

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

Asset ID: 8819 **Hunt Court Flanshaw Lane, Wakefield**

Cover Sheet

Photo



Date of Fire Risk Assessment	09 Apr 2024
Date of Next Fire Risk Assessment	09 Apr 2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Fire Risk Assessment	Type 3 (Common Parts and Flats - 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	Hunt Court
Scheme Address	Hunt Court Flanshaw Lane, Wakefield
Postcode	WF2 9HZ
Region	Yorkshire
Scheme Manager	Stephen Aldred
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Stephen Aldred
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	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1984
Number Of Homes	30
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Flat Roof, 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?)	3 Unprotected
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 8819 **Hunt Court Flanshaw Lane, Wakefield**

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade A
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	45
Occupant tenure type breakdown	General Needs, CAT2 Housing for Older People, Staff Accommodation, Designated Supported Housing for Older People, 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	1
Overdue Fire Safety Equipment tests	1

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	09/04/2024
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Quantity	1
Fire & Safety Assessor	Steven Manners
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	
Other staff in attendance	Stephen Aldred
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	45
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)	3 Unprotected
Number of external staircases	None
External balcony part of escape route?	N/A
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	LD2 Additional Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
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	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 electrical instalations were 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 can be found in ActiveH
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	all equipment that requires a test has been tested and labeled. records can be found 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?	No

Comment

There were 2 mobility scooters in the corridors outside flats at the time of inspection. The scheme Manager and residents were informed that the scooters were not to be parked or charged in the communal areas. A survey will be carried out to determine if space or a room can be converted to store mobility scooters.

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

No

Comment

Survey planned as above

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 is a communal heating system at this scheme

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

Yes

Comment

The gas safety check is carried out annually, This test was completed Jan 2024. All test records are available on ActiveH

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

N/A

Comment

Communal heating system

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

Yes

Comment

Tests completed by Tunstall and recorded on ActiveH

Other Sources of Ignition

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

Yes

Comment

There is a no smoking policy throughout the scheme but the residents are allowed to smoke within their flats

Adequate security against arson?

Yes

Comment

There is a fob and digital entry system to the front door, fire exits are of push bar type and can only be opened from inside

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Stored away from the building

Are there communal cooking facilities at this scheme?

Yes

Comment

There is a small kitchen which gets used for social events, mainly for making hot drinks

Are reasonable measures taken to prevent fires as a result of cooking? Yes

Comment

Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly? Yes

Comment

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items? No

Comment

some lighting fixtures were found in the first floor electrical room. they arent flammable but could cause a trip hazard. The Scheme Manager was informed at the time of inspection and has arranged for their removal.

Are unnecessary accumulations of combustible materials or waste avoided? Yes

Comment

Nothing 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

All in good condition and displayed the correct labeling

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

most of the flats have alternative means of escape, the travel distance for the flats that have a single direction of travel are within the guidelines

Escape routes unobstructed and safe to use? No

Comment

As mentioned previously there were 2 mobility scooters in the communal corridors, these were removed at the time of inspection. One had its battery removed and was placed so not to impede the means of escape

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

Comment

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

Yes

Comment

As stated above

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

all compartmentation observed was of a reasonable standard

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

Yes

Comment

notices are being displayed behind a glass/perspex notice board

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

N/A

Comment

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

Yes

Comment

there was no access at this inspection. previous inspections have observed that the compartmentation was of a good standard. a follow up visit to gain access will be diaried.

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?

N/A

Comment

none at this scheme

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

Yes

Comment

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

1 hour loft hatch



Observation

Priority

Referred To

Required By:

Task ID

Mobility scooter outside flat 26 requires removing from corridor. Scheme Manager informed

Internal - High

Independent Living Coordinator

09/04/2024

1804692



Observation

Priority

Referred To

Required By:

Task ID

Flats 24 and 26 doors covered with signs. Need removing. Scheme Manager informed

Internal - Low

Independent Living Coordinator

30/04/2024

1804693



Observation	Priority	Referred To	Required By:	Task ID
Mobility scooter in hallway leading to flat 31 needs removing Scheme Manager informed	Internal - High	Independent Living Coordinator	09/04/2024	1804694



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 fixtures and fittings were in good condition at the time of inspection
Records of monthly/annual testing available?	Yes
Comment	Tests carried out by Scheme Manager and recorded Monthly. 3 Hour drop test carried out by Tunstall and recorded on ActiveH

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	NOtices displayed throughout the Scheme
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
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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

All test records are available 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?

Yes

Comment

All devices working correctly at the time of inspection

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

Yes

Comment

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

Comment

Observation

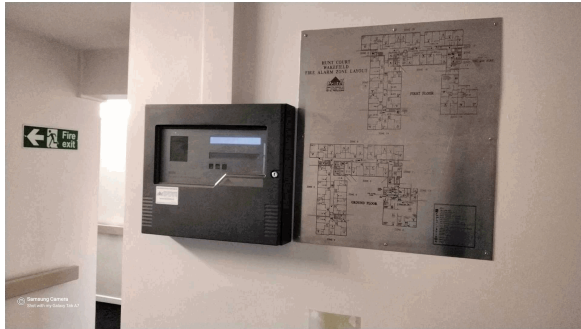
Priority

Referred To

Required By:

Task ID

Secondary Fire Panel and map



Fire Extinguishing Equipment

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

Yes

Comment

Not supplied in the communal areas of the scheme, the residents are not trained to use them.

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

Supplied for the lift and electrical rooms

Correct signage displayed by each fire extinguisher?

Yes

Comment

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

Yes

Comment

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

Labels present on the extinguishers and records also available on ActiveH

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?

Yes

Comment

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?

N/A

Comment

This is an ILS

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

The residents who evacuate are instructed to assemble in the cr park

Offices - Are fire drills carried out at appropriate intervals?

N/A

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

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Comment I traveled in the lift 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 records and certificates are available on ActiveH

Premises Inspection Box

Is there a premises information box for fire & rescue service use? No

Comment boxes will be supplied in the near future

Evacuation Policy

Are there suitable arrangements for summoning the fire service? Yes

Comment Fire detection within flats is monitored on a warden call system. The monitoring station will call the fire service if required. Residents are also instructed to dial 999 if they hear the fire alarm

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 and letter giving fire safety information has been supplied to all residents

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	Yes
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.	Yes
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**