

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

Asset ID: 6060 **Barmby Place, Bradford**

Cover Sheet

Photo



Date of Fire Risk Assessment	02 Aug 2024
Date of Next Fire Risk Assessment	02 Aug 2027
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 TECH IOSH MIFSM MFPA

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	Barmby Place
Scheme Address	Barmby Place, Bradford
Postcode	BD2 4RB
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 2006
Number Of Homes	9
Homes breakdown	Flat, House
External wall construction	Facing Brick
External wall finish	Artificial/Natural Stone, Cement Render, Facing Brick, Insulation Render
Roof construction	Timber
Roof covering	Flat Roof, Interlocking Pitched, Plain Pitched, Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) 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?)	1 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 A
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Not fitted
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	
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	
Overdue Annual Emergency Lighting tests	
Overdue Weekly Fire Alarm Testing	2
Overdue Fire Panel - Six Monthly Testing	2
Overdue Fire Safety Equipment tests	2

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	02/08/2024
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 TECH IOSH MIFSM MFPA
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	
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) 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)	1 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 A
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Not fitted
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 electrical instalation s withinn the communal area were in good condition at the time of inspection. Last test date 13/12/2023
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	All electrical test certificates can be found on ActiveH. All in test at the time of inspection. Test dates vary from flat to flat.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	Not required at this scheme
Absence of trailing leads and adapters?	N/A
Comment	As Above
Evidence that mobility scooters are not being stored/charged in common areas?	Yes

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Comment

None present at this scheme at the time of inspection.

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

N/A

Comment

Not required.

Does the building have a lightning protection system?

No

Comment

Not required.

Gas installations

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

Yes

Comment

There is a gas supply to the flats but not a communal boiler. all gas safety certificates are upto date at the time of inspection.

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

N/A

Comment

There is no communal boiler.

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

Yes

Comment

All gas certificates can be found in ActiveH and M-Files.

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

Yes

Comment

These tests are carried out at the time of the gas safety check.

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 the residents flats.

Adequate security against arson?

Yes

Comment

The main entrance has a buzz in system.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

These are located away from the building.

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

Cupboards were locked shut at the time of inspection. Access was gained and there was no combustables found within the cupboards 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?

N/A

Comment

Furniture is not allowed within the communal areas

Observation

Priority

Referred To

Required By:

Task ID

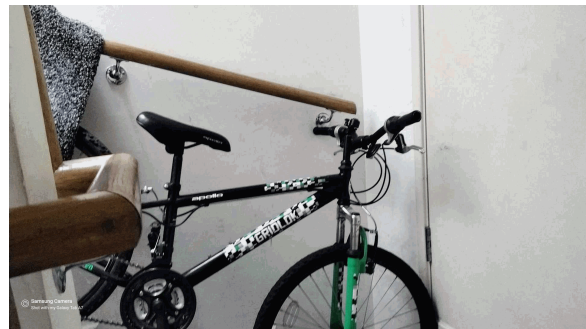
Items in staircase to be removed outside flat 33

Internal - Medium

Housing Partner

31/08/2024

1848829



Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

N/A

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

There is a single staircaae from the upstairs flat. the travel distance is within the guidance.

Escape routes unobstructed and safe to use?

No

Comment

Ther was some combustable items outside flat 33 and a bycicle on the stairway. See photo. Housing Partner has been informed.

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

Yes

Comment

There is a thumb turn on the exit door.

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

Yes

Comment

The travel distance is within the guidance.

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

Yes

Comment

single direction of travel to a single exit.

Fire Spread and Development

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

Yes

Comment

HTE fire doors to the electrical cupboards were in good condition. The flat doors were also in good condition. Entry was gained to flat 41 all seals, hinges and self closer was in place and working correctly.

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

Yes

Comment

There was nothing on the walls of a combustible nature 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?

N/A

Comment

None fitted at this scheme.

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

N/A

Comment

Access to the roof space was within the residents flat. No access at the time of inspection.

Loft hatches fire resisting?

N/A

Comment

As Above

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

There are no cross corridor doors at this scheme.

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

Yes

Comment

The walls are of brick construction. There is a balcony which is not made of combustible material.

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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Under floor heating cupboard flats 39 and 41



Emergency Escape Lighting

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

N/A

Comment

None fitted at this property

Emergency lighting units in good condition and securely fixed to walls/ceilings?

N/A

Comment

None fitted at this property

Records of monthly/annual testing available?

N/A

Comment

None fitted at this property

Observation	Priority	Referred To	Required By:	Task ID
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There is no emergency lighting provided at this scheme. A survey is required for the installation of a lighting system.

Repair - Non
Emergency

Project Manager
(Building Safety)

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?

Yes

Comment

see observations.

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

None fitted at this property

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

Yes

Comment

See observations

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

See observations.

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

Yes

Comment

The property is designated as a full evac property. the fire alarm is sufficient to alert the residents of a fire in the communal area.

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

Yes

Comment

A test record book is available with the fire panel. all tests are recorded and uploaded to 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 this property

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

N/A

Comment

no kitchen Etc. None fitted at this property

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

No

Comment

Not required. Acton notice directs residents to dial 999.

Observation

Priority

Referred To

Required By:

Task ID

Fire panel and call point 39 and 41



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

Fire panel flats 31 and 33. Call points and action plans



Fire Extinguishing Equipment

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

No

Comment

None fitted at this property

Management of Fire Safety

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

No

Comment

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

None fitted at this property

Premises Inspection Box

Is there a premises information box for fire & rescue service use?

No

Comment

None fitted at this property

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Acton notice directs residents to dial 999.

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

This building was constructed around 2006, it was designated as Full evacuation. The alarm system installed was to accommodate this. FD30S doors are fitted to the flat entrances so could be designated as stay put. As there are only 2 flats within the property. It would be appropriate to leave it as full evacuation.

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Residents were given leaflets regarding the evacuation strategy for the building. Information is also available on the website.

Is general fire safety information disseminated to residents?

Yes

Comment

Residents were given leaflets regarding the evacuation strategy for the building. Information is also 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

NO remedial work required.

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.

No

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

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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**