

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

**Asset ID: 8713**      **45-67 Tanner Hill Road Block 45-67 Tanner Hill Road, Bradford**

## Cover Sheet

Photo



Date of Fire Risk Assessment	26 Jul 2024
Date of Next Fire Risk Assessment	26 Jul 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	Hollingwood Court
Scheme Address	45-67 Tanner Hill Road Block 45-67 Tanner Hill Road, Bradford
Postcode	BD7 4BQ
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 2007
Number Of Homes	12
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Artificial/Natural Stone
Roof construction	Timber
Roof covering	Interlocking 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?)	1 Protected, Lobby on each Floor protecting the mea
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	Mixed system - Common areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

## Customers

Number of occupants	24
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	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	26/07/2024
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	24
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)	1 Protected, Lobby on each Floor protecting the mea
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	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	Yes

## Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	All electrical instalationa were in good condition at the time of inspection.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Electrical test carried out on 19/05/2021. the test certificate is available in M-Files
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	Not required at this scheme, there are no appliances within the communal area.
Absence of trailing leads and adapters?	Yes
Comment	there are no appliances with trailing leads within the communal area.
Evidence that mobility scooters are not being stored/charged in common areas?	Yes

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Comment	There are no mobility scooters at this scheme at the time of inspection.
Is there a purpose built mobility scooter store/charging area?	No
Comment	Not required at this scheme.
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 appliances within the residents flats.
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	N/A
Comment	There isn't a gas supply within the communal area at this scheme.
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	Individual flat that have gas appliances are subject to an annual landlord gas safety check. All certificates can be found in M-Files.
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Smoke detectors are checked annually at the same time as 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 within the communal areas of the building but residents are allowed to smoke within their flats.
Adequate security against arson?	Yes
Comment	There is a fob entry system to the main entrance.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	There is an enclosed refuse area to the exterior of the building. See photo.
Are there communal cooking facilities at this scheme?	No
Comment	none present at this scheme.

## Housekeeping

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

I could not gain access to the electrical cupboard under the stairs, the door was locked with a coded lock. Signage was in place.

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

There was not a build up of waste or combustible materials but there was some combustible items on escape routes which have been reported to the Housing Partner. See Observations.

Are combustible materials and substances separated from ignition sources and stored appropriately?

Yes

Comment

Nothing 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 in the communal area. None found at the time of inspection

### Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

No other significant fire hazards found at the time of the 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

Although there is only one staircase it is protected by a lobby at each landing.

Escape routes unobstructed and safe to use?

Yes

Comment

See observations regarding plastic plants.

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

Yes

Comment

There is a thumb turn to the main Entrance.

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

Yes

Comment

All distances of travel are within the relevant guidelines.

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

Yes

Comment

there is only one route as a means of escape. The door opens inwards.

### Fire Spread and Development

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

Yes

Comment

The lobies on each landing are in good condition and consist of a wood framework with georgian wired glass.

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

Yes

Comment

All walls are plaster finished.

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

No

Comment

None present at this scheme.

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

Comment

Unable to gain access to the loft space at the time of the inspection.

Loft hatches fire resisting?

Yes

Comment

The loft hatch is a metal hatch locked with a T key.

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?

Yes

Comment

There are no cross corridor doors but lobies at each floor that are satisfactory.

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

Yes

Comment

This building is of traditional construction.

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?

Yes

Comment

There is an AOV fitted in the stairwell. It is tested by Tunstall. It's last test date was 14/09/2023

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**

AOV





Observation	Priority	Referred To	Required By:	Task ID
Plastic planters outside flat 65 to be removed from means of escape	Internal - Medium	Housing Partner	08/08/2024	1846196



Observation	Priority	Referred To	Required By:	Task ID
Plastic flowers to be removed from 2nd floor landing	Internal - Medium	Housing Partner	08/08/2024	1846197



Observation	Priority	Referred To	Required By:	Task ID
External bin store				



### Emergency Escape Lighting

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

Yes

Comment

all certificates for the Emergency Lighting can be found in M-Files.

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

Yes

Comment

All the emergency lighting was in good condition at the time of inspection.

Records of monthly/annual testing available?

Yes

Comment

Monthly and annual tests are carried out by Tunstall. All records and certificates can be found in M-Files. Last Monthly test 15/07/2024 Last Annual test was 14/09/2024

### 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

See observations.

Is there suitable LIFT signage i.e. do not use in case of fire?

N/A

Comment

No passenger lift at this scheme.

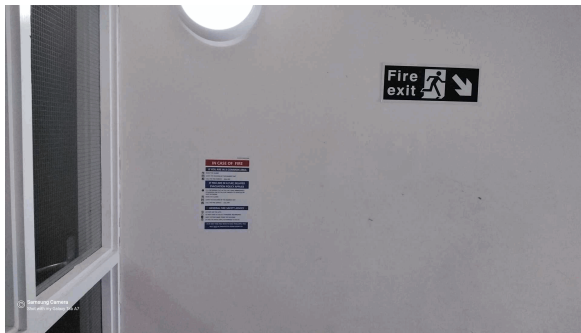
Do common area fire doors display the correct signage on both sides where applicable?

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
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Fire action and means of escape



### Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

None fitted at this scheme, detection in flats only.

### Fire Extinguishing Equipment

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

Yes

Comment

There is an AOV in the communal area.

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Portable fire extinguishers - appropriate type/number/position?

N/A

Comment

None Fitted at this scheme.

Correct signage displayed by each fire extinguisher?

N/A

Comment

None Fitted at this scheme.

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

N/A

Comment

None Fitted at this scheme.

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

The AOV was serviced on 14/09/2023

## Management of Fire Safety

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

No

Comment

This scheme is 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 scheme.

## Premises Inspection Box

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

No

Comment

None Fitted at this scheme.

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Residents are instructed to call the Fire Service by dialing 999

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

Yes

Comment

This is a purpose built block of flats with compartmentation and Fire doors fitted to each flat entrance.

### Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

There are fire action notices throughout the building. a leaflet has been delivered to each resident and information is available on the website.

Is general fire safety information disseminated to residents?

Yes

Comment

As above There are fire action notices throughout the building. a leaflet has been delivered to each resident and information is available on the website.

### FRA Frequency

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

Yes

Comment

apart from some items found outside on eof the flats and on a windowcill the building is in good condition with escape routes mainly clear. Th eousing partner will deal with the plastic plants.

### 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 work is required to the internal or external structure of the building.

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

Observation

Priority

Referred To

Required By:

Task ID

No access to under stairs cupboard door is locked, code unknown



**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**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**