

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

Asset ID: 8883 **1-35 Thornfield Hall Block 1-35 Thornfield Hall, Bradford**

Cover Sheet

Photo



Date of Fire Risk Assessment	06 Jun 2024
Date of Next Fire Risk Assessment	06 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	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	Ball Street
Scheme Address	1-35 Thornfield Hall Block 1-35 Thornfield Hall, Bradford
Postcode	BD13 3EE
Region	Yorkshire
Scheme Manager	Hayley Jex
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Haley Jex
Number of on-site Accent staff	Scheme Manager Part-Time
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 1987
Number Of Homes	34
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Artificial/Natural Stone
Roof construction	Timber
Roof covering	Flat Roof, Interlocking Pitched
PEEPs in place where necessary	Yes
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?)	4 Protected
Number of External Staircases	None
External Balcony part of escape route?	No
Unusual features	Ground floor below main entrance
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade D
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	50
Occupant tenure type breakdown	General Needs, CAT2 Housing for Older People, Staff Accommodation, 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	06/06/2024
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	Steven Manners
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	
Other staff in attendance	Haley Jex
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	50
Personal Emergency Evacuation Plans in place	Yes
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)	4 Protected
Number of external staircases	None
External balcony part of escape route?	No
Unusual features	Ground floor below main entrance

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 D
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
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	All electrical instalations within the common areas were in good condition at the time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	The 5 year test was completed on the 26/03/2021. The certificate can be found in M-Files and ActiveH
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Completed 22/07/2023 The certificate can be found in M-Files and ActiveH
Absence of trailing leads and adapters?	Yes
Comment	There were no trailing leads found at the time of inspection.
Evidence that mobility scooters are not being stored/charged in common areas?	Yes

Comment	There were no Mobility scooters stored on corridors at the time of inspection.
Is there a purpose built mobility scooter store/charging area?	No
Comment	Not required at this scheme at this time.
Does the building have a lightning protection system?	No
Comment	

Gas installations

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	There is a boiler room with gas boilers that supply the whole scheme.
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	Yes
Comment	Gas test was completed 04/12/2023 The certificate can be found in M-Files and ActiveH
Valid LGSR held on file for residential flats that contains gas appliances?	N/A
Comment	There is no gas supply to resident flats.
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Smoke and heat detectors are tested Anually by TUnstall. The certificate can be found in M-Files and ActiveH

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Smoking is not allowed within the communal areas. Residents are allowed to smoke within their flats.
Adequate security against arson?	Yes
Comment	All exits are Push bar from inside, there is a fob entry system to the main entrance.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	All bin stores were locked at the time of inspection. All refuse rooms were clear at the time of inspection.
Are there communal cooking facilities at this scheme?	Yes
Comment	There is a communal kitchen that has cooking facilities but is mainly used for teas and coffee when the communal lounge is in use.
Are reasonable measures taken to prevent fires as a result of cooking?	Yes
Comment	

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

N/A

Comment

None fitted at this scheme

Housekeeping

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

No

Comment

There were some items in the electrical room 2 which were brought to the attention of the Scheme Manager, She informed me that an order had been placed to remove the items.

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?

Yes

Comment

nothing found at the time of inspection.

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

Yes

Comment

All furniture in the communal lounge had the appropriate labels at the time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

N/A

Comment

No other hazards 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

There is more than one direction of travel in most of the building. those areas with one direction of travel fall within the guidance.

Escape routes unobstructed and safe to use?

Yes

Comment

All escape routes were clear at the time of inspection.

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

Yes

Comment

Mstl

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

Yes

Comment

As Above

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

Yes

Comment

All designatyed exits open in the direction of travel.

Fire Spread and Development

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

Yes

Comment

Compartmentation throughout the building is of a reasonable standard at the time of inspection.

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

Yes

Comment

There is nothing on the walls that would promote the spread of fire at the time of inspection.

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

Yes

Comment

There are several bin chutes throughout the building. They were all in good condition and in good working order at the time of the inspection. Bin stores were locked so could not gain access at this time.

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

Yes

Comment

there was no access at the time of this inspection. previous inspections in the roof space found satisfactory compartmentation.

Loft hatches fire resisting?

Yes

Comment

All loft hatches are 1 hour fiire resistant. See photo.

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

All cross coridor doors have stopping above them at the time of inspection.

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

Yes

Comment

The walls are brick built and there is no cladding present.

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

N/A

Comment

None on this scheme.

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

N/A

Comment

None on this scheme

Observation	Priority	Referred To	Required By:	Task ID
Door to Hairdressers requires self-closing device	Repair - Non Emergency	Project Manager (Building Safety)	01/08/2024	1824515



Observation	Priority	Referred To	Required By:	Task ID
Loft hatches 1 hour fire resisting no access at the time of inspection				



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

EL in good condition but there are several units that require attention. An order has been raised for the replacement,

Records of monthly/annual testing available?

Yes

Comment

Monthly test 23/05/2024
Annual test 24/04/2024
The certificate can be found in M-Files and ActiveH

Fire Safety Signs and Notices

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

Yes

Comment

Signage displayed throughout the building.

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Directional fire escape signage in place and adequate?

Yes

Comment

Fixed signage and maintained Fire exit signage is present throughout the building.

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

Yes

Comment

Signage in prominent place adjacent to the lift entrance on each floor.

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

Yes

Comment

Observation

Priority

Referred To

Required By:

Task ID

Fire exit signage throughout the building



Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

The Fire alarm is zoned within the communal areas not linked to the individual flats.

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

The system is tested weekly by the Scheme manager and 6 monthly by Tubstall, all records and certificates are available on ActiveH and within M-Files.
6 monthly test 25/04/2024

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

All alarm components are in good condition and properly fixed at the time of inspection.

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?

Yes

Comment

All hold open devices throughout the scheme are in good working order at the time of inspection.

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

The fire alarm is tested weekly by Scheme Manager, all records are available on ActiveH system.

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

Yes

Comment

Only provided in High risk areas, E.G boiler room , electrical cupboards, kitchen.

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 at this scheme.

Records available of fire fighting equipment servicing within past 12 months?

Yes

Comment

All extinguishers are labeled with the last test date. certificates are available on ActiveH.

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

Fire extinguishers in laundry



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? How will this sharing be achieved?	No
Is an office or IL scheme being inspected?	Yes
Comment	
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	Fire wardens not required for Schemes. Staff are not on schemes 24/7.
Offices - Are there suitable arrangements for ensuring the premises are evacuated? Comment	Yes Residents are advised of the action to take in case of fire. Fire action notices are displayed throughout the building. Residents are instructed on induction and advice leaflets and letters have been distributed to all residents.
Offices - Are there suitable arrangements for evacuating disabled people? Comment	Yes A Person Centred Risk Assessment will be carried out in the near future to determine if a PEEP is required.
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information? Comment	Yes The scheme manager if on duty will meet the fire service on arrival. The fire service have local knowledge of the scheme if the Scheme Manager is not present. There is a zone plan adjacent to the Fire panel
Offices/IL Schemes - Is there a suitable assembly point? Comment	Yes in the car park away from the building. This is only for staff residents and contractors that may be in the communal areas if a fire is discovered. Residents are aware of the stay put policy.
Offices - Are fire drills carried out at appropriate intervals? Comment	

Passenger Lift

Is the scheme fitted with a passenger lift? Comment	Yes
Is the lift in full working order at the time of the FRA? Comment	Yes In good working order at the time of inspection.
Is the lift fitted with a firefighters switch? Comment	No

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

Yes

Comment

All records of servicing can be found on ActiveH

Premises Inspection Box

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

No

Comment

A PIB will be fitted at a later date.

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Residents flats are fitted with detection that is connected to a warden call system. The fire alarm in the common area is monitored. Residents are also advised to call the fire service as a matter of course.

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

A Fire risk assessment will be printed and available for residents to view.. notices are present throughout the building.

Is general fire safety information disseminated to residents?

Yes

Comment

Notices are present throughout the building and a leaflet and letter has been sent to each resident.

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

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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**