

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

Asset ID: 8919 **33-43 Bishophill Senior Block 33-43 Bishophill Senior, York**

Cover Sheet

Photo



Date of Fire Risk Assessment	19 Dec 2022
Date of Next Fire Risk Assessment	19 Dec 2023
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	Kevin Jones

This report has been validated by:

Name:

Date:

Comment:

The Scheme

Scheme Name	Lambert Court
Scheme Address	33-43 Bishophill Senior Block 33-43 Bishophill Senior, York
Postcode	YO1 6ED
Region	North East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	North Yorkshire
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	None

The Building

Accommodation Type	Leasehold for Older People (S60)
Build Date	Jan 1 1992
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Flat Roof, Slate 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	1
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1 in each block 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 A
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	41
Occupant tenure type breakdown	Leasehold for Older People, 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	1
Overdue Fire Panel - Six Monthly Testing	1
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	19/12/2022
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	Kevin Jones
Enforcing Fire Authority	North Yorkshire
Scheme Tel. No	
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	None
Scheme Inspection completed	Yes
Number of occupants	41
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	1
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	1 in each block 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	
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	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	At the time of inspection appears in good condition
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Uploaded to active H
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Uploaded to active H
Absence of trailing leads and adapters?	Yes
Comment	Sterile communal areas
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	Scooter stored under stair in block 35 -41 resident informed to remove, being dealt with by CP
Is there a purpose built mobility scooter store/charging area?	No

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Comment	N/a
Does the building have a lightning protection system?	No
Comment	Not required only two floors

Gas installations

Is there a commercial/domestic gas supply to the scheme?	No
Comment	N/a

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Communal areas only
Adequate security against arson?	Yes
Comment	Exit doors secured with key access from exterior
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Designated bin storage areas
Are there communal cooking facilities at this scheme?	No
Comment	N/a

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?	Yes
Comment	Individual electrical intake secured for each flat.
Are unnecessary accumulations of combustible materials or waste avoided?	Yes
Comment	Good house keeping
Are combustible materials and substances separated from ignition sources and stored appropriately?	Yes
Comment	Sterile environment
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	N/A
Comment	None supplied

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
Comment	N/a

Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?

Yes

Comment

Single staircase

Escape routes unobstructed and safe to use?

No

Comment

Scooter stored under stair

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

Yes

Comment

Internal thumb turn handles

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

Yes

Comment

Single stair

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

Yes

Comment

Conform

Observation	Priority	Referred To	Required By:	Task ID
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Thumb turn locks	No Action			
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Fire Spread and Development

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

Yes

Comment

Traditional construction

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

Yes

Comment

Traditional construction

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

N/A

Comment

N/a

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

Yes

Comment

Unable to access loft space to confirm

Loft hatches fire resisting?	Yes
Comment	Conforms
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	Unable to access loft space
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Traditional construction
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	N/A
Comment	N/a
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	N/a

Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?	Yes
Comment	Appears to be installed correctly
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	At time of assessment
Records of monthly/annual testing available?	Yes
Comment	Uploaded to active H

Observation	Priority	Referred To	Required By:	Task ID
Lighting	No Action			



Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
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Comment On all floors

Directional fire escape signage in place and adequate? Yes

Comment On both floors

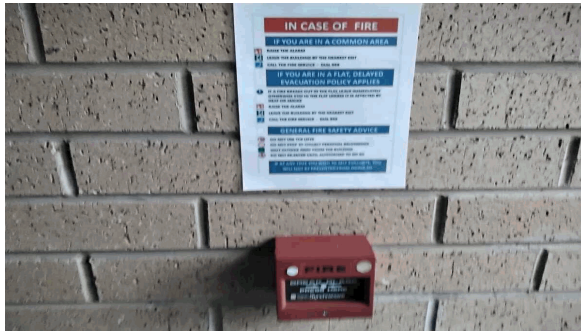
Is there suitable LIFT signage i.e. do not use in case of fire? N/A

Comment N/a

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

Comment None required

Observation	Priority	Referred To	Required By:	Task ID
Signage	No Action			



Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm? Yes

Comment Communal and in flats

Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017? Yes

Comment Conforms

Is the fire detection and warning system maintained/tested and all certificates saved on file? Yes

Comment Uploaded to active H

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

Comment Appears to be in good condition at time of assessment

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

Comment N/a

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? N/A

Comment None required

Is the fire alarm panel remotely monitored, and if so are there records of regular testing? No

Comment N/a

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme? No

Comment N/a

Management of Fire Safety

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

Comment Yes

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

Comment

How will this sharing be achieved? Active H FRA report

Are there other Responsible Persons who share or have fire safety duties in respect of the premises? Yes

Have all details required by regulations been shared with all other Responsible Persons? Yes

Comment

Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?

Comment

Will this FRA be shared will all other Responsible Persons for the premises? Yes

Comment

How will this sharing be achieved?

Is an office or IL scheme being inspected? No

Comment N/a

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 N/a

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Telephone to emergency services from resident

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

Is general fire safety information disseminated to residents?

Yes

Comment

Regular communications with residents

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.

Action leading to a repair

Internal administrative Action

Are there fire related remedial works required at this property, that will affect the fabric of the building?

Yes

Comment

Number of flat entrance doors require fitting correctly

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.

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

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Not all records were up to date, as noted in the table below.

No

Arrangements have been made for these to be completed.

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**