

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

Asset ID: 31129 **Church View, Sherburn in Elmet**

Cover Sheet

Photo



Date of Fire Risk Assessment	13 Aug 2024
Date of Next Fire Risk Assessment	13 Aug 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 TECH IOSH MFPA MIFSM

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	Church View
Scheme Address	Church View, Sherburn in Elmet
Postcode	LS25 6HZ
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Nikki Trask
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	Freehold without Charges (S63), Leasehold (S60)
Build Date	Jan 1 1992
Number Of Homes	55
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, Timber Clad
Roof construction	Timber
Roof covering	Interlocking 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	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1 unprotected per block
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: 31129 Church View, Sherburn in Elmet

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	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	52
Occupant tenure type breakdown	Leasehold for Older People, Leasehold, 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	5
Overdue Annual Emergency Lighting tests	4
Overdue Weekly Fire Alarm Testing	1
Overdue Fire Panel - Six Monthly Testing	6
Overdue Fire Safety Equipment tests	3

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	13/08/2024
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 TECH IOSH MFPA MIFSM
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	
Other staff in attendance	Nikki Trask
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	52
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	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	1 unprotected per block
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	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	Yes
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
Fire Blanket(s) present	Yes
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 equipment was in good condition at the time of inspection.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	All certificates are on ActiveH or in M-Files. Last test date 14/01/2021
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	All labels on the electrical equipment were within date at the time of inspection.
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 found at the time of inspection.

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

No

Comment

Not required at this scheme at the moment.

Does the building have a lightning protection system?

No

Comment

Not required at this scheme

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 of the scheme, residents are allowed to smoke in their flats. There was no evidence of smoking at the time of inspection.

Adequate security against arson?

Yes

Comment

The external doors are operated with a buzz in system or a key.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

There is a designated area for bin storage

Are there communal cooking facilities at this scheme?

No

Comment

There is a small kitchenette within the communal lounge which has a kettle.

Housekeeping

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

No

Comment

Some electrical intake cupboards although appearing to be locked were found to be just pulled to without locking mechanisms engaging. See observations under Fire spread and development.

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?

Yes

Comment

The furniture in the communal lounge had the relevant labels attached. Furniture is not allowed in the communal areas of each block.

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 direction of travel from the building that is within the travel distance guidelines from the time of construction.

Escape routes unobstructed and safe to use?

Yes

Comment

there were no obstruction at the time of inspection. 3 blocks have stairlifts in place. the stair width is sufficient for the occupancy of the building.

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

Yes

Comment

either a thumb turn or a handle without the use of a key is provided at each exit.

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

Yes

Comment

As above.

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

Yes

Comment

Some exits open inwards due to the position on walking routes.

Fire Spread and Development

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

No

Comment

Some of the electrical cupboards have foam within them, a survey is to be carried out to determine the compartmentation standard. See observations Fire spread and development.

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?

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

No communal access to the roof space.

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

No cross corridor doors at this scheme.

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

Yes

Comment

Buildings are of a traditional construction using bricks.

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

None fitted at this scheme.

Observation	Priority	Referred To	Required By:	Task ID
All electrical cupboards at the scheme have some foam surrounding cables. A survey to be carried out and Fire Stopping applied where needed	Repair - Non Emergency	Project Manager (Building Safety)	31/01/2025	1852998



Observation	Priority	Referred To	Required By:	Task ID
<p>Door locking mechanisms on all electrical cupboards need an overhaul or to be replaced. a T key is being used at the moment, suggest a digital lock with code 1650.</p> <p>Some doors require holes filling to BMTRADA standard.</p>	<p>Repair - Non Emergency</p>	<p>Project Manager (Building Safety)</p>	<p>31/01/2025</p>	<p>1852999</p>



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 can be found on ActiveH or in M-Files.

Fire Safety Signs and Notices

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

Yes

Comment

There are notices displayed throughout the buildings.

Directional fire escape signage in place and adequate?

Yes

Comment

There are notices displayed throughout the buildings.

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

Signage displayed on electric cupboard doors.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

This is a zoned alarm with a central fire panel.

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

Records can be found in ActiveH and M-Files.

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

Yes

Comment

All in good condition and securely fixed 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 scheme.

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

Yes

Comment

The laundry is in the communal centr.

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

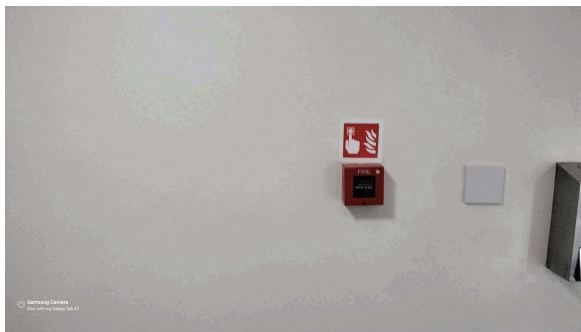
Yes

Comment

Test records are available on site and in ActiveH and M-files.

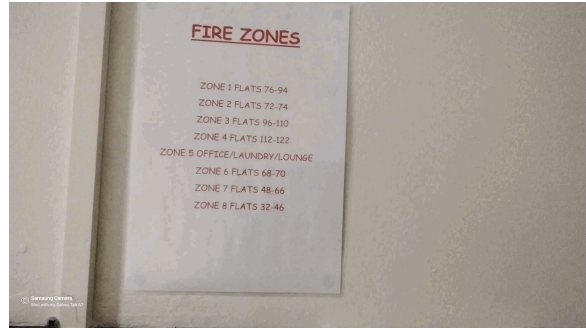
Observation	Priority	Referred To	Required By:	Task ID
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Communal Area Break glass and detecton plus sounder.



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

Fire panel and Zone Plan



Fire Extinguishing Equipment

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

Yes

Comment

only in the high risk areas, there are no extinguishers within the communal areas for the residents use as they may not be trained to use them.

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

Correct signage displayed by each fire extinguisher?

Yes

Comment

Fire blanket in communal kitchen, secured to the wall, complete with signage?

No

Comment

Not required as no cooking facilities.

Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?

N/A

Comment

None fitted at this scheme.

Records available of fire fighting equipment servicing within past 12 months?

Yes

Comment

all labels on the extinguishers were in date at the time of inspection

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?

Yes

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Comment	Independent Living Scheme.
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	Scheme managers have some basic fire training.
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A
Comment	
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Assembly point at the front of the building.
Offices - Are fire drills carried out at appropriate intervals?	N/A
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	The fire alarm is monitored and the residents are advised to call the fire service
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
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Comment

Residents of the schem had afire safety leaflet delivered with fire safety advice and informatin about their fire doors. Information is also available on the website and fire action notices throughout the blocks.

Is general fire safety information disseminated to residents?

Yes

Comment

Residents of the schem had afire safety leaflet delivered with fire safety advice and informatin about their fire doors. Information is also available on the website and fire action notices throughout the blocks.

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

There arent any works required that would affect the fabric of the building but some works are required regarding compartmentation. see observations.

Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).

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.

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

Observation	Priority	Referred To	Required By:	Task ID
The Specialist Housing Manager is conducting a survey of all residents flat doors. A report regarding self-closing devices will be submitted and any action required will be carried out. The doors were of the standard when the building was constructed and some upgrade work has been carried out to achieve 30 min standard. Other works may need to be completed dependant on the results of the survey.	Internal - Low			

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**