



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

Asset ID: 31176 **1-16 River Walk Block 1-16 Millgate, Bingley**

Cover Sheet

Photo



Date of Fire Risk Assessment	01 Apr 2025
Date of Next Fire Risk Assessment	01 Apr 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	River Walk
Scheme Address	1-16 River Walk Block 1-16 Millgate, Bingley
Postcode	BD16 2JW
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Shiraz Mohammed
Number of on-site Accent staff	None
Number of other (non-Accent) staff	None

The Building

Accommodation Type	Non Social Leasehold (S60)
Build Date	Jan 1 1989
Number Of Homes	16
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Artificial/Natural Stone, Cement Render
Roof construction	Timber
Roof covering	Plain Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
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?)	3 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

Asset ID: 31176 1-16 River Walk Block 1-16 Millgate, Bingley

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

Customers

Number of occupants	25
Occupant tenure type breakdown	Leasehold

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	

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	01/04/2025
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	Shiraz Mohammed
Number of on-site Accent staff	None
Number of other (non-Accent) staff	None
Scheme Inspection completed	Yes
Number of occupants	25
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
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)	3 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 and common areas not linked
Grade of Fire Alarm	Grade B
Category of Fire Alarm	LD2 Additional 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 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	All records can be found in ActiveH and M-Files Last communal electrical check 04/06/2024 Residents checks are up to date and also on record.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	Not required.
Absence of trailing leads and adapters?	N/A
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	Yes

Asset ID: 31176 **1-16 River Walk Block 1-16 Millgate, Bingley**

Comment	None on the 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?	Yes
Comment	Residents have access to a gas supply but none are connected at the time of inspection.
Valid LGSR held on file for fixed communal area gas appliances ? (Boilers)	N/A
Comment	As aabove
Valid LGSR held on file for residential flats that contains gas appliances?	N/A
Comment	As above.
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	N/A
Comment	Residends are responsible for the testing of the detection within their flats.

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 smoking is allowed within the residents flats.
Adequate security against arson?	Yes
Comment	There is a buzz in system at the main entrance, other entrance doors are locked shut and only openable from the outside with a key.
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 and residents personal items?	Yes
Comment	Nothing found at the time of inspection.

Are unnecessary accumulations of combustible materials or waste avoided?	Yes
Comment	Nothing found at the time of inspection.
Are combustible materials and substances separated from ignition sources and stored appropriately?	N/A
Comment	None found at the time of inspection.
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	Yes
Comment	Furniture is not allowed in most of the communal areas, however in the lobby adjacent to the lift there isa seat for dissabled residents who need to rest while ewaiting for the lift. This furniture has the correct labeling.

Observation	Priority	Referred To	Required By:	Task ID
External Bin area.				
				

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
Comment	None 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 more than one direction of travel in most areas of the building. the areas that have one direction 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	All exits have a thumb turn to open.
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

Observation	Priority	Referred To	Required By:	Task ID
Items found on the means of escape route, HP in attendance is dealing.				
<div><div></div><div></div></div>				

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

Some flammable items were found on the escape route windows
The HP is aware and is dealing.

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?

N/A

Comment

No access at the ime 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?

N/A

Comment

No cross corridor doors at this scheme.

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?

No

Comment

none Fitted.

Observation	Priority	Referred To	Required By:	Task ID
Covered notice board with Fire related information in ground floor lobby.				



Observation	Priority	Referred To	Required By:	Task ID
Door to flat 15 has a large gap at the foot of the door, Housing Partner present at the time of inspection and wil inform the resident of the remedial action required.	Internal - Low	Housing Partner	30/06/2025	1957695



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 and M-Files.
Last test dates : -
Annual 16/09/2024
Monthly 05/03/2025

Observation	Priority	Referred To	Required By:	Task ID
Direction signage and evacuation procedure.				
				
				

Fire Safety Signs and Notices

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

Yes

Comment

Notices are provided throughout the building.

Directional fire escape signage in place and adequate?

Yes

Comment

As above.

Is there suitable LIFT signage i.e. do not use in case of fire?

Yes

Comment

In place on all floors.

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

Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?

Yes

Comment

This is a zoned system.

Is the fire detection and warning system maintained/tested and all certificates saved on file?

Yes

Comment

All certs are available on ActiveH and M-Files.
Last test dates: -
6 Monthly 06/03/2025
Weekly 25/03/2025

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?

Yes

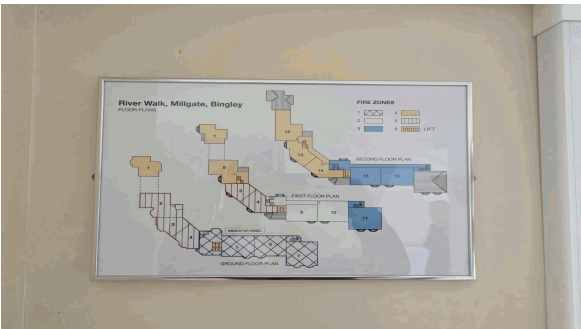
Comment

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

No

Comment

Observation	Priority	Referred To	Required By:	Task ID
Fire Panel and Zone map				



Fire Extinguishing Equipment

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

Yes

Comment

Only in high risk areas such as lift room.

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

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

N/A

Comment

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

Yes

Comment

Label on ea=quipment and records available on ActiveH and M-Files.

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

Passenger Lift

Is the scheme fitted with a passenger lift?

Yes

Comment

Is the lift in full working order at the time of the FRA?

Yes

Comment

The lift was working and in good order at the time of inspection.

Is the lift fitted with a firefighters switch?

No


Comment

Servicing and insurance inspection - Evidence of regular servicing/maintenance?

Yes

Comment

Last test date : - 14/02/2025

Observation	Priority	Referred To	Required By:	Task ID
Lioft signage, do not use in the event of fire.				
				

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

Rsidents 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

Engagement with Residents

Has information of fire procedures been disseminated to residents? Yes

Comment

All residents have been issued with information about fire safety in 2024 they are due to receive information again. residents can also get information via the website. all residents are given this information on induction.

Is general fire safety information disseminated to residents? Yes

Comment

All residents have been issued with information about fire safety in 2024 they are due to receive information again. residents can also get information via the website. all residents are given this information on induction.

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 Yes

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