

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

Asset ID: 5950 **Raglan Gardens, Halifax**

Cover Sheet

Photo



| | |
|-----------------------------------|--|
| Date of Fire Risk Assessment | 17 Oct 2023 |
| Date of Next Fire Risk Assessment | 17 Oct 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 | Raglan Gardens |
| Scheme Address | Raglan Gardens, Halifax |
| Postcode | |
| 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 1977 |
| Number Of Homes | 105 |
| Homes breakdown | Flat, House |
| External wall construction | Facing Brick |
| External wall finish | Artificial/Natural Stone, Facing Brick |
| Roof construction | Timber |
| Roof covering | Flat Roof, Interlocking Pitched, Slate Pitched |
| PEEPs in place where necessary | N/A |
| 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 per block not protected-Not internal |
| Number of External Staircases | 1 |
| External Balcony part of escape route? | Yes |
| Unusual features | None |
| Building Access Conditions for Fire Brigade | Vehicle 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 | 140 |
| Occupant tenure type breakdown | Commercial, General Needs, 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 | 7 |
| Overdue Annual Emergency Lighting tests | 7 |
| 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 | 17/10/2023 |
| 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 | 140 |
| Personal Emergency Evacuation Plans in place | N/A |
| 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 per block not protected-Not internal |
| Number of external staircases | 1 |
| External balcony part of escape route? | Yes |
| Unusual features | None |

Fire Risk Assessment Survey Results

| | |
|---|--|
| Building access conditions for Fire Brigade | Vehicular Access to one or more elevations |
| Surroundings: Residential/Commercial | Mixed |
| 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 | 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? | Yes |
| Comment | All 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 are available on ActiveH |
| Electrical App/PA Testing - tested within past 12 months? | N/A |
| Comment | |
| Absence of trailing leads and adapters? | N/A |
| Comment | |
| Evidence that mobility scooters are not being stored/charged in common areas? | Yes |
| Comment | None on the scheme |
| Is there a purpose built mobility scooter store/charging area? | N/A |

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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

Flats only

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

When gas checks are completed annually

Other Sources of Ignition

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

Yes

Comment

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

Adequate security against arson?

Yes

Comment

Buzz in fob system at the main entrance

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Contained in bin store

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?

No

Comment

Some items were found in the communal areas and electrical stores. Housing Partner informed

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

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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

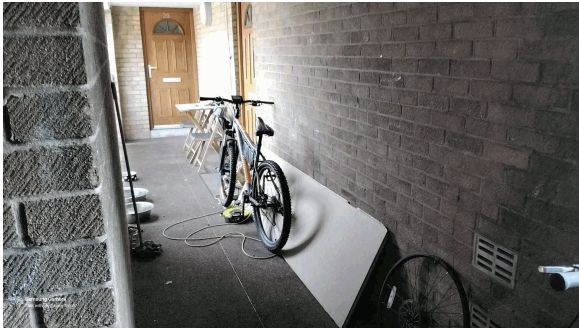
Comment

Not allowed to communal areas

| Observation | Priority | Referred To | Required By: | Task ID |
|---|-------------------|-----------------|--------------|---------|
| Mattresses in communal areas adjacent to flat 10 Baker fold | Internal - Medium | Housing Partner | 14/11/2023 | 1722949 |



| Observation | Priority | Referred To | Required By: | Task ID |
|--|-------------------|-----------------|--------------|---------|
| Bikes and other items to be removed from escape route outside flats 24 and 25 Baker Fold | Internal - Medium | Housing Partner | 14/11/2023 | 1722950 |



| Observation | Priority | Referred To | Required By: | Task ID |
|---|-------------------|-----------------|--------------|---------|
| Fridge freezer in communal area requires removing outside 19 Raglan | Internal - Medium | Housing Partner | 14/11/2023 | 1722951 |



| Observation | Priority | Referred To | Required By: | Task ID |
|--|-------------------|-----------------|--------------|---------|
| Large amount of combustible items stored in room opposite flat 18 Raglan | Internal - Medium | Housing Partner | 14/11/2023 | 1722952 |



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 All flats open on to a balcony in open air.

Escape routes unobstructed and safe to use? Yes

Comment All clear at the time of inspection

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

Comment All flat doors are fitted with thumb turns

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

Comment All travel distance are 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 Bin store and electrical stores have good compartmentation at the time of inspection

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

Comment All walls on the escape routes are brick

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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

Roof spaces are within private flats

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

None fitted at the 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

Are roller shutter doors that are required to be FR, fire resisting and self-closing?

N/A

Comment

None fitted

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

Tunstall complete monthly tests and 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

Comment

Notices displayed throughout the building

Directional fire escape signage in place and adequate?

Yes

Comment

Displayed throughout the building

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

N/A

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Comment

None fitted

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?

No

Comment

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?

Yes

Comment

Will this FRA be shared with all Accountable Persons for the premises?

Yes

Comment

How will this sharing be achieved?

Available on M files and a hard copy is available on request

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

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

Fire action notices are displayed throughout the building and when they take ownership of the property. Leaflets are to be delivered in the near future

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

No

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.

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

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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**