

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

Asset ID: 8993

7 Selbourne Terrace Block 1-4 Selborne Terrace, Bradford

Cover Sheet

Photo



Date of Fire Risk Assessment

22 Sep 2023

Date of Next Fire Risk Assessment

22 Sep 2026

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

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	Manningham Rehabilitations
Scheme Address	7 Selbourne Terrace Block 1-4 Selborne Terrace, Bradford
Postcode	BD9 4NJ
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 1915
Number Of Homes	6
Homes breakdown	Maisonette
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	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	Yes
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

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

Customers

Number of occupants	4
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	22/09/2023
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
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	4
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
Number of Storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	Yes
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	Residential
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Mixed 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?	N/A
Comment	None fitted
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?	N/A
Comment	No electrical devices in the communal areas
Absence of trailing leads and adapters?	Yes
Comment	As above
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None found at the time of inspection
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 Gas supply to both of the flats

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

Comment All records are available on ActiveH

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

Comment All records are available on ActiveH

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

Comment This is the responsibility of the residents

Other Sources of Ignition

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

Comment No smoking allowed in the communal areas but
smoking is allowed in residents flats

Adequate security against arson? Yes

Comment Fob entry system on front door and key entry at
back door

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

Comment Kept 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

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	No furniture in the communal areas

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
Comment	Nothing is 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	2 exits on ground and lower ground floor
Escape routes unobstructed and safe to use?	Yes
Comment	No obstructions at the time of inspection
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	Thumb turn on rear door, handle on front door
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	Travel distance within the guidelines
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	
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	No
Comment	None fitted
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	Yes
Comment	Loft spaces are within the residents flat, there is a dormer to the roof
Loft hatches fire resisting?	N/A

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Comment

None fitted

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

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

Yes

Comment

Stone construction

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

Lower ground floor fire door near the rear exit door requires adjusting to allow to close to rebate, drop down strip may need adjusting as catching on frame Order No 1117266

Repair - Non
Emergency

Building Safety
Manager

01/11/2023

1713446



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

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

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Comment Notices are 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? N/A

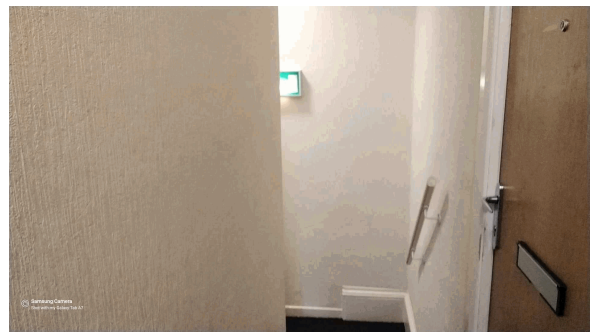
Comment No lift

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

Comment

Observation	Priority	Referred To	Required By:	Task ID
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Maintained communal area Emergency lighting				
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Means of giving Warning in case of Fire

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

Comment Smoke detection in the communal areas

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 All records are available on ActiveH

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

Comment

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

Comment None fitted

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

Comment No communal kitchen at this property

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

Comment

Stand alone detection

Observation

Priority

Referred To

Required By:

Task ID

Smoke detection in the communal areas



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?

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

Not required

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

On induction, by leaflets, on the website and notices are available throughout the building

Is general fire safety information disseminated to residents?

Yes

Comment

As above

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.

No

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

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**