

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

**Asset ID: 33622**      **Mountbatten Court Parkside Road**

## Cover Sheet

Photo



|                                   |  |
|-----------------------------------|--|
| Date of Fire Risk Assessment      | 24 May 2024                                  |
| Date of Next Fire Risk Assessment | 24 May 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                               |

**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                        | Mountbatten Court                 |
| Scheme Address                     | Mountbatten Court Parkside Road   |
| Postcode                           | BD5 8EG                           |
| 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  |  |
| Number Of Homes   | 4  |
| 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                            | 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 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: 33622      Mountbatten Court Parkside Road**

|   |                                      |
|---|--------------------------------------|
| Fire Detection and Warning System           | Flats only                           |
| Grade of fire alarm                         | Grade D                              |
| Category of fire alarm                      | LD2 Additional Protection            |
| Emergency Lighting Provision                | Non Maintained System - Common Areas |
| Portable Fire Extinguishers supplied/fitted | No                                   |
| Fixed Fire Fighting Installations           | No                                   |

**Customers**

|                                |                                  |
|--------------------------------|----------------------------------|
| Number of occupants            | 8                                |
| Occupant tenure type breakdown | General Needs, 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        |   |
| 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                       | 24/05/2024                                   |
| 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                               |
| 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                                | 8  |
| 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 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                          | Mixed                                      |
| Fire Detection and Warning System                             | Flats only                                 |
| Grade of Fire Alarm   | Grade D                                    |
| Category of Fire Alarm  | LD2 Additional 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 electrical instalations within the common area are in good condition at the time of inspection.       |
| Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats) | Yes   |
| Comment  | All electrical certificates can be found on ActiveH and in m-Files. All in date at the time of inspection |
| Electrical App/PA Testing - tested within past 12 months?  | N/A   |
| Comment  | There is no electrica equipment that requires testing in the communal area.                               |
| Absence of trailing leads and adapters?  | Yes   |
| Comment  | As Above  |
| Evidence that mobility scooters are not being stored/charged in common areas?                      | Yes   |
| Comment  | There are no mobility scooters present at this scheme   |

**Asset ID: 33622      Mountbatten Court Parkside Road**

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 is a gas supply to each individual flat within the block

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

N/A

Comment

There are no communal area gas appliances in the block.

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

Yes

Comment

all residential flats have an up to date gas certificate which can be found in ActiveH and M-Files. Tests completed around June 2023.

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

Yes

Comment

Smoke detectors are tested at the same time as the gas tests. these can also be found on ActiveH and M-files.

## 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 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 single entrance to the property which has a fob entry system.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

The bins are adjacent to the building up against a brick wall.

Are there communal cooking facilities at this scheme?

No

Comment

None on the scheme

## Housekeeping

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

Yes

|   |   |
|---|---|
| Comment   | The electric cupboards for each flat are on the external walls of the entrance and were locked shut 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   | 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   | There are no items of furniture allowed in the communal area. None found at the time of inspection.                           |

### **Other Significant Fire Hazards**

|   |  |
|---|--|
| Are all other significant fire hazards adequately controlled? | N/A  |
| Comment   | There were no other significant fire hazards 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 only one means of escape for this building. The travel distance is within the acceptable guidance. |
| Escape routes unobstructed and safe to use?   | Yes   |
| Comment   | The escape route was 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   | As above, distance is within acceptable limits.   |
| 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

The only compartmentation is afforded by flat entrance doors. one flat entrance door did not self close and was damaged. replacement required.

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

Yes

Comment

The walls on the escape route are of brick construction, there are no items on the walls that would promote fire spread.

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 at this scheme.

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

Yes

Comment

There was no access to the roof space as the loft hatch was locked shut at the time of inspection.

Loft hatches fire resisting?

No

Comment

Although the loft hatch is not a rated fire resisting loft hatch it was close fitting to the frame and would provide some fire protection from a fire. The area beneath the hatch is sterile. no combustible materials present.

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 on the scheme

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

Yes

Comment

The scheme is of brick construction with no external cladding.

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?

No

Comment

As Above

**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

Cleaners Store has wireless router inside. Was locked shut at the time of inspection . Door in good condition





**Observation** **Priority** **Referred To** **Required By:** **Task ID**

No access to the roof space as loft hatch locked shut at the time of inspection



**Observation** **Priority** **Referred To** **Required By:** **Task ID**

Flat 16 Self-closing device missing on door and is catching on the frame. There are holes in the door and it has a none conforming handle and lock. Door and frame needs replacing. Door has a letter bo

Repair - Non  
Emergency

Project Manager  
(Building Safety)

08/07/2024

1820451



**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 lighting was in good condition at the time of inspection

Records of monthly/annual testing available?

Yes

Comment

All records are available on ActiveH and certificates can be found on ActiveH and M-Files.  
Annual test:- 23/01/2024  
Monthly test :- 13/05/2024

**Fire Safety Signs and Notices**

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

Yes

Comment

Directional fire escape signage in place and adequate?

Yes

Comment

Only one direction of travel from the building.

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

N/A

Comment

No Lift at this scheme

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

N/A

Comment

There are no communal fire doors on this scheme, gas and electric cupboards are external.

### **Means of giving Warning in case of Fire**

Is the scheme fitted with a communal area fire alarm?

No

Comment

This scheme has a stay put policy. fire detection is within the individual flats.

### **Fire Extinguishing Equipment**

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

No

Comment

Not required at this scheme.

### **Management of Fire Safety**

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

No

Comment

Does not fit the criteria

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

Not required at this scheme.

### Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

residents are advised to dial 999 in the event of fire within their flats.

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.

### Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

A letter and leaflets have been distributed to all residents within the block regarding Fire safety and Fire doors.

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

This is a low risk building. the communal area was clear at the time of inspection.

### 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

A flat front door needs replacing to keep the integrity of the compartmentation.

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

**Asset ID: 33622      Mountbatten Court Parkside Road**

|  |    |
|--|----|
| Not all records were up to date, as noted in the table below.<br>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**

|                 |   |
|-----------------|---|
| <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