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

Customers

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

Fire Safety Related Customer Safety Servicing

Overdue communal gas safety checks	0
Overdue domestic gas safety checks	0
Overdue communal electrical condition checks	0
Overdue domestic electrical condition checks	0
Overdue alarm call pull chord tests	0
Overdue communal PAT testing	0
Overdue customer mobility scooter PAT testing	0
Overdue Monthly Emergency Lighting Switch Tests	1
Overdue Annual Emergency Lighting tests	1
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	1
Overdue Fire Safety Equipment tests	1

Building Fire Safety Surveys - Communal Doors

Failing Communal Fire Doors	0
Communal Fire doors due for replacement within 5 years	0

Dwelling Doors

Failing Dwelling Fire Doors	0
Dwelling Fire doors due for replacement within 5 years	0

Fire Risk Assessment Survey Results

Scheme and Building Information

Photo



Date of Fire Risk Assessment	21/06/2024
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Kevin Jones GFireE Level 4 Certification in Fire safety (Fire auditor)
Enforcing Fire Authority	Tyne and Wear FRS
Scheme Tel. No	
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	25
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
Number of Storeys	2
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	4 protected
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	None

Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD1 Maximum Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	Yes
Foam Extinguisher(s) present	Yes
Dry Powder Extinguisher(s) present	Yes
Carbon Dioxide Extinguisher(s) present	No
Fire Blanket(s) present	Yes
Fixed Fire Fighting Installations supplied / fitted	No
Dry Riser(s) present	No
Wet Riser(s) present	No
Sprinkler System present	No
Hosereel(s) present	No
Automatic Opening Vent(s) present	No

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	Appears to be in good condition and secured
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Results are uploaded to Active H
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Evident during certificate inspection
Absence of trailing leads and adapters?	Yes
Comment	Good housekeeping identified during inspection
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	Scooters stored in agreed locations outside premises following risk assessment
Is there a purpose built mobility scooter store/charging area?	No

Comment Risk assessment identified the need to procure and install scooter store asap project is ongoing

Does the building have a lightning protection system? No

Comment Not required for the height of building

Gas installations

Is there a commercial/domestic gas supply to the scheme? No

Comment

Other Sources of Ignition

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

Comment smoking only permitted eithin customers fkats

Adequate security against arson? Yes

Comment Code entrance main door all other exit doors alarmed and closed.CCTV in operation throughout premis

Are refuse/recycling bin areas managed and suitably located? Yes

Comment Designated bin store areas

Are there communal cooking facilities at this scheme? Yes

Comment Small kitchen used to make hot drinks and warm food. Used rarely for cooking but fully managed access by scheme manager

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

Comment Good housekeeping identified during inspection

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

Comment Circulation vent only

Housekeeping

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

Comment

Are unnecessary accumulations of combustibile materials or waste avoided?

Comment

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

Comment

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

Comment

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

Sterile environment observed during inspection

Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?

Yes

Comment

Suitable clear MOE minimal two directional escape routes fire doors in good condition

Escape routes unobstructed and safe to use?

Yes

Comment

Sterile corridors and clear exit routes

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

Yes

Comment

Thumb turn handle operation to all doors

Reasonable distances of travel where there is a single/alternative direction of travel?

Yes

Comment

Minimal travel distances multi directions

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?

Yes

Comment

Sample checks above suspended ceiling and loft hatches identify compartmentation satisfactory for time of alterations and results of compartmentation survey and remedial works carried out by Podium

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

Yes

Comment

Sterile environment observed during inspection

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

No

Comment

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?

Yes

Comment

See 8.1.100

Loft hatches fire resisting?	Yes
Comment	60 FR
As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?	Yes
Comment	See 8.1.100
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Traditional construction of brick 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?	No
Comment	Kitchen roller shutter is locked closed due to fault.

Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?	Yes
Comment	Appears to be installed to correct standard
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	Appears to be in good condition and secured
Records of monthly/annual testing available?	Yes
Comment	Results are uploaded to Active H

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Sited correctly throughout the premises
Directional fire escape signage in place and adequate?	Yes
Comment	Positioned at change of direction and levels
Is there suitable LIFT signage i.e. do not use in case of fire?	Yes
Comment	Positioned correctly on both ground and 1st floor lift.
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	

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?	Yes
Comment	Results are uploaded to Active H
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	Appear to be in good condition and secured
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	Door guards fitted to kitchen and managers office
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes
Comment	
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes
Comment	Astraline monitor alarm and maintainance records are uploaded to Active H

Fire Extinguishing Equipment

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

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	Yes
Comment	
Will this FRA be shared with all Accountable Persons for the premises?	Yes
Comment	
How will this sharing be achieved?	FRA uploaded to Active H
Are there other Responsible Persons who share or have fire safety duties in respect of the premises?	No
How will this sharing be achieved?	
Is an office or IL scheme being inspected?	Yes
Comment	Small office used solely by scheme manager
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	Yes
Comment	All Accent staff trained periodically by e learning portal
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes
Comment	
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	Yes
Comment	Scheme manager or customers
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Front of premises
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	Single person used office

Passenger Lift

Is the scheme fitted with a passenger lift?	Yes
Comment	
Is the lift in full working order at the time of the FRA?	Yes
Comment	Observed operation during inspection
Is the lift fitted with a firefighters switch?	No
Comment	

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

Yes

Comment

Results are uploaded to Active H

Premises Inspection Box

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

No

Comment

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

999 call from customer or staff

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

Yes

Comment

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Induction programme and signage throughout premises

Is general fire safety information disseminated to residents?

Yes

Comment

Scheme manager, visits from local FRS signage in premises

FRA Frequency

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

Yes

Comment

Miscellaneous

Are there any other observations/actions to raise that are not covered above.

No

Are there fire related remedial works required at this property, that will affect the fabric of the building?

No

Comment

Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).

No

Risk Calculator - Fire

The following risk estimator is based on the general health and safety risk level estimator contained within BS 8800: 1996. Guide to occupational health and safety management systems.

1. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from the fire (the probability of ignition) at this building is:

LOW MEDIUM HIGH

2. Taking into account the nature of the building, the occupants, the fire protection afforded and any procedural arrangements observed at the time of the assessment, it is considered that the consequences for life safety in the event of a fire would be:

MINOR MAJOR CRITICAL

The definition of the above terms is as follows:

FRA Review Frequency

MINOR	Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a bedroom in which a fire occurs).
MAJOR	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
CRITICAL	There is significant potential for serious injury or death of one or more occupants.

3. The above estimates are then read into the following matrix table to give the overall risk level for the site:

Fire Hazard	Minor	Major	Critical
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

When the level of risk is established, the action level can be read from the table below:

Risk Level	Guide to actions and appropriate timescales
Trivial	No action is required
Moderate	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
Substantial	Considerable resources may have to be allocated to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is taken.
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**