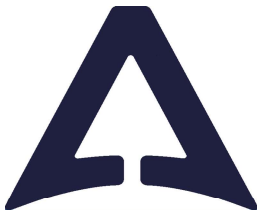


17 Jul 2025

Fire Risk Assessment Report



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

Asset ID: 6071 Deaconess Court Queens Road, Ilkley

Cover Sheet



Date of Fire Risk Assessment	17 Jul 2025
Date of Next Fire Risk Assessment	17 Jul 2027
FRA Frequency (Months)	24
Purpose of Fire Risk Assessment	2 year Re-Assessment, Annual Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Steven Manners MIFSM MFPA Tech IOSH

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	Deaconess Court
Scheme Address	Deaconess Court Queens Road, Ilkley
Postcode	LS29 9QJ
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West YorkshireWest Yorkshire
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areasContract Cleaners in common areas

The Building

Accommodation Type	General Needs (S30)
Build Date	Jan 1 1900
Number Of Homes	37
Homes breakdown	Flat
External wall construction	Natural Stone
External wall finish	Artificial/Natural Stone, Facing Brick
Roof construction	Timber
Roof covering	Flat Roof, Interlocking Pitched, Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
Number of storeys	2, 3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	4 unprotected
Number of External Staircases	1
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: 6071 Deaconess Court Queens Road, Ilkley

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade B
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	40
Occupant tenure type breakdown	General Needs, 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	5
Overdue Fire Panel - Six Monthly Testing	5
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	\\HMS-FS01\data\$\\AH Mobile Upload Photos\Compliance-L\20_42728_6071_Camera_202 50717_11100557.jpeg
Date of Fire Risk Assessment	17/07/2025
FRA Frequency (Months)	24
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 MIFSM MFPA Tech IOSH
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	40
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)	4 unprotected
Number of external staircases	1
External balcony part of escape route?	No
Unusual features	None
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	LD3 Minimum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas

Fire Risk Assessment Survey Results

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 installations were in good condition at the time of inspection.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	All test records are held in ActiveH Last test date :- 15/06/2023
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	Not required.
Absence of trailing leads and adapters?	Yes
Comment	None at the time of inspection.
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None on at the time of inspection.
Is there a purpose built mobility scooter store/charging area?	N/A
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	Ther is a gas supply to residents flats only.
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	N/A
Comment	No communal boiler.
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	Residents flats are inspected annually , all individual records of testing are available on ActiveH. Test dates vary for each resident due to access.
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Residents are responsible for testing smoke detection within their flats.

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Ther is no smoking throughout the communal areas, residents are allowed to smoke within their flats.
Adequate security against arson?	Yes
Comment	There is a door entry system at entrance and exits.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	The bin area is situated away from the building.
Are there communal cooking facilities at this scheme?	No
Comment	

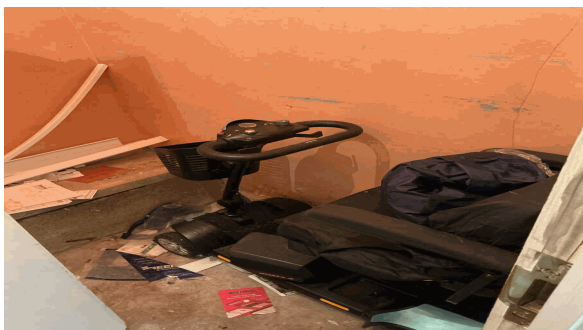
Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and and residents personal items?	Yes
Comment	All at the time of inspection.
Are unnecessary accumulations of combustible materials or waste avoided?	Yes
Comment	None at the time of inspection.
Are combustible materials and substances separated from ignition sources and stored appropriately?	Yes
Comment	Nothing 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 communal areas, none at the time of inspection.

Observation	Priority	Referred To	Required By:	Task ID
Flammable items outside flat 15	Internal - Medium	Housing Partner		



Observation	Priority	Referred To	Required By:	Task ID
Items being stored in ground floor store adjacent to electrical room. All need removing. Mobility scooter stored in same room.	Internal - Medium	Housing Partner		



Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

Nothing at the time of inspection.

Observation	Priority	Referred To	Required By:	Task ID
Bin storage area, in car park				



Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?

No

Comment

Some routes and stairs are protected,

Escape routes unobstructed and safe to use?

Yes

Comment

See Observations

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

Yes

Comment

All at the time of inspection.

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

Observation	Priority	Referred To	Required By:	Task ID
Assembly point				
				
External fire escape from flat 4 requires repainting. Door from flat 4 leading to escape is rotten will order with Ian Williams.	Repair - Non Emergency	Project Manager (Building Safety)		
				

Observation	Priority	Referred To	Required By:	Task ID
Items in corridor and on walls, items on walls need to be screwed to wall, pictures need to be behind glass and screwed to walls.	Internal - Medium	Housing Partner		
				
				

Observation	Priority	Referred To	Required By:	Task ID
Items on stairs leading to flat 17, pictures and other items on wall would hinder firefighters if required to use the stairs.	Internal - High	Housing Partner		
				
				

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	All accessible areas checked on the day had reasonable at the time of inspection.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Nothing at the time of inspection causing concern.
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 to roof at the time of inspection.
Loft hatches fire resisting?	N/A
Comment	None fitted.

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.

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

Yes

Comment

This is a traditional stone built building with no cladding to the exterior.

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.

Observation	Priority	Referred To	Required By:	Task ID
Flat 15 requires an FD30S doorset to include Number, letterplate and spy hole.. WO 1295741	Repair - Non Emergency	Project Manager (Building Safety)		



Observation	Priority	Referred To	Required By:	Task ID
Flat 4 requires new FD30S door set to include spy hole, number letter plate.WO1295745	Repair - Non Emergency	Project Manager (Building Safety)		



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 at the time of inspection.
Records of monthly/annual testing available?	Yes
Comment	All test records are available on ActiveH. Last test dates M :- 25/06/2025 Annual :- 16/10/2024

Observation	Priority	Referred To	Required By:	Task ID
E I non maintained				
				

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Ther were notices throughout the at the time of inspection.
Directional fire escape signage in place and adequate?	Yes
Comment	As above where required.
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	All signage in at the time of inspection.

Observation	Priority	Referred To	Required By:	Task ID
No smoking				
				

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?	Yes
Comment	Ther is a communal fire alarm within the old building.
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	Tunstall are our contractors, the maintain and check the fire alarm system. Last test dates. 6 Monthly :- 01/04/2025 Weekly 9/07/2025
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	All in good condition and securely at the time of inspection.
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	N/A
Comment	Noe at this scheme.
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes
Comment	Detection in communal areas and plant room.
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	No
Comment	There is regular testing but the system is not monitored.

Observation	Priority	Referred To	Required By:	Task ID
Fire panel and call points				
				
				
Observation	Priority	Referred To	Required By:	Task ID

Fire panel flats 1-6



Fire Extinguishing Equipment

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

No

Comment

No extinguishers in the communal areas, residents are not trained to use them.

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? 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

Engagement with Residents

Has information of fire procedures been disseminated to residents? Yes

Comment

The residents are provided with a fire safety leaflet giving them information on Fire Safety and the evacuation procedure for their building. Information about the flat front door is also given to residents. Information can be found on the website, this includes the Fire Risk Assessment.

Is general fire safety information disseminated to residents? Yes

Comment

The residents are provided with a fire safety leaflet giving them information on Fire Safety and the evacuation procedure for their building. Information about the flat front door is also given to residents. Information can be found on the website, this includes the Fire Risk Assessment.

FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct? Yes

Comment

No major compliance issues found at this scheme at the time of inspection.

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