

## ACCENT HOUSING - FIRE RISK ASSESSMENT



**Region :** Yorkshire

**Scheme Name :** Lindsey Court

**Scheme Address :** 1 - 19 Lindsey Court  
Bradford  
BD5 8RH

**Date of Assessment:** 27/01/2022

**Date of Next Assessment:** 02/02/2025

**FRA Frequency:** 3 Year Re-Assessment

**Fire & Safety Assessor** Steve Manners

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		Lindsey Court
<b>Region:</b>	Yorkshire	
<b>Scheme Name:</b>	Lindsey Court	
<b>Site Address:</b>	<b>Street:</b>	1 - 19 Lindsey Court
	<b>Town:</b>	Bradford
	<b>Post Code:</b>	BD5 8RH
<b>Block &amp; Asset No.</b>	5942 Block	
<b>Block &amp; Asset No.</b>	8723 Individual Asset ID	
<b>Block &amp; Asset No.</b>	8724 Individual Asset ID	
<b>Block &amp; Asset No.</b>	8725 Individual Asset ID	
<b>Date of this Assessment</b>	27/01/2022	
<b>Date of Next Review</b>	02/02/2025	
<b>Fire Risk Assessment Frequency</b>	3 Years	
<b>Health &amp; Safety Assessment Frequency</b>	3 Years	
<b>Purpose of Fire Risk Assessment</b>	3 Year Re-Assessment	
<b>Fire &amp; Safety Assessor</b>	Steve Manners	
<b>Director of Customer Experience</b>	John Place	
<b>Customer Partnership Manager</b>	Jenny Baines	
<b>Contract Manager</b>	Emma Watkinson	
<b>Scheme Manager/Customer Partner</b>	Vickie Bandy	
<b>Other staff in attendance</b>	None	
<b>Use of Building</b>	General Needs	
<b>Approximate Number of occupants</b>	18	
<b>Occupancy Profile</b>	Families	
<b>Familiarity of the occupants</b>	Fully Familiar	
<b>Likely state of the Occupants</b>	Alert	
<b>PEEPs in place where necessary</b>		
<b>Number of on-site Accent staff</b>	None	
<b>Number of other (non-Accent) staff</b>	Contract cleaners in common areas	
<b>Support Agency (Supported Housing)</b>	N/A	
<b>Current Evacuation Strategy.</b>	Stay Put (Delayed) Evacuation	
<b>Evidence that residents have been notified of the evacuation procedure</b>	Advice notices displayed in common areas	
<b>History of fires in the building</b>	None	
<b>Business Continuity Plan in place?</b>	Yes	
<b>Scope of Assessment</b>	Type 3 (Common Parts & Flats - Non Destructive)	
<b>Applicable Fire Safety Guidance</b>	Purpose-built flats guide	
	LACORS Guide	

Building Details	Lindsey Court
Construction Date	Circa 1980's
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Slate Tile
External Wall Finish	Brick
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	9
Number of storeys above ground	One
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Protected
Number of External Staircases per Block	None
External Balcony part of escape route?	No
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
<b>Fire Provision Currently in Place</b>	
Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade A
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	
Evacuation Alert System (EAS)	N/A
Additional Comments:	
Emergency Lighting Provision	Maintained system - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	
Additional Comments:	

Significant Findings - Fire						
Lindsey Court					27/01/2022	
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
<b>Fire Hazards</b>						
<b>1</b>	<b>Electrical Sources of Ignition:</b>					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	Yes		.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	All Electrical Certs can be found I ActiveH, All up to date at the time of inspection Completed August	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	All Electrical Certs can be found I ActiveH, All up to date at the time of inspection	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	No portable appliances at this scheme	.		
1.5	Absence of trailing leads and adapters	Yes		.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No Scooters at this scheme at the time of inspection	.		
<b>2</b>	<b>Smoking:</b>					
2.1	Are there any risks associated with smoking in the building?	Yes	Smoking not allowed in the communal areas but residents are allowed to smooke in their flats.	Low		
<b>3</b>	<b>Arson:</b>					
3.1	Adequate security against arson?	Yes		.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	None found at the time of inspection	.		

<b>4</b>	<b>Heating Installations (Portable/fixed) Gas Installations - Common Areas &amp; General Needs Residential flats.</b>				
4.1	If portable heaters are used, are there suitable controls?	N/A		.	
4.2	Are fixed heating installations subject to regular maintenance?	Yes		.	
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	All gas certs can be found on ActiveH, All in date at the time of inspection.	.	
<b>5</b>	<b>Cooking:</b>				
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	There are no communal cooking facilities at this scheme.	.	
5.2	Where there is extraction ventilation in communal kitchens are filters changed/cleaned and ductwork cleaned regularly?	N/A	There are no communal cooking facilities at this scheme.	.	
<b>6</b>	<b>Lightning Protection System:</b>				
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	None Fitted	.	
<b>7</b>	<b>Housekeeping:</b>				
7.1	Is the standard of housekeeping adequate?	Yes	No issues at the time of inspection	.	
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	All secure at the time of inspection.	.	
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	None found at the time of inspection.	.	
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	None found at the time of inspection.	.	
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	None found at this scheme.	.	
<b>8</b>	<b>Furniture/furnishings on escape routes and other communal areas:</b>				

8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A	Combustible materials not allowed in the communal areas, none present at the time of inspection	.		
<b>9 Other Significant Fire Hazards:</b>						
9.1	Are there other significant fire hazards that are inadequately controlled?	N/A	None found at the time of inspection.	.		
<b>Fire Protection Measures</b>						
<b>10 Means of Escape from Fire:</b>						
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	Single staircase to means of escape protected by FD30S flat front doors	.		
10.2	Escape routes unobstructed and maintained in a sterile condition?	Yes	All clear at the time of inspection.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes		.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All travel distances are within the guidelines	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes		.		
10.6	Do failsafe's on locked exit doors function correctly?	N/A	None fitted	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Other	Ground floor only	.		
<b>11 Measures to Limit Fire Spread and Development:</b>						
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes		.		
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes		.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A	None fitted	.		

11.4	Compartmentation within roof spaces of a satisfactory standard?	Yes		.		
11.5	Loft hatches fire resisting?	Yes		.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No cross corridor doors at tis scheme	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	none fitted	.		
11.8	Roller shutter doors (fire resisting)	N/A	none fitted	.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Scheme is of a brick built construction with no cladding on flat external walls.	.		
<b>12</b>	<b>Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.</b>					
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	Yes	Communal doors to service cupboards and at the entrances to the flat lobbies all in satisfactory condition at the time of inspection	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	All in place at the time of inspection	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	None fitted	.		
<b>13</b>	<b>Flat entrance doors (Internal Common Areas)</b>					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	If yes, see "Residents Front Doors Sheet"	.		
<b>14</b>	<b>Flats with a single direction of escape to a single escape stairway. (External Balcony)</b>					
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A	If yes, see "Residents Front Doors Sheet"	.		
14.2	Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?	N/A		.		

<b>15 Emergency Escape Lighting:</b>						
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes		.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	All in good condition at the time of inspection	.		
15.9	Are records of monthly testing available?	Yes	All records are available on ActiveH and all in date at the time of inspection.	.		
15.10	Are records of annual testing available?	Yes	All records are available on ActiveH and all in date at the time of inspection.	.		
<b>16 Fire Safety Signs and Notices:</b>						
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	All in place at the time of inspection	.		
16.3	Directional fire escape signage in place and adequate?	Yes		.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	None fitted	.		
<b>17 Means of giving Warning in case of Fire:</b>						
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes		.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes	Completed with landlord gas safety certificates for individual flats held on ActiveH	.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	N/A		.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A		.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A		.		



17.6	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	Yes	Completed with landlord gas safety certificates for individual flats held on ActiveH	.		
<b>18</b>	<b>Fire Extinguishing Equipment:</b>					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A		.		
18.2	Correct signage displayed by each fire extinguisher?	N/A		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
18.4	Hose Reels - fitted, maintained?	N/A		.		
18.5	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	N/A		.		
18.6	Records available of fire fighting equipment servicing within past 12 months	N/A		.		
<b>19</b>	<b>Management of Fire Safety</b>					
19.1	Are there suitable arrangements for summoning the fire service?	Yes		.		
19.2	Do relevant staff carry out regular fire safety checks	Yes		.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		

19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A		.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
<b>20</b>	<b>Evacuation Policy</b>					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	These are purpose built flats with Self-Closing flat entrance doors	.		
<b>21</b>	<b>Miscellaneous</b>					

Residents Front Doors						
Lindsey Court						27/01/2022
Flat entrance doors to FD30s specification (Inspection to include - Door condition, construction, closure devices, intumescent/smoke seal condition, glazing systems, fire rated letterplate, door furniture and maximum gaps between door and frame/threshold.						
Flat No.	Access Gained	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:
1	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
2	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
3	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
4	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
5	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
6	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
7	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
8	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
9	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
10	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
11	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
12	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
14	No		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		

<b>15</b>	<b>No</b>		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
<b>16</b>	<b>No</b>		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
<b>17</b>	<b>No</b>		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
<b>18</b>	<b>No</b>		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		
<b>19</b>	<b>No</b>		Due to Covid restrictions external inspection only. Door and furniture appeared to be in good condition at the time of inspection	-		

Photographs - Fire

27/01/2022

Lindsey Court



Photo No. 1

1 hour Fire resisting loft hatch  
Same in each block

## 6. 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:

(please insert x below)

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:

(please insert x below)

MINOR       MAJOR       CRITICAL

The definition of the above terms is as follows:

***FKA 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
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.