

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

**Asset ID: 8842**      **20-25 Ings Close Block 20-25 Ings Close, Pontefract**

## Cover Sheet

Photo



Date of Fire Risk Assessment	25 Apr 2024
Date of Next Fire Risk Assessment	25 Apr 2027
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Fire Risk Assessment	Type 3 (Common Parts and Flats - 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	Clock Row Avenue
Scheme Address	20-25 Ings Close Block 20-25 Ings Close, Pontefract
Postcode	WF9 3SE
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	General Needs (S30)
Build Date	Jan 1 1985
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	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?)	One protected
Number of External Staircases	None
External Balcony part of escape route?	N/A
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	
Category of fire alarm	LD1 Maximum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	12
Occupant tenure type breakdown	General Needs

**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	
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	25/04/2024
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 3 (Common Parts and Flats - 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	12
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)	One protected
Number of external staircases	None
External balcony part of escape route?	N/A
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	
Category of Fire Alarm	LD1 Maximum 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 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, Certificates are held on M-Files
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	Not required
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?	Yes
Comment	None on scheme
Is there a purpose built mobility scooter store/charging area?	No

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Comment not required

Does the building have a lightning protection system? No

Comment

### Gas installations

Is there a commercial/domestic gas supply to the scheme? Yes

Comment Flats that have there own gas supply

Valid LGSR held on file for fixed communal area gas appliances?  
(Boilers) N/A

Comment There ar no communal gas supplies

Valid LGSR held on file for residential flats that contains gas  
appliances? Yes

Comment Gas checks are completed annualy and recorded on  
ActiveH

Are smoke/heat detectors within General Needs flats subject to an  
annual inspection and the results Yes

Comment Detectors are checked annually when the gas safety  
check is completed. All records are available on  
ActiveH

### Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered  
to? Yes

Comment THere is no smoking within the communal areas of  
the building, residents are allowed to smoke within  
their flats.

Adequate security against arson? Yes

Comment Ther is a fob entry system on the front and back  
door. CCTV cameras are in operation

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

Comment Stored in a designated area away from the building

Are there communal cooking facilities at this scheme? Yes

Comment

Are reasonable measures taken to prevent fires as a result of cooking? N/A

Comment

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

Comment

### Housekeeping

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

Yes

Comment

There are individual Electrical cupboards which were secure at the time of inspection

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

No waste 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?

N/A

Comment

Furniture not allowed in the communal areas

### 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

A single staircase protected by FD30S flat doors

Escape routes unobstructed and safe to use?

Yes

Comment

The escape route was clear at the time of inspection

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

Yes

Comment

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

Yes

Comment

Once on ground floor there are 2 directions of travel

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

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

Yes

Comment	All internal walls are 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	Access to roof space is limited, a thorough inspection was not possible.
Loft hatches fire resisting?	Yes
Comment	Small wooden cover approx 12mm thick
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	No cross corridor doors at this scheme
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Building is of brick built construction
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	N/A
Comment	None fitted at this scheme
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	As above

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

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Flat door



### 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 in good condition at the time of inspection



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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

See the pictures

Directional fire escape signage in place and adequate?

Yes

Comment

Only one direction of travel until ground floor

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

Observation

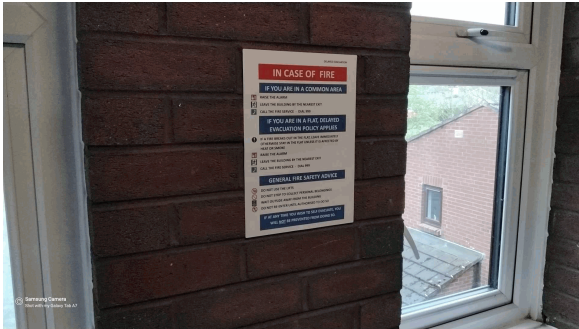
Priority

Referred To

Required By:

Task ID

Fire action notices



### Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

Not required

### Fire Extinguishing Equipment

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

No

Comment

NOT required

### Management of Fire Safety

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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

Leaflets and letters have been sent to residents with advice about Fire Safety, there are notices throughiout the building with the fire action plan displayed.

Is general fire safety information disseminated to residents? Yes

Comment

Leaflets and letters have been sent to residents with advice about Fire Safety, there are notices throughiout the building with the fire action plan displayed. Information is alsos available on the website.

### 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

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**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**