

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

Asset ID: 8936 **4 Nelson Street Block 1-12 Nelson Street, Dewsbury**

Cover Sheet

Photo



Date of Fire Risk Assessment	31 Jul 2024
Date of Next Fire Risk Assessment	31 Jul 2025
FRA Frequency (Months)	12
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 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	Nelson Street
Scheme Address	4 Nelson Street Block 1-12 Nelson Street, Dewsbury
Postcode	WF13 1NA
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 2 1900
Number Of Homes	12
Homes breakdown	Flat
External wall construction	Natural Stone
External wall finish	Artificial/Natural Stone
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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?)	one 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

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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	Maintained 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

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	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	31/07/2024
FRA Frequency (Months)	12
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 TECH IOSH MIFSM MFPA
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	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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)	one 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 and common areas not linked
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	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	Yes

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	All instalation s were in good condition at the time of inspection. Last tested 23/09/2023
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	All certificates can be found on ActiveH and in M-Files
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	No Electrical equipment in the communal areas
Absence of trailing leads and adapters?	N/A
Comment	As Above
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	There are no Mobility scooter as at this scheme.

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

No

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?

No

Comment

No Gas supply at this scheme

Other Sources of Ignition

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

Yes

Comment

There is no smoking in the communal areas but residents are allowed to smoke in their flats.

Adequate security against arson?

Yes

Comment

There is a dooreentry system.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

The bin store is locked with a digital lock. I could not access at the time of inspection.

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 and residents personal items?

No

Comment

The electrical cupboards have had locks removed and there are defects with the doors. See Observations.

Are unnecessary accumulations of combustibile materials or waste avoided?

Yes

Comment

Are combustibile 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

Furniture isnot allowed in the communal areas, None found at the time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

All fire hazzards are noted in observations.

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 which is protected by lobbies at each level.

Escape routes unobstructed and safe to use?

Yes

Comment

All escape were clear at the time of inspection. there was some items in the lobby on the 3 rd floor which will be cleared within 2 days. See observations.

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

Travel distances are within the guidelines

Escape routes lead to final exits and open in direction of escape where necessary?

Yes

Comment

Final exit door opens inwards ads it opens directly on to the street.

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?

No

Comment

Some cables pass through a wall and have some fire stopping foam which may not be to standard. See observations.

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

Yes

Comment

All walls are painted plaster, there are no flammable objects attached to the walls.

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

Yes

Comment

Not required.

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

N/A

Comment

No Access to loft space at the time of inspection.

Loft hatches fire resisting?

Yes

Comment

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?

No Cross corridor doors but loby partition is fire resistant.

Yes

Comment

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?

This is a stone built building with no external coverings.

Yes

Comment

Tested by Tunstall. Last test date 13/09/2023

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

N/A

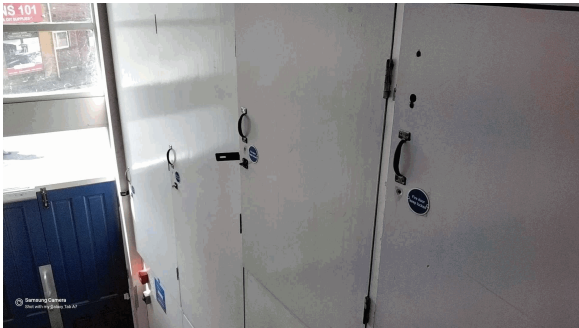
Comment

None fitted at this scheme.

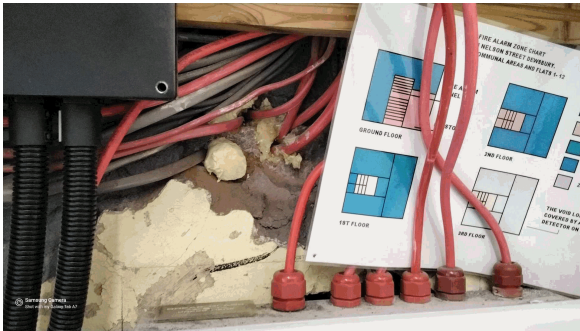
Observation	Priority	Referred To	Required By:	Task ID
Items left by contractor outside to be removed. Flytipping informed	Internal - Medium			



Observation	Priority	Referred To	Required By:	Task ID
Electric meter cupboard doors are unlocked, The locks have been removed. A survey of the doors will be carried out by our contractors and remedial repairs completed. The doors may be repaired or replaced. Digital locks to be fitted to all doors.	Internal - High	Project Manager (Building Safety)	04/11/2024	1848606



Observation	Priority	Referred To	Required By:	Task ID
Fire stopping required to cables penetrating wall at the side of the fire panel. Rreplace existing foam with fire rated sealer or cement.	Internal - High	Project Manager (Building Safety)	04/11/2024	1848607



Observation	Priority	Referred To	Required By:	Task ID
Flat 12 door requires replacing	Repair - Non Emergency	Project Manager (Building Safety)	04/11/2024	1848608



Observation	Priority	Referred To	Required By:	Task ID
Replace loft hatch flat 12	Internal - Medium	Project Manager (Building Safety)	04/11/2024	1848609



Observation	Priority	Referred To	Required By:	Task ID
Lobby door on 3rd floor mechanism requires adjustment. Door self closer needs adjusting to lose to latch Excessive gaps around door	Internal - Medium	Project Manager (Building Safety)	04/11/2024	1848610



Observation	Priority	Referred To	Required By:	Task ID
Seal repair in ceiling adj to flat 7 and 8 with fire sealant	Internal - Medium	Project Manager (Building Safety)	04/11/2024	1848611



Observation	Priority	Referred To	Required By:	Task ID
Flat2 requires new door and frame, excessive gap at foot of door	Internal - High	Project Manager (Building Safety)	04/11/2024	1848612



Emergency Escape Lighting

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

Yes

Comment

All EL is correctly installed.

Emergency lighting units in good condition and securely fixed to walls/ceilings?

Yes

Comment	All Units were in good condition at the time of inspection.
Records of monthly/annual testing available?	Yes
Comment	All Records and Certificates are available on ActiveH and in M-Files. Annual test 11/09/2023 Monthly test 15/07/2024

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Notices are displayed throughout the building.
Directional fire escape signage in place and adequate?	Yes
Comment	Fire exit signage is present throughout 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?	Yes
Comment	Signage present on all doors 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	This is a Fullveac building.
Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?	Yes
Comment	This system conforms to the British Standard
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	All Certificates are available on ActiveH and in M-Files Last test date 26/02/2024
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	All components 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 at this scheme
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A
Comment	None present at this scheme.

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

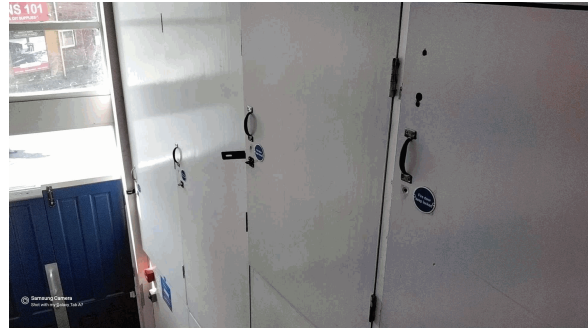
No

Comment

Residents are advised to call the Fire service by dialing 999

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

Fire panel



Fire Extinguishing Equipment

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

Yes

Comment

AOV on top floor of BUilding

Portable fire extinguishers - appropriate type/number/position?

No

Comment

No Fire fighting equipment at this scheme.

Correct signage displayed by each fire extinguisher?

N/A

Comment

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

No

Comment

Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?

No

Comment

Records available of fire fighting equipment servicing within past 12 months?

Yes

Comment

AOV Sserviced by Tunstall, All records and certs available on ActiveH and M-files. Last test date 11/09/2023

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

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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 advised to dial 999 and ask for the Fire service.

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

This is a converted building,

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Residents have been issued with leaflets outlining the evacuation procedure for their building. Information about Fire safety in the home and Fire doors was delivered to each resident. Information is available on the website.

Is general fire safety information disseminated to residents?

Yes

Comment

Residents have been issued with leaflets outlining the evacuation procedure for their building. Information about Fire safety in the home and Fire doors was delivered to each resident. 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

There is some remedial work to be done, once completed the time scale for review is correct.

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.	Yes
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: **Moderate**