

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

**Asset ID: 8779**      **98-120 Ryedale Way Block 98-120 Ryedale Way, Bradford**

## Cover Sheet

Photo



Date of Fire Risk Assessment	24 Oct 2023
Date of Next Fire Risk Assessment	24 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	Ryedale Way
Scheme Address	98-120 Ryedale Way Block 98-120 Ryedale Way, Bradford
Postcode	BD15 9AU
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 1971
Number Of Homes	12
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, Hung Tiles
Roof construction	Timber
Roof covering	Flat Roof, 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
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

**Asset ID: 8779**

**98-120 Ryedale Way Block 98-120 Ryedale Way, Bradford**

Fire Detection and Warning System	Flats and common areas not linked
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	20
Occupant tenure type breakdown	General Needs, Leasehold

## 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	1
Overdue Fire Panel - Six Monthly Testing	1
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	24/10/2023
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	20
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
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 and common areas not linked
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	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	No leads in communal areas
Absence of trailing leads and adapters?	Yes
Comment	As above
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None present at the scheme
Is there a purpose built mobility scooter store/charging area?	N/A

**Asset ID: 8779**

**98-120 Ryedale Way Block 98-120 Ryedale Way, Bradford**

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 Gas supply to most residents

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

Comment Tested annually, all records are available on ActiveH

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

Comment As above

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

Comment Tested when gas certificate issued

## 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  
smoking is allowed in residents flats

Adequate security against arson? Yes

Comment Buzz in system at main entrance

Are refuse/recycling bin areas managed and suitably located? Yes

Comment Stored away from the building

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 in the communal areas

### Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
Comment	

### Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes
Comment	One protected staircase, communal lobby at each floor
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	
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	Distance of travel is 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?	No
Comment	One communal Fire door requires adjusting to close to rebate
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	
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	Flat roof

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? Yes

Comment

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

Comment Brick built 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
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Adjust communal Fire door leading to flats 114 to 12o to close to rebate. Hinges are loose Order No 1125751	Repair - Non Emergency	Building Safety Manager		
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### Emergency Escape Lighting

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

Comment Maintained system in communal areas

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 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



**Asset ID: 8779**

**98-120 Ryedale Way Block 98-120 Ryedale Way, Bradford**

Comment	Notices displayed throughout the building
Directional fire escape signage in place and adequate?	Yes
Comment	Notices displayed throughout the building
Is there suitable LIFT signage i.e. do not use in case of fire?	N/A
Comment	None fitted
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	All signage 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?	Yes
Comment	Break glass to a sounder on each level
Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?	Yes
Comment	Although communal area fire alarm may be removed at a later date as the scheme is Stay Put
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	All 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?	N/A
Comment	None fitted
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A
Comment	No communal kitchen or boiler room
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	No
Comment	None fitted

## Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	No
Comment	

## Management of Fire Safety

**Asset ID: 8779**

**98-120 Ryedale Way Block 98-120 Ryedale Way, Bradford**

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

FRA Will be provided on M files and emailed if required

How will this sharing be achieved?

As above

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

On induction, signage displayed throughout the building, on website and by leaflet

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 No

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

Comment

Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos. Yes

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. Yes

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. 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**

Emergency Lighting and evacuation signage throughout the building



**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**