

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

Asset ID: 8670 **1-39 Astura Court Block 1-39 Astura Court, Leeds**

Cover Sheet

Photo



Date of Fire Risk Assessment	02 Feb 2024
Date of Next Fire Risk Assessment	02 Feb 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	Astura Court
Scheme Address	1-39 Astura Court Block 1-39 Astura Court, Leeds
Postcode	LS7 2DL
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	01132623599
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Lavena Lawrence
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 1977
Number Of Homes	38
Homes breakdown	Bedsit, Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
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	2
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	2 not protected
Number of External Staircases	None
External Balcony part of escape route?	No
Unusual features	None
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	LD3 Minimum Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	38
Occupant tenure type breakdown	General Needs, CAT2 Housing for Older People, 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	1
Overdue Annual Emergency Lighting tests	1
Overdue Weekly Fire Alarm Testing	1
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	02/02/2024
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	01132623599
Other staff in attendance	Lavena Lawrence
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	38
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	2
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	2 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 and common areas not linked
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Mixed 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 installations 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?	Yes
Comment	All equipment labelled and up to date
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?	No

Comment	A resident has been persistently leaving his mobility scooter in the communal lounge and charging it. I have asked the gentleman not to charge and leave it in the communal lounge. The purpose built scooter room is 10 feet away. Further action will be taken to ensure that the scooter is not being charged within the communal lounge
Is there a purpose built mobility scooter store/charging area?	Yes
Comment	New room built awaiting hold open self closer
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 that is accessible from the outside
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	Yes
Comment	Records are available on ActiveH
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	All records are available on ActiveH
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Tests carried out by Tunstall and recorded on ActiveH

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	No smoking in the communal areas but smoking is allowed in residents flats
Adequate security against arson?	Yes
Comment	A fob entry system at the scheme
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	A separate area is designated for refuse
Are there communal cooking facilities at this scheme?	Yes
Comment	Kitchen area only for microwave and making drinks
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

Housekeeping

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

Yes

Comment

All clear at the time of inspection

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

None found at the time of inspection

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

Yes

Comment

All have correct labelling

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

Some residents have oxygen within the flats, these have been recorded for the fire service

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 from most flats, the flats on dead ends are within the permitted travel distance to a place where 2 directions of travel are available

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

There are push bars on external escape doors, the electronic front door defaults to open if the fire alarm actuates

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

Fire Spread and Development

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

Yes

Comment

All compartmentation is intact at the time of inspection

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

Yes

Comment

Notice boards are protected by perspex and lockable

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

All of satisfactory standard at the time of inspection

Loft hatches fire resisting?

Yes

Comment

All loft hatches are 1 hour rated

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

Cross corridor fire doors are flush to the ceiling

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

Yes

Comment

This building is of a brick built construction

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

Flat 34 door needs adjusting to close to rebate and possibly requires a new self closer

Repair - Non Emergency

Building Safety Manager



Emergency Escape Lighting

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

Yes

Comment

A new EL system was installed last year and is to the correct specification

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

Monthly tests are carried out by the Scheme Manager and a drop test is completed by Tunstall. All records are completed and 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

Signage displayed throughout the building

Directional fire escape signage in place and adequate?

Yes

Comment

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?

Yes

Comment

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

There is a communal Fire alarm system, the alarm is not connected to the flats within the scheme

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 scheme Manager completes the weekly test and records the findings, Tunstall complete the 6 monthly test and record it. All records are available on ActiveH

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

Yes

Comment	All in good condition at the time of inspection
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	Tested at the time of inspection, all in good working order
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	All records are available on ActiveH

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, all extinguishers have been removed from the communal areas due to residents not being trained on extinguishers use
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	Labels visible on the extinguishers and recorded on ActiveH

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	A copy of the completed Risk assessment will be given to the scheme Manager
How will this sharing be achieved?	As above and will be available on M-Files

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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

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?

N/A

Comment

Nt required at ILS

Offices - Are there suitable arrangements for ensuring the premises are evacuated?

N/A

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?

N/A

Comment

Offices/IL Schemes - Is there a suitable assembly point?

Yes

Comment

There is an assembly point but the scheme is stay put

Offices - Are fire drills carried out at appropriate intervals?

N/A

Comment

Not required

Observation

Priority

Referred To

Required By:

Task ID

A resident is persistently leaving his mobility scooter on charge in the communal lounge

Internal - High

Independent Living Coordinator



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

Boxes are being ordered and will be provided when they arrive

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

There is an automated dialer on the fire alarm system, warden call is fitted in residents flats. Residents are also instructed to contact details 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

Residents received a letter and leaflets with information about fire safety. There is signage throughout the building giving advice about action in case of fire

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

I will visit to police the resident with the mobility scooter

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).

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

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