

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

**Asset ID: 5935**      **Easthorpe Court, Bradford**

## Cover Sheet

Photo



Date of Fire Risk Assessment	30 Nov 2023
Date of Next Fire Risk Assessment	30 Nov 2026
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Fire Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Fire & Safety Assessor	Steven Manners

**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	Easthorpe Court
Scheme Address	Easthorpe Court, Bradford
Postcode	BD2 2PB
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

**The Building**

Accommodation Type	General Needs (S30)
Build Date	Jan 1 1971
Number Of Homes	50
Homes breakdown	Flat
External wall construction	Steel Frame
External wall finish	Facing Brick Painted, Insulation Render
Roof construction	Timber
Roof covering	Flat Roof, Interlocking 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	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	One protected
Number of External Staircases	None
External Balcony part of escape route?	No
Unusual features	Entry to the buildings front side is in elevated p
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

**Asset ID: 5935 Easthorpe Court, Bradford**

Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	90
Occupant tenure type breakdown	General Needs, Leasehold, Staff Accommodation

**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	4
Overdue Annual Emergency Lighting tests	4
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	

**Building Fire Safety Surveys - Communal Doors**

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

**Dwelling Doors**

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

## Fire Risk Assessment Survey Results

### Scheme and Building Information

Photo



Date of Fire Risk Assessment	30/11/2023
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Quantity	1
Fire & Safety Assessor	Steven Manners
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	90
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	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	One protected
Number of external staircases	None
External balcony part of escape route?	No
Unusual features	Entry to the buildings front side is in elevated p

## 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 only
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
Fire Blanket(s) present	No
Fixed Fire Fighting Installations supplied / fitted	No
Dry Riser(s) present	No
Wet Riser(s) present	No
Sprinkler System present	No
Hosereel(s) present	No
Automatic Opening Vent(s) present	No

## Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	All in good condition at the time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	All individual flats have certificates recorded on ActiveH
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	No office on site
Absence of trailing leads and adapters?	Yes
Comment	None found at the time of inspection
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None found at the time of inspection
Is there a purpose built mobility scooter store/charging area?	No

Comment Not required

Does the building have a lightning protection system? No

Comment

## Gas installations

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

Comment Individual flats have a gas supply

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

Comment No communal area gas supply

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

Comment All flats with a gas supply have certificates stored on ActiveH

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

Comment Completed at the time e of gas inspection

## Other Sources of Ignition

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

Comment No smoking is allowed in communal areas but smoking is allowed in residents flats

Adequate security against arson? Yes

Comment A fob entry system is in operation at the scheme. CCTV is present throughout the building

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

Comment All bins are located in a protected bin area. Some recycling bins are stored away from the 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? No

Comment Som of the electrical cupboards have combustible items stored inside. Housing Partner informed.

Are unnecessary accumulations of combustible materials or waste avoided? Yes

Comment None found at the time of inspection

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

N/A

Comment

None found at the time of inspection

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

N/A

Comment

Furniture not allowed in communal areas

**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

There are several items combustible items stored in cleaners and electrical cupboards that need removing. An inspection of all blocks required and residents to be made aware that items can not be stor

Internal - Medium

Housing Partner



**Other Significant Fire Hazards**

Are all other significant fire hazards adequately controlled?

Yes

Comment

None found at the time of 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

Although a single staircase, there is suitable compartmentation within the building

Escape routes unobstructed and safe to use?

No

Comment

Some communal areas have items of furniture which must be removed. Housing Partner informed

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

Yes

Comment

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

Yes

Comment

All travel distance are within the guidelines

Escape routes lead to final exits and open in direction of escape where necessary?

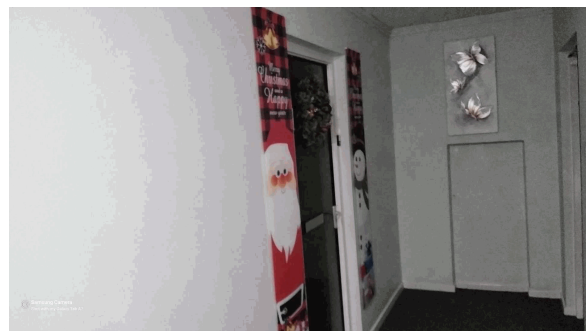
Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Objects on the escape routes to be removed. This has been reported before. Corridor flats 28 to 31	Internal - Medium	Housing Partner		



Observation	Priority	Referred To	Required By:	Task ID
Plants on corridor adjacent to flat 4, flammable material on walls	Internal - Medium	Housing Partner	31/12/2023	1739209



### Fire Spread and Development

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

No

Comment

Some communal Fire doors have had wired glass replaced with board. Question fire rating. Organise survey

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

No

Comment

A Christmas banner was found on the wall outside 4. Housing Partner informed

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

No

Comment

Refuse chutes are protected with a FD 30S Fire door and a lobby and FD30S Fire door to the stairs

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

N/A

Comment

No accessto roof space in the communal areas

Loft hatches fire resisting?

N/A

Comment



As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?

No

Comment

As per previous comment, question board fire rating

Do external walls, doors, windows and anything attached to the exterior, limit fire spread?

Yes

Comment

There is an insulating material attached to the external walls it is damaged in places. It appears to be a rock wool type of material

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?

N/A

Comment

None fitted

Are roller shutter doors that are required to be FR, fire resisting and self-closing?

N/A

Comment

None fitted

**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

No self closer to flats 3 and 4. Flat 3 door catching on carpet. I would like to arrange a full door survey as it seems so e residents are actively removing self closers

Repair - Non  
Emergency

Building Safety  
Manager



**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

Communal Fire door leading to flats 28 to 31 requires adjusting, question Panel above door. A survey should be carried out to ascertain fire rating. This is a common theme throughout all the blocks

Repair - Non  
Emergency

Building Safety  
Manager

Observation	Priority	Referred To	Required By:	Task ID
Several communal doors have had wired glass replaced with board, question fire rating flats 32 to 46	Repair - Non Emergency	Building Safety Manager		

## Emergency Escape Lighting

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

Yes

Comment

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

Yes

Comment

All in good condition at the time of inspection

Records of monthly/annual testing available?

Yes

Comment

Tunstall complete the monthly and annual inspection, all records are available on ActiveH

## Fire Safety Signs and Notices

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

Yes

Comment

Some notices were missing after decoration, new notices displayed throughout the building

Directional fire escape signage in place and adequate?

Yes

Comment

As above, some signs were missing after decoration

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

N/A

Comment

No lift at this scheme

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

No

Comment

Some signs were missing after decoration, a survey will be carried out on the communal Fire doors and signs will be replaced then

## Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

### 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?

Yes

Comment

Will this FRA be shared will all Accountable Persons for the premises?

Yes

Comment

How will this sharing be achieved?

The assessment is available on ActiveH and M files.

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

### Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Residents are instructed to contact the fire service by dialing 999

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

There are action notices throughout the building, information is available on the website and a letter will be delivered to each resident informing them of the evacuation strategy and the importance of flat entrance fire doors

Is general fire safety information disseminated to residents?

Yes

Comment

As above

## FRA Frequency

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

Yes

Comment

A follow up inspection will be carried out to ensure the remedial tasks have been completed

## Miscellaneous

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

Yes

Action leading to a repair

Yes

Internal administrative Action

Yes

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).

Yes

Some fire doors did not fully close so works orders have been raised with our contractors.

Yes

Some minor works were required which have been raised with our contractors.

Yes

Unauthorised items were found in communal areas and arrangements were made for their removal.

Yes

Not all records were up to date, as noted in the table below. Arrangements have been made for these to be completed.

No

A number of fire doors were found to be wedged or propped open. Fire doors are there to keep you safe and me kept shut at all times.

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**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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