



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

Asset ID: 8670 **1-39 Astura Court Block 1-39 Astura Court, Leeds**

Cover Sheet

Photo



Date of Fire Risk Assessment	31 Jan 2025
Date of Next Fire Risk Assessment	31 Jan 2026
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 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	Astura Court
Scheme Address	1-39 Astura Court Block 1-39 Astura Court, Leeds
Postcode	LS7 2DL
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	01132623599
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Lavena Lawrence Sheraz Sehgal
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 1977
Number Of Homes	38
Homes breakdown	Bedsit, Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Flat Roof, Interlocking Pitched
PEEPs in place where necessary	Yes
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?)	2 not 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: 8670

1-39 Astura Court Block 1-39 Astura Court, Leeds

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade D
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	38
Occupant tenure type breakdown	CAT2 Housing for Older People, 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	0
Overdue Annual Emergency Lighting tests	0
Overdue Weekly Fire Alarm Testing	1
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	31/01/2025
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 Tech IOSH MIFSM MFPA
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	01132623599
Other staff in attendance	Lavena Lawrence Sheraz Sehgal
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	2
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	2 not 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	LD2 Additional Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
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 electrical components in good condition at the time of inspection.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last tested 03/10/2022
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	All within test at the time of inspection. see observations.
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	No mobility scooters found in communal areas at the time of inspection.

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

Yes

Comment

There is a purpose built store within the communal lounge.

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 boiler for communal heating, residents have a gassupply to their flats if required.

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

Yes

Comment

Certificates are available on ActiveH.
Last test date :- 26/02/24

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

Yes

Comment

Sample test dates.
Flat 4 :- 24/05/2024
flat 19 :- 18/07/2024
flat 31 :- 12/06/2024

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

Yes

Comment

Completed by contractors at the time of the gas check.

Other Sources of Ignition

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

Yes

Comment

There are No smoking signs throughout the building. Smoking is not allowed in the communal areas but residents are allowed to smoke within their flats.

Adequate security against arson?

Yes

Comment

There is a fob entry system at the main entrance. All emergency exits are openable from inside only. Ther is a CCTV system throughout the scheme.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Refuse is stored within a seperate part of the building.

Are there communal cooking facilities at this scheme?

Yes

Comment

Mainly used for coffe mornings rather than cooking meals.

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

Yes

Comment

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

N/A

Comment

There is extraction in the kitchen but no ducting fitted.

Housekeeping

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

Yes

Comment

None Found 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

one found at the time of inspection.

Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?

Yes

Comment

All furniture within the communal lounge was found to be compliant at the time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Comment

Nothing 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

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

All means of escape within the guidance.

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	Compartmentation within the areas inspected were of a reasonable standard at the time of inspection.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	All notices were visible behind glass screen at the time of inspection.
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?	Yes
Comment	No access to roof spaces at the time of inspection.
Loft hatches fire resisting?	Yes
Comment	1Hour fire resistant loft hatches fitted throughout the building
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	Traditionally 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?	Yes
Comment	None Fitted.

Observation	Priority	Referred To	Required By:	Task ID
Replace Laundry room door and frame with FD60S Works Order No. 1253773	Repair - Non Emergency	Project Manager (Building Safety)	30/04/2025	1915283

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 fixtures and fittings in good condition at the time of inspection.

Records of monthly/annual testing available?

Yes

Comment

All records are available on ActiveH
Last test dates:-
Monthly 13/01/2025
Annual 11/06/204

Fire Safety Signs and Notices

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

Yes

Comment

Signage displayed throughout the building.

Directional fire escape signage in place and adequate?

Yes

Comment

Signage 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

Signage on both sides of doors where required are displayed throughout the building.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

There is a zoned communal alarm throughout the building not connected to the flats.

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

All Certificates are available oin ActiveH

Fire alarm components in good condition and securely fixed to walls/ceilings?

No

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.

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

Yes

Comment

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

Yes

Comment

All Certificates are available oin ActiveH
 Last test dates:-
 Weekly 29/01/2025
 6Monthly 09/01/2025

Fire Extinguishing Equipment

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

Yes

Comment

Only available in the high risk areas of the scheme.

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

Correct signage displayed by each fire extinguisher?

Yes

Comment

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

Yes

Comment

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?

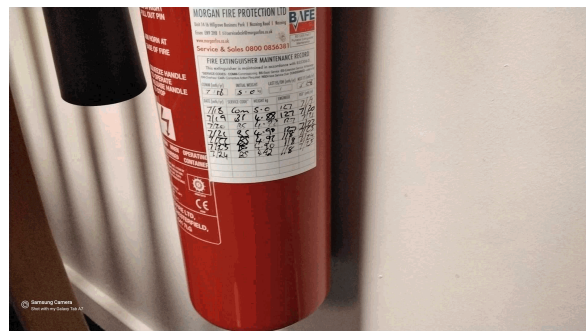
Yes

Comment

All extinguishers display las test date
 07/2024

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

Office extinguisher



Management of Fire Safety

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

No

Comment

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?

Yes

Comment

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?

N/A

Comment

Not required.

Offices - Are there suitable arrangements for ensuring the premises are evacuated?

Yes

Comment

Offices - Are there suitable arrangements for evacuating disabled people?

Yes

Comment

Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?

Yes

Comment

only during working hours.

Offices/IL Schemes - Is there a suitable assembly point?

Yes

Comment

Car Park

Offices - Are fire drills carried out at appropriate intervals?

N/A

Comment

Fire drills not required on ILS

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

The fire alarm is monitored and the flats contain a warden call system.

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

All residents have been issued with an information leaflet explaining fire precautions within their scheme, information is also given about flat doors. further information can be found on the website. Information is also given on induction to their flat on arrival.

Is general fire safety information disseminated to residents?

Yes

Comment

All residents have been issued with an information leaflet explaining fire precautions within their scheme, information is also given about flat doors. further information can be found on the website. Information is also given on induction to their flat on arrival.

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

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

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

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**