

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

Asset ID: 6530 **Fairfield (s/o), Leeds**

Cover Sheet

Photo



Date of Fire Risk Assessment	05 Sep 2023
Date of Next Fire Risk Assessment	05 Sep 2026
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	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	Fairfield (S/O)
Scheme Address	Fairfield (s/o), Leeds
Postcode	
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	Shared Ownership (S40)
Build Date	
Number Of Homes	40
Homes breakdown	House, Bungalow
External wall construction	
External wall finish	
Roof construction	
Roof covering	
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?)	1 per block not protected
Number of External Staircases	None
External Balcony part of escape route?	No
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicle Access to one or more elevations

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Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade C
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	40
Occupant tenure type breakdown	Freehold with charges, Shared Ownership

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	
Overdue Annual Emergency Lighting tests	
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	05/09/2023
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	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	40
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)	1 per block not 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 only
Grade of Fire Alarm	Grade C
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	Yes

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 records are available on ActiveH
Electrical App/PA Testing - tested within past 12 months?	No
Comment	No electrical installations within communal areas
Absence of trailing leads and adapters?	Yes
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None on scheme
Is there a purpose built mobility scooter store/charging area?	No

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Comment

Does the building have a lightning protection system?

No

Comment

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

Residents are allowed to smoke within their homes

Adequate security against arson?

Yes

Comment

Door entry system on all blocks

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Located away from the main 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

One cupboard requires a new digital keypad

Are unnecessary accumulations of combustible materials or waste avoided?

No

Comment

Some cupboards have items that require removing. HP informed

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

Yes

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

Not allowed in the communal areas

Observation	Priority	Referred To	Required By:	Task ID
Combustible items stored on escape route outside flatc4 Fairfield Court	Internal - Medium	Housing Partner	10/10/2023	1707134



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

Escape routes unobstructed and safe to use? Yes
 Comment All clear at the time of inspection

Exits immediately openable without a key and/or failsafe's function correctly? Yes
 Comment Thumb turn on all exits

Reasonable distances of travel where there is a single/alternative direction of travel? Yes
 Comment All distance are within the guidelines

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 There are some compartmentation issues within the electrical cupboards

Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)? Yes
 Comment No issues at the time of inspection

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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

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

Yes

Comment

Loft hatches fire resisting?

Yes

Comment

All fire resisting in each block

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

None fitted

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

Yes

Comment

There are balconies to some flats which are made of steel

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

Yes

Comment

All records are available on ActiveH

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

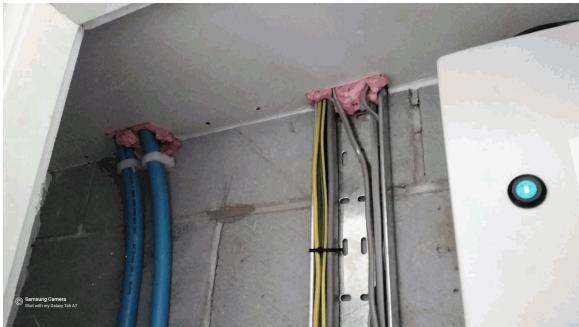
Replace pink foam in electrical cupboard with intumescent sealant. Adjacent to flat number 5 Fairfield court code 2104

Repair - Non
Emergency

Building Safety
Manager

30/11/2023

1707133



Observation	Priority	Referred To	Required By:	Task ID
Replace none compliant foam in ceiling of electrical cupboard. Apply intumescent mastic to services in the floor of the electrical cupboard adjacent to flat 3. Fairfield Court code 2104	Repair - Non Emergency	Building Safety Manager	01/11/2023	1707135



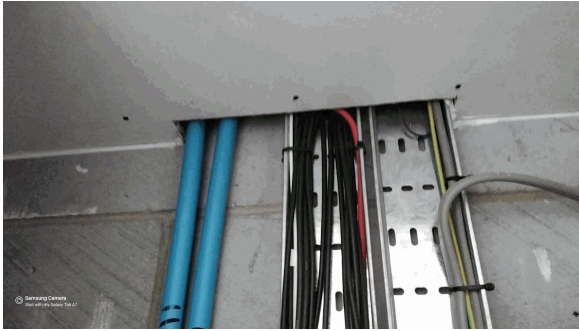
Observation	Priority	Referred To	Required By:	Task ID
Replace digital lock on electrical cupboard door. New code 2014 adjacent to flat 1 Fairfield Court	Repair - Non Emergency	Building Safety Manager	01/11/2023	1707136



Observation	Priority	Referred To	Required By:	Task ID
Replace foam at floor and ceiling level with Intumescent mastic. Electrical cupboard adjacent to flat 8 code 2014	Repair - Non Emergency	Building Safety Manager	01/11/2023	1707137



Observation	Priority	Referred To	Required By:	Task ID
Fire stop service cables and pipes in electrical cupboard adjacent to flat 10. Fairfield Court code 2014. Floor and ceiling	Repair - Non Emergency	Building Safety Manager	01/11/2023	1707138



Observation	Priority	Referred To	Required By:	Task ID
Replace fire foam with intumescent mastic floor and ceiling in electrical cupboard opposite flat 8 Fairfield View code 2014	Repair - Non Emergency	Building Safety Manager	01/11/2023	1707139



Observation	Priority	Referred To	Required By:	Task ID
Replace fire foam around services on floor to electrical cupboard opposite flat 9 Fairfield View code 2014 with intumescent sealant	Repair - Non Emergency	Building Safety Manager	01/11/2023	1707140



Emergency Escape Lighting

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

Yes

Comment

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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	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	Notices are displayed throughout the building
Directional fire escape signage in place and adequate?	Yes
Comment	Exit is only in one direction
Is there suitable LIFT signage i.e. do not use in case of fire?	N/A
Comment	No 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?	No
Comment	There is a smoke detector for the AOV

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	AOV Fitted in each block
Portable fire extinguishers - appropriate type/number/position?	N/A
Comment	
Correct signage displayed by each fire extinguisher?	N/A
Comment	
Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A
Comment	
Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?	N/A
Comment	
Records available of fire fighting equipment servicing within past 12 months?	N/A

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

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

Information given at the time of induction and on the website action notices are displayed throughout the building

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

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?

Comment

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). Yes

Some fire doors did not fully close so works orders have been raised with our contractors. No

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

Observation **Priority** **Referred To** **Required By:** **Task ID**

AOV Fairfield Court



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**