

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

Asset ID: 8673 Trinity House Upper Road, Dewsbury

Cover Sheet

Photo



Date of Fire Risk Assessment	25 Sep 2025
Date of Next Fire Risk Assessment	25 Sep 2028
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 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	Trinity House
Scheme Address	Trinity House Upper Road, Dewsbury
Postcode	WF13 2BH
Region	Yorkshire
Scheme Manager	Rachel Ullah
Scheme Tel. No	Na
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 1979
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, Paint Render
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?)	One unprotected
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

Fire Detection and Warning System	Flats only
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	10
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	0
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	25/09/2025
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 Tech IOSH MIFSM MFPA
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	Na
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	10
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)	One unprotected
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 only
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	Last test date 17/10/2022
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	
Absence of trailing leads and adapters?	N/A
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None found on scheme at the time of inspection.
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

Other Sources of Ignition

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

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

Adequate security against arson? Yes

Comment There is a fob entry system to the building which was in good condition at the time of inspection.

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

Comment See observations.

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? No

Comment Some items were found in the electrical room, Housing Partner informed, see observations

Are unnecessary accumulations of combustible materials or waste avoided? Yes

Comment Nothing in the communal areas at the time of inspection.

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 Not allowed within the communal areas.

Observation	Priority	Referred To	Required By:	Task ID
Combustible items in electric cupboard need removing code 2104	Internal - Medium	Housing Partner	31/10/2025	2024027
				
				

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

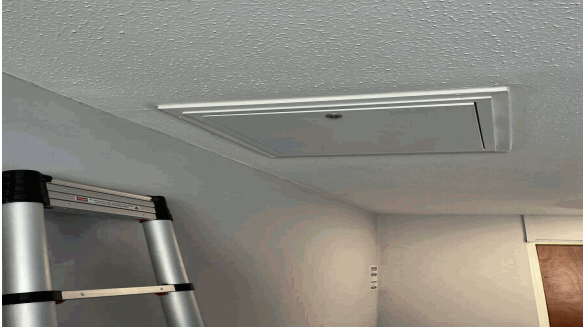
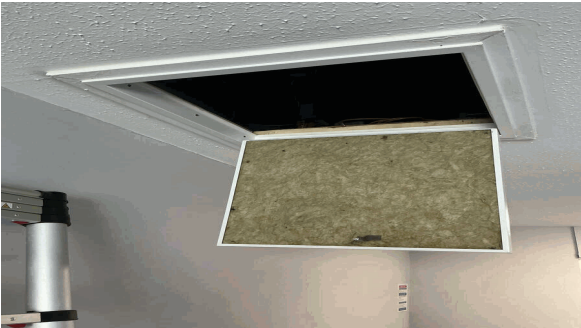
Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes
Comment	Ther is a single staircase that services the first floor, the travel distances are within the guidelines.
Escape routes unobstructed and safe to use?	Yes
Comment	All clear at the time of inspection.
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	As Above.
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	
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Nothing found on walls 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	
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	Yes
Comment	Access gained to roof space within the communal areas, there were no breaches at the time of inspection.
Loft hatches fire resisting?	Yes
Comment	See Observations.
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 fitted
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	
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 on Scheme.

Observation	Priority	Referred To	Required By:	Task ID
FD30S door setrequired flat 6 spy hole letter plate and number	Repair - Non Emergency	Project Manager (Building Safety)	30/11/2025	2024028
				
				

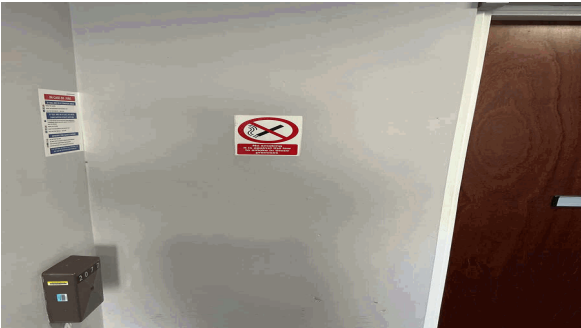
Observation	Priority	Referred To	Required By:	Task ID
Loft hatch 1Hour FR				
 				

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	All records are available on ActiveH. Last Test Dates : Annual : - 06/01/2025 Monthly : - 01/09/2025

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?	N/A
Comment	There is 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	None Fitted.
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	

Observation	Priority	Referred To	Required By:	Task ID
No smoking and evacuation notice.				
 				

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?	No
Comment	Stay put evacuation Policy in place.

Fire Extinguishing Equipment

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

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?	No
Comment	
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Bin storage area away from building				
				

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 call 999 and ask for the Fire Sertvice.

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 received a leaflet giving advice on the procedures in case of fire for their building. A leaflet was also given detailing the importance of their flat front door. Information is also available on the website and on sign up for new residents

Is general fire safety information disseminated to residents?

Yes

Comment

All residents received a leaflet giving advice on the procedures in case of fire for their building. A leaflet was also given detailing the importance of their flat front door. Information is also available on the website and on sign up for new residents

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.

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:

Trivial