



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

Asset ID: 5933 **Badsworth/clervaux Courts, Bradford**

Cover Sheet

Photo



Date of Fire Risk Assessment	18 Feb 2025
Date of Next Fire Risk Assessment	18 Feb 2028
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 MIFSM MFPA Tech IOSH

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	Badsworth/Clervaux Courts
Scheme Address	Badsworth/clervaux Courts, Bradford
Postcode	
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Rachel Frost Housing Partner
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 1978
Number Of Homes	88
Homes breakdown	Flat
External wall construction	Facing Brick, Reinforced Insitu Concrete Frame, Facing Brick, Rendered Blockwork
External wall finish	Facing Brick, Pebble Dash
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?)	1 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

Asset ID: 5933 Badsworth/clervaux Courts, Bradford

Fire Detection and Warning System	Flats only
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	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	80
Occupant tenure type breakdown	Freehold with charges, General Needs, Leasehold

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	0
Overdue Annual Emergency Lighting tests	0
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	18/02/2025
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 MIFSM MFPA Tech IOSH
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	N/A
Other staff in attendance	Rachel Frost Housing Partner
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	80
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 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	Mixed
Fire Detection and Warning System	Flats only
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	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 instalations in all the blocks was in good condition at the time of the inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	/Electrical conditio/n report can be found on ActiveH LAs t test date : - 08/09/2020
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	
Absence of trailing leads and adapters?	N/A
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	THere are no mobility scooters at this scheme.

Is there a purpose built mobility scooter store/charging area? N/A

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

smoking is not allowed within the communal area but residents are allowed to smoke in their flats.

Adequate security against arson? Yes

Comment

There is a buzz in system at the main entrance, 2 of the doors need some remedial work, work ordered by the Housing Partner at the time of inspection.

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

Comment

The recycling areas are available throughout the scheme. Some fly tipping was found and reported by the Housing Partner at the time of inspection.

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

The external electrical cupboard at Block 1 to 12 Clervaux needs a new door, Work order submitted, see observations.

Are unnecessary accumulations of combustible materials or waste avoided? Yes

Comment

There was one electrical cupboard with some unwanted items (Non combustible) The Housing Partner arranged for them to be removed 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?

N/A

Comment

NOt allowed in the communal areas. at the time of inspection.

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 only one direction of travel, the staircase is protected by lobbies from the flats.

Escape routes unobstructed and safe to use?

No

Comment

Some items were found in escape routes from flats within their lobbies, The Housing Partner will visit the residents and get them removed. See observations.

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

Yes

Comment

There is a buzz open system that is failsafe on a power cut.

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 reasonable at the time of inspection.

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

Yes

Comment

There are no flammable items on the walls of the escape route, The walls are of a brick construction.

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?

N/A

Comment

There is no access to the roof space from the communal areas.

Loft hatches fire resisting?

N/A

Comment

None fitted in the communal areas.

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

The communal fire doors to the lobbies are fitted to the roof.

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

Yes

Comment

These blocks are brick built with no cladding attached to the walls.

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

No

Comment

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
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ease and adjust new communal fire door leading to flat 5. Clearvaux door catching on frame. This is a recall, contractor has been informed and will return to adjust.	Internal - Low	Project Manager (Building Safety)	18/02/2025	1928515
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Observation	Priority	Referred To	Required By:	Task ID
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ease and adjust new communal fire door leading to flat 9. Clearvaux door catching on frame. This is a recall, contractor has been informed and will return to adjust.	Repair - Non Emergency			
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Observation	Priority	Referred To	Required By:	Task ID
Flat 21 requires a new door. Works Order No. 1262931	Repair - Non Emergency	Project Manager (Building Safety)	30/04/2025	1928517



Observation	Priority	Referred To	Required By:	Task ID
Flat 22 new flat door and frame Works Order No. 1262935	Repair - Non Emergency	Project Manager (Building Safety)	30/04/2025	1928518



Observation	Priority	Referred To	Required By:	Task ID
flat front door flat 20 clearvaux requires replacing Ordeer No 1262928	Repair - Non Emergency	Project Manager (Building Safety)	30/04/2025	1928516



Observation Priority Referred To Required By: Task ID

Glass missing communal fire door to flat 7 Badsworth
Work Order No. 1262937



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 EL in all the blocks are in good condition at the time of inspection.
Records of monthly/annual testing available?	Yes
Comment	All records are available on ActiveH and in M-Files. Last test date :- Monthly 25/02/2025 Annual : - 12/09/2024

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Notices are provided throughout the building.
Directional fire escape signage in place and adequate?	Yes
Comment	Notices are provided throughout the building.
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?	No
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Comment

Fire Extinguishing Equipment

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

No

Comment

There is no FFE at this scheme, residents are not trained in their use.

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

No

Comment

The buildings at this scheme are not in scope.

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 advised to dial 999 and ask for the Fire Service.

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

All residents have been issued with leaflets about the evacuation strategy of their building. theyhave also had information about their flat front doors. Information is also available on the website and is given to all new residents on handover.

Is general fire safety information disseminated to residents?

Yes

Comment

All residents have been issued with leaflets about the evacuation strategy of their building. theyhave also had information about their flat front doors. Information is also available on the website and is given to all new residents on handover.

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

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.

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

Observation

Priority

Referred To

Required By:

Task ID

External door damaged will not close. Arson risk, reported by Housing Partner at the time of inspection.

Repair - Non
Emergency



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**