



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

Asset ID: 30982 **2-10 Maple Croft Block 2-10, Leeds**

Cover Sheet

Photo



Date of Fire Risk Assessment	12 Jun 2025
Date of Next Fire Risk Assessment	12 Jun 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	Maple Croft
Scheme Address	2-10 Maple Croft Block 2-10, Leeds
Postcode	LS17 6AN
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	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	Leasehold for Older People (S60)
Build Date	Jan 1 1920
Number Of Homes	5
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Cement Render, Facing Brick
Roof construction	Timber
Roof covering	Flat Roof, Plain Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
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: 30982 2-10 Maple Croft Block 2-10, Leeds

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

Customers

Number of occupants	10
Occupant tenure type breakdown	Leasehold, Leasehold for Older People

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	0
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	12/06/2025
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	
Other staff in attendance	None
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	10
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
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	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	Non Maintained 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	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 held on ActiveH. Last test date : - 27/09/2021
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Tested 07/2025 labels on electrical equipment.
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?	N/A
Comment	None on Scheme.
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 on Scheme.

Other Sources of Ignition

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

Yes

Comment

Moking is not allowed within the communal areas, residents are allowed to smke within their flats.

Adequate security against arson?

Yes

Comment

Fronmt and back doors were secured at the time of inspection. Ther is CCTV throughout the building.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Ther is an area at the rear of the building where bins are stored.

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?

N/A

Comment

All electrical consumer units are within residents flats.

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

Some artificial flowers were found in the corridors, The Housing Partner has been made aware and will deal.

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?

N/A

Comment

Furniture is not allowed within the communal areas.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

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

There is a aingle direction of travel fromthe first floor to a protected staircase. The ground floor flats have alternative means of escape.

Escape routes unobstructed and safe to use?

Yes

Comment

The escape routes were not obstructed although some items were found within the corridors. See observations.

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

Yes

Comment

THumb turns are provided on front and rear doors.

Reasonable distances of travel where there is a single/alternative direction of travel?

Yes

Comment

All travel distances are 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?

Yes

Comment

Some compartmentatin work is being carried out within the roof space.

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

Yes

Comment

Pictures that are hung on the wall are behind glass and fastened with brackets and screws.

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

See above.

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?

N/A

Comment

No Cross corridors on the scheme.

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

Yes

Comment

Traditional construction with Tudor style rendering.

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.

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 in good condition at the time of inspection.

Records of monthly/annual testing available?

Yes

Comment

Tested by the SHP Monthly and Tunstall Annually.
Last Monthly Test : - 08/05/2025
Last Annual Test : - 20/10/2024

Fire Safety Signs and Notices

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

Yes

Comment

See observations.

Directional fire escape signage in place and adequate?

Yes

Comment

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

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment	Detection in all the communal areas.
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	Tested by Tunstall Annually. Last Annual Test : - 11/04/2025
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	None of the above
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A
Comment	No fire Panel

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	only provided within the scheme office, residents are not trained to use them.
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?	N/A
Comment	None fitted.
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	Records available on ActiveH and label visible on extinguisher.

Management of Fire Safety

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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 ILS.

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? N/A

Comment

Offices - Are there suitable arrangements for evacuating disabled people? N/A

Comment

Offices - Suitable arrangements for meeting the fire service on arrival and proving relevant information? N/A

Comment

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

Comment Rear Carpark.

Offices - Are fire drills carried out at appropriate intervals? N/A

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 Action notices are throughout the building.
Residents are instructed to diall 999 and ask for the fire service.

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

Residents have been given a leaflet with the evacuation procedure for their building, A leaflet describing the importance of the flat entrance door being in good condition, instructions to report any defect are also given to each resident. All information is available on the website and included in a new residents induction pack.

Is general fire safety information disseminated to residents?

Yes

Comment

Residents have been given a leaflet with the evacuation procedure for their building, A leaflet describing the importance of the flat entrance door being in good condition, instructions to report any defect are also given to each resident. All information is available on the website and included in a new residents induction pack.

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.

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.

No

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.

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:

Trivial