

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

Asset ID: 8691 **1-18 Crow Nest Court Block 1-18 Crow Nest Court, Mirfield**

Cover Sheet

Photo



Date of Fire Risk Assessment	19 Sep 2024
Date of Next Fire Risk Assessment	19 Sep 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	Crow Nest Court
Scheme Address	1-18 Crow Nest Court Block 1-18 Crow Nest Court, Mirfield
Postcode	WF14 9SP
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	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	General Needs (S30)
Build Date	Jan 1 1977
Number Of Homes	18
Homes breakdown	Flat
External wall construction	Concrete Block
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Flat Roof, Plain 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?	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 only
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	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	32
Occupant tenure type breakdown	General Needs, Leasehold, Sheltered Schemes

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	19/09/2024
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	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	32
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?	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 only
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	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
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 outlets were in good condition at the time of inspection.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Communal area Electrical certificate held on File, Last test date :- 15/09/2023 residents flats also have test records on File. Tested as and when required.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	No Electrical equipment within the communal area that requires testing.
Absence of trailing leads and adapters?	N/A
Comment	As Above.
Evidence that mobility scooters are not being stored/charged in common areas?	No

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Comment

A mobility scooter was found outside Flat No 5, Housing Partner informed. Resident needs to store within their flat or outside.

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

No

Comment

The scheme has Garages that could be used to store scooters if 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

There are gas supplies to residents flats. Not all residents have a connected gas supply.

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

N/A

Comment

No Communal gas supply.

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

Yes

Comment

All residents with a gas supply have test certificates , they can be found on ActiveH.

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

Yes

Comment

Carried out at the same time as the Gas checks and held on file for individual flats.

Observation

Priority

Referred To

Required By:

Task ID

Gas supply to some flats within the building



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 residents are allowed to smoke within their flats.

Adequate security against arson?

Yes

Comment	There is a fob entry system to the front and rear of the building.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	There refuse store is part of the building, and was neat and tidy at the time of inspection.
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	All clear 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?	N/A
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 allowed within the communal areas of the scheme.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
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 which leads to a protected staircase. the travel distance is within the guidelines.
Escape routes unobstructed and safe to use?	No
Comment	See observations re mobility scooter.
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	All exits were openable at the time of inspection.
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

Observation	Priority	Referred To	Required By:	Task ID
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Fire signage and action plan



Fire Spread and Development

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

Yes

Comment

There were no breaches of compartmentation at the time of inspection.

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

Yes

Comment

The walls are brick in construction and the ceiling is plastered.

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

There is no access to the roof space within the communal area.

Loft hatches fire resisting?

N/A

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 at this scheme.

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

Yes

Comment

This building is of a traditional 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**

Internal bin store



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

Mobility scooter in communal corridor outside flat 5 needs to be stored within the flat

Internal - High

Housing Partner

02/10/2024

1865098



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 emergency lighting fittings were in good condition at the time of inspection.

Records of monthly/annual testing available?

Yes

Comment

Tests are carried out by Tunstall.
Last Monthly test :-16/09/2024
Last Annual :- 13/11/2023

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	Notices are displayed throughout the building.
Is there suitable LIFT signage i.e. do not use in case of fire?	N/A
Comment	No lift fitted.
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	All signs in place at the time of inspection.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?	No
Comment	

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	CO2 extimnguisher within the electrical cupboard only.
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?	N/A
Comment	
Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?	N/A
Comment	none fitted
Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	The label on the extinguisher was up to date. records of testing can be found on ActiveH.

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

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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 advised to dial 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

A leaflet has been delivered to each resident regarding fire safety and general information regarding the Fire door to their flat. Fire action notices are displayed throughout the building and information can be found on the website.

Is general fire safety information disseminated to residents?

Yes

Comment

A leaflet has been delivered to each resident regarding fire safety and general information regarding the Fire door to their flat. Fire action notices are displayed throughout the building and information can be found on the website.

FRA Frequency

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

Yes

Comment

with the exception of the mobility scooter, passive fire precautions are in place at the time of inspection.

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). 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

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**