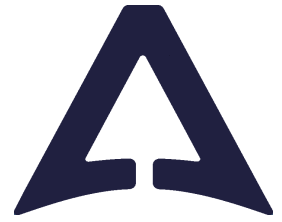


08 Apr 2025

Fire Risk Assessment Report



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

Asset ID: 5965 **Hunt Court Flanshaw Lane, Wakefield**

Cover Sheet

Photo



Date of Fire Risk Assessment	08 Apr 2025
Date of Next Fire Risk Assessment	08 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, Steven Manners

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	Hunt Court
Scheme Address	Hunt Court Flanshaw Lane, Wakefield
Postcode	WF2 9HZ
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West YorkshireWest Yorkshire
Other staff in attendance	None, Stephen Aldred
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areasContract Cleaners in common areas

The Building

Accommodation Type	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1984
Number Of Homes	32
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Flat Roof, Interlocking Pitched
PEEPs in place where necessary	Yes
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?	NoNo
Number of internal Staircases (protected or unprotected?)	3 unprotected., 3 Unprotected
Number of External Staircases	None
External Balcony part of escape route?	N/A, No
Unusual features	None.None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 5965 **Hunt Court Flanshaw Lane, Wakefield**

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

Customers

Number of occupants	45
Occupant tenure type breakdown	CAT2 Housing for Older People, Designated Supported Housing for Older People, General Needs, Sheltered Schemes, Staff Accommodation

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	2
Overdue Fire Panel - Six Monthly Testing	1
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



Date of Fire Risk Assessment	08/04/2025
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	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	45
Personal Emergency Evacuation Plans in place	Yes
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)	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 A
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Mixed 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	Yes
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 installations 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 on ActiveH or M-Files Last test date 26/05/2022
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	All records can be found on ActiveH or M-Files Last test date 18/07/2024
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?	No

Comment	2 mobility scooters were found in the corridors outside flats, see observations. SHP informed and dealing.
Is there a purpose built mobility scooter store/charging area?	No
Comment	Residents are informed they must keep the scooters in their flats at all times.
Does the building have a lightning protection system?	No

Comment

Gas installations



Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	There is a communal heating system at this scheme.
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	Yes
Comment	All records can be found on ActiveH or M-Files Last test date 16/12/2024
Valid LGSR held on file for residential flats that contains gas appliances?	N/A
Comment	Not required, no gas within residents properties.
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	All detectors are tested by our contractors annually.

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	No smoking allowed within the building, residents are allowed to smoke within their flats.
Adequate security against arson?	Yes
Comment	There is a door entry system to the main entrance and CCTV throughout the scheme.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	
Are there communal cooking facilities at this scheme?	Yes
Comment	
Are reasonable measures taken to prevent fires as a result of cooking?	Yes
Comment	
Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?	N/A
Comment	No extraction within the kitchen.

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste 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?	Yes
Comment	As above.
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	Yes
Comment	The furniture in the communal lounge has the relevant labeling. there are 3 chairs within an alcove on the first floor that dont have labels visible, enquiries to be made with the manufacturers to ascertain flammability.

Observation	Priority	Referred To	Required By:	Task ID
Combustible items in cleaner store first floor next to visitors flat	Internal - Low	Independent Living Coordinator	01/07/2025	1960825
				
Observation	Priority	Referred To	Required By:	Task ID
Combustible items in cleaner store first floor next to visitors flat	Internal - Low	Independent Living Coordinator	29/04/2025	1960825
				

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes


Comment


Nothing found at the time of inspection.

Observation	Priority	Referred To	Required By:	Task ID
Mobility scooter in corridor outside flat No 6 needs to be stored in flat	Internal - High	Independent Living Coordinator		



Observation	Priority	Referred To	Required By:	Task ID
mobility scooter outside flat 26	Internal - High	Independent Living Coordinator		





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 are several exit points throughout the building,.

Escape routes unobstructed and safe to use?

No

Comment

2 mobility scooters were found in the corridors, SHP deasing.

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

Yes

Comment

All exits on push bars or thumb turn to open.

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

Yes

Comment

All distances are within the guidelines.

Escape routes lead to final exits and open in direction of escape where necessary?
Comment

Yes

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?
Comment

Yes

All of a reasonable standard at the time of inspection.

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

No

Several pictures were present on the escape route, some were canvas, the SHP has been informed. the pictures are held with a velcro pad. if pictures are to be displayed they need to be screwed to the wall. Canvas pictures are not allowed.

N/A

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?
Comment

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?
Comment

Yes

No access to roof space at the time of inspection.

Loft hatches fire resisting?
Comment

Yes

1 Hour Fire resisting Loft hatches throughout the building.

N/A

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?
Comment

No cross corridor doors at this scheme.

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

Yes

Traditional construction, brick built.

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?
Comment

N/A

None Fitted.

Are roller shutter doors that are required to be FR, fire resisting and self-closing?
Comment

N/A

None fitted.

Observation	Priority	Referred To	Required By:	Task ID
Door to store adjacent to lift on first floor needs replacing with FD30 including digital lock code 1985 WO 1273126	Repair - Non Emergency	Project Manager (Building Safety)	01/07/2025	1960825





Observation	Priority	Referred To	Required By:	Task ID
Door to store adjacent to lift on first floor needs replacing with FD30 including digital lock code 1985 WO 1273126	Repair - Non Emergency	Project Manager (Building Safety)	29/04/2025	1960825



Observation	Priority	Referred To	Required By:	Task ID
Furniture in the communal area on first floor. Question fire retardant. No labels.	Internal - Low			



Observation	Priority	Referred To	Required By:	Task ID
Pictures on the walls flats 8 to 15 need to be screwed to walls, the ones not behind glass need removing.	Internal - Medium	Independent Living Coordinator		
				

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 ion good condition at the time of inspection.

Records of monthly/annual testing available?

Yes

Comment

All records can be found on ActiveH or M-Files
Last test dates: -
Monthly 03/04/2025
Annual : - 13/06/2024

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

See observations.

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

Yes

Comment

See observations.

Do common area fire doors display the correct signage on both sides where applicable?


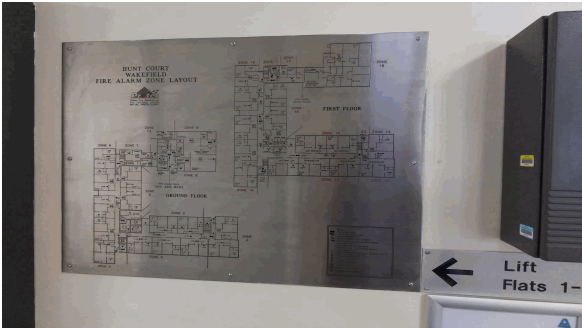
Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Evacuation policy and directional signage.				
<div><div></div><div></div></div>				

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	
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	All records can be found on ActiveH or M-Files Last test date: 6 monthly 17/12/2024 Weekly 03/04/2025
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	All ion good condition at the time of inspection.
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	All in working order at the time of inspection.
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?	Yes
Comment	Tested as above.

Observation	Priority	Referred To	Required By:	Task ID
fire panel and z9ne ppan				
				
				

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 electrical cupboards / rooms.
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?	Yes
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	On extinguishers and All records can be found on ActiveH or M-Files Last test date July 2024


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?	Yes

Comment	ILS
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	Not required at ILS
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes
Comment	Evacuation notices are present throughout the building.
Offices - Are there suitable arrangements for evacuating disabled people?	Yes
Comment	A PCFRA is carried out for each resident to determine if a PEEP is required.
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	ILS
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	In the carpark by the main entrance.
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	Not required

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	
Is the lift fitted with a firefighters switch?	No
Comment	
Servicing and insurance inspection - Evidence of regular servicing/maintenance?	
Comment	All records can be found on ActiveH or M-Files Last test date 09/01/2025

Observation	Priority	Referred To	Required By:	Task ID
lift notice.				
				
				

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

The alarm is monitored, the flats have warden call detection, residents are advised to cal the fire service by dialing 999.

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

There are notices throughout the building, the residents have received a leaflet outlining the evacuation proceedure for their building, information about fire doors has also been supplied. more information can be found on the wensite.

Is general fire safety information disseminated to residents?

Yes

Comment

There are notices throughout the building, the residents have received a leaflet outlining the evacuation proceedure for their building, information about fire doors has also been supplied. more information can be found on the wensite.

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

Observation	Priority	Referred To	Required By:	Task ID
Furniture in the communal lounge has correct labeling for fire retardance.				
				

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