

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

**Asset ID: 8876**      **1-39 Holmfield Court Block 1-39 Holmfield Court, Bradford**

## Cover Sheet

Photo



Date of Fire Risk Assessment	30 Jan 2024
Date of Next Fire Risk Assessment	30 Jan 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	Holmfield Court
Scheme Address	1-39 Holmfield Court Block 1-39 Holmfield Court, Bradford
Postcode	BD1 2DW
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Charlotte Jackson
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 2 1900
Number Of Homes	38
Homes breakdown	Flat
External wall construction	Natural Stone
External wall finish	Artificial/Natural Stone
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
Number of storeys	4
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	2 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: 8876**

**1-39 Holmfield Court Block 1-39 Holmfield Court, Bradford**

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade B
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

## Customers

Number of occupants	60
Occupant tenure type breakdown	General Needs, 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	

## 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	30/01/2024
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	Charlotte Jackson
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	60
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
Number of Storeys	4
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	2 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	Light Commercial
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade B
Category of Fire Alarm	LD3 Minimum 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
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	The equipment in the office has test labels and records of the tests are available on ActiveH
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 the scheme
Is there a purpose built mobility scooter store/charging area?	No

**Asset ID: 8876**

**1-39 Holmfield Court Block 1-39 Holmfield Court, Bradford**

Comment

Not required

Does the building have a lightning protection system?

No

Comment

An assessment has been made, a quotation has been received and is awaiting approval

## 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 in the communal areas but smoking is allowed in residents flats

Adequate security against arson?

Yes

Comment

CCTV Throughout the building and a fob door entry system to the building

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Doors to refuse rooms have been locked, residents use the bin store on ground floor

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?

Yes

Comment

None found at the time of inspection

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

All clear at the time of inspection, The housing partner makes regular visits to the property as this has been a problem in the past.

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

No furniture allowed in the communal areas

**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

Setee in bin area needs removing

Internal - Medium

Housing Partner



**Other Significant Fire Hazards**

Are all other significant fire hazards adequately controlled?

Yes

Comment

Nothing 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

Each flat has more than one direction of travel to escape from the building,

Escape routes unobstructed and safe to use?

Comment

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

Yes

Comment

All routes have push pad or failsafe door mechanism

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

Yes

Comment

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

A survey was carried out by CLC. New communal Fire doors are being fitted at the time of inspection

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

Yes

Comment

Nothing found 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

All refuse chutes have been locked shut as in the past residents have accumulated rubbish in the lobbies which compromised compartmentation

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

Yes

Comment

Survey carried out by CLC

Loft hatches fire resisting?

Yes

Comment

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

Survey as above

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

Yes

Comment

Stone built building with no external cladding

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**

Door to flat 36 requires replacing due to damage to lock and handle

Repair - Non  
Emergency

Building Safety  
Manager





Observation	Priority	Referred To	Required By:	Task ID
Wired glass window to left of second floor entrance requires replacing.	Repair - Non Emergency	Building Safety Manager		



Observation	Priority	Referred To	Required By:	Task ID
New communal Fire doors				



### 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 units are in good condition at the time of inspection

Records of monthly/annual testing available?

Yes

Comment

Records completed by Tunstall and can be found 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? Yes

Comment

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

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

System is maintained by Tunstall and recorded 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? N/A

Comment

None fitted at the scheme

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? Yes

Comment

No kitchen or boiler room at this scheme

Is the fire alarm panel remotely monitored, and if so are there records of regular testing? Yes

Comment

Monitoring station call fire service. System is maintained and tested by Tunstall and recorded on ActiveH

### Fire Extinguishing Equipment

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

Comment

### Management of Fire Safety

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

Comment

11 meters

**Asset ID: 8876**

**1-39 Holmfield Court Block 1-39 Holmfield Court, Bradford**

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

Comment

How will this sharing be achieved? Available on ActiveH and in M-Files

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? Yes

Comment

Is the lift in full working order at the time of the FRA? Yes

Comment All working at the time of inspection

Is the lift fitted with a firefighters switch? No

Comment

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

Comment All service and insurance records are available on ActiveH

## 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 Fire alarm monitored and 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

Is general fire safety information disseminated to residents?

Yes

Comment

Fire procedures are displayed throughout the building and a leaflet with information about evacuation and flat doors has been sent to everyone in the building

### FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?

Yes

Comment

A 3 monthly check on all communal doors is carried out as per legislation.

### 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?

Yes

Comment

All communal doors are being replaced.

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).

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: **Moderate**