

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

**Asset ID: 8836**      **1-34 Hazelhurst Court Block 1-34 Hazelhurst Court, Bradford**

## Cover Sheet

Photo



Date of Fire Risk Assessment	12 Sep 2024
Date of Next Fire Risk Assessment	12 Sep 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 TechIOSH 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	Hazelhurst Court
Scheme Address	1-34 Hazelhurst Court Block 1-34 Hazelhurst Court, Bradford
Postcode	BD3 8RD
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Andrew Tetley
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 1983
Number Of Homes	33
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
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	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	2 protected
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

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**1-34 Hazelhurst Court Block 1-34 Hazelhurst Court, Bradford**

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

## Customers

Number of occupants	38
Occupant tenure type breakdown	Agency Agreements, CAT2 Housing for Older People, General Needs, Sheltered Schemes, 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	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	12/09/2024
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 TechIOSH MIFSM MFPA
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	
Other staff in attendance	Andrew Tetley
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	38
Personal Emergency Evacuation Plans in place	Yes
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)	2 protected
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	Mixed
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	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	Yes
Foam Extinguisher(s) present	Yes
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 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 held on ActiveH and M-Files. Last test date 24/12/2021
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Labels are visible on electrical equipment, last test date 22/07/2024
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 on scheme at the time of inspection

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

No

Comment

Not required at this time.

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 main boiler room on scheme. This is the heating for the scheme the boiler room has a separate part of the building accessible from outside. No access at the time of inspection.

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

Yes

Comment

Last test date 04/01/2024

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

N/A

Comment

There is no gas supply to residential flats.

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

Yes

Comment

Completed by Tunstall Certificates can be found on ActiveH and M-Files.test dates vary due to access.

## 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 gain entry and CCTV throughout the building.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

There are refuse chutes on each level of the building, these were all clear at the time of the inspection. There is a bin store accessible from the outside of the building. No access at the time of inspection.

Are there communal cooking facilities at this scheme?

Yes

Comment

There are communal cooking facilities at the scheme. These facilities have been made out of bounds to the residents due to damage to the communal lounge and kitchen.

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

Yes

Comment

These facilities have been made out of bounds to the residents due to damage to the communal lounge and kitchen. When the kitchen re-opens an assessment will be made.

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

N/A

Comment

None fitted.

**Housekeeping**

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

Yes

Comment

There is a code entry system to enter the room, it was secure at the time of inspection. 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?

Yes

Comment

Nothing 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 within the communal lounge had the relevant labeling. The lounge is out of bounds to the residents at this time.

**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 more than one direction of travel within the guidelines. Communal cross corridor fire doors are in place throughout the scheme.

Escape routes unobstructed and safe to use?

Yes

Comment

All escape routes were clear at the time of inspection.

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

Yes

Comment	There is a break glass to open on two of the ground floor exits to prevent unauthorised entrance due to residents allowing uninvited people in to the scheme.
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	As above, travel distances are within the guidelines.
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	All exits open in the direction of travel except the main entrance which open inwards.

### Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	No
Comment	Some issues were found due to cables penetrating walls, these are noted in the observations.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	There are no loose items attached to the walls, notices are behind glass or perspex.
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	Yes
Comment	There are fire dampers in the bin storage area but I was not able to inspect due to access.
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	N/A
Comment	No access to roof space from the communal areas.
Loft hatches fire resisting?	N/A
Comment	None within the communal area.
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	All cross corridor doors were fire stopped and intact at the time of inspection.
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	No cladding or anything else attached to the external wall.
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
Both communal doors to 2nd floor lift lobby require adjustment to fit to rebate. The door nearest to the lift room requires adjusting to reduce the gap at the top of the door.	Repair - Non Emergency	Project Manager (Building Safety)	31/12/2024	1862640



Observation	Priority	Referred To	Required By:	Task ID
Both head of stairs communal doors require adjusting with to reduce gap to within limits. 2nd floor opposite flat 24 and leading to flats23 to 34.	Repair - Non Emergency	Project Manager (Building Safety)	31/12/2024	1862641



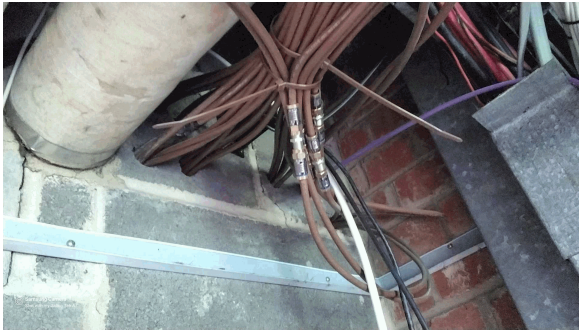
Observation	Priority	Referred To	Required By:	Task ID
Communal door on head of stairs leading to flats 10 to 15 and 16 to 22 has excessive gap at top of door	Repair - Non Emergency	Project Manager (Building Safety)	31/12/2024	1862636



Observation	Priority	Referred To	Required By:	Task ID
Door to second floor lift room requires ease and adjusting to fit to frame	Repair - Non Emergency	Project Manager (Building Safety)	31/12/2024	1862639



Observation	Priority	Referred To	Required By:	Task ID
Fire stopping required second floor lift room in the wall to corridor near ceiling.	Repair - Non Emergency	Project Manager (Building Safety)	31/12/2024	1862638



Observation	Priority	Referred To	Required By:	Task ID
Pipes going through wall at ceiling height from electric room to corridor next to refuse room on first floor needs fire stop.	Repair - Non Emergency	Project Manager (Building Safety)	31/12/2024	1862637



### 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 units are in good condition at the time of inspection

Records of monthly/annual testing available? Yes

Comment All records are kept on ActiveH and M-Files.  
 LAst test dates  
 Annual 06/06/2024  
 Monthly 13/08/2024

### Fire Safety Signs and Notices

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

Comment Signage is visiblke throughout the building.

Directional fire escape signage in place and adequate? Yes

Comment Signage visible throughout the building.

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

Comment Signage is vissible on the entrnce to the lift on esch level.

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

Comment The fire alarm is a zoned addressable fire alarm system.

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 MAintained by Tunstall. All records are available on ActiveH and M-Files.

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 in good condition at the time of inspection. checked weekly byScheme Manager.

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

Comment No access to boiler room on this visit but previous visits have been noted that there is detection within this area.

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

Yes

Comment

Testted by Scheme Manager weekly and Tunstall every 6 months. LAst test date 06/06/2024

Observation	Priority	Referred To	Required By:	Task ID
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Secondary Fire Panel first floor staircase.



### Fire Extinguishing Equipment

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

Yes

Comment

Fire extinguishers are available in high risk areas for use by contractors or Scheme Manager, the extinguishers are not available within the communal areas as residents are not trained in there use.

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

As above.

Correct signage displayed by each fire extinguisher?

Yes

Comment

All signage was correct at the time of inspecion.

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

Yes

Comment

Although there is no access to the kitchen for residents the Fire Blanket was in position.

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

Labels onm extinguishers were up to date at the time of inspecion. All records are available on ActiveH and M-Files.

### 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? How will this sharing be achieved?	No
Is an office or IL scheme being inspected?	Yes
Comment	ILS
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	No fire wardens required at the scheme.
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A
Comment	ILS
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	ILS
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	ILS
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Assembly point is to the rear of the building in the car park.
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	ILS

## 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
Comment	I rode the lift to each level.
Is the lift fitted with a firefighters switch?	No
Comment	
Servicing and insurance inspection - Evidence of regular servicing/maintenance?	Yes
Comment	All records are available on ActiveH and M-Files.

## Premises Inspection Box

Is there a premises information box for fire & rescue service use?	No
Comment	One will be fitted in the near future.

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

The Fire alarm is monitored and there is a warden call system within the residents flats. The residents are also advised to ring 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 distributed to the residents with the action to take in the event of fire, there are sufficient fire action plan notices throughout the building and information is available on the website.

Is general fire safety information disseminated to residents?

Yes

Comment

A leaflet has been distributed to the residents with the action to take in the event of fire, there are sufficient fire action plan notices throughout the building 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

## Miscellaneous

Are there any other observations/actions to raise that are not covered above.

Yes

Action leading to a repair

Yes

Internal administrative Action

No

Are there fire related remedial works required at this property, that will affect the fabric of the building?

No

Comment

Some remedial works are required, these will be passed to our contractors.

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.

Yes

Some minor works were required which have been raised with our contractors.

Yes

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**1-34 Hazelhurst Court Block 1-34 Hazelhurst Court, Bradford**

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** \_\_\_\_\_

Communal lounge boarded up due to vandalism and residents anti social behaviour within the lounge.



**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
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