



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

**Asset ID: 33500**      **Beechwood Court Back Beachwood Grove, Leeds**

## Cover Sheet

Photo



Date of Fire Risk Assessment	15 Apr 2025
Date of Next Fire Risk Assessment	15 Apr 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 Trch 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	Beechwood Court
Scheme Address	Beechwood Court Back Beachwood Grove, Leeds
Postcode	LS4 2HS
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
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	None

## The Building

Accommodation Type	Market Rent (S77)
Build Date	Jan 1 1987
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, UPVC Cladding
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	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1 protected in each block
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: 33500      Beechwood Court Back Beachwood Grove, Leeds**

Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	20
Occupant tenure type breakdown	General Needs, Market Rent

**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	15/04/2025
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 Trch IOSH MIFSM MFPA
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	None
Scheme Inspection completed	Yes
Number of occupants	20
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)	1 protected in each block
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	Mixed
Fire Detection and Warning System	Flats only
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained 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	Communal area certificate date 22/01/2021 Residential flats checked at various times dependant on access. dates can be found on ActiveH.
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

Comment	None at the scheme 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?	No
Comment	

## Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Smoking is not allowed within the communal area of the building but residents are allowed to smoke within their flats.
Adequate security against arson?	Yes
Comment	There is a fob entry system to the main entrance.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Stored 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 residents personal items?	Yes
Comment	Individual cupboards are built into the wall. no items found within the cupboards at the time of inspection.
Are unnecessary accumulations of combustible materials or waste avoided?	Yes
Comment	None found at the time of inspection.
Are combustible materials and substances separated from ignition sources and stored appropriately?	Yes
Comment	none found at the time of inspection.
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	N/A
Comment	No furniture allowed within the communal area and none was found at the time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

N/A

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

Ther is one protected staircase within the building, the stairs are protected by a lobby on each level.

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


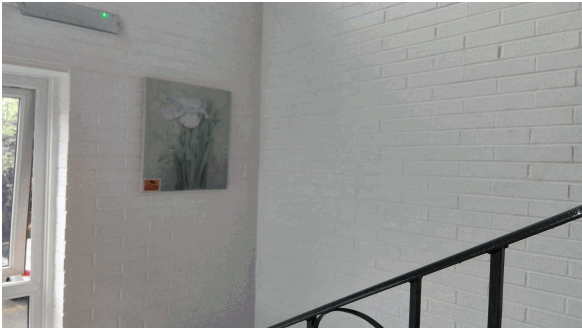
Comment

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
Pictures need screwing g to wall or removing HP informed and dealing.	Internal - Low			
				
				

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

All walls are painted brick.



<b>Asset ID:</b>	<b>33500</b>	<b>Beechwood Court Back Beachwood Grove, Leeds</b>
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 the roof space from the communal area.	
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 at this scheme.	
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes	
Comment	There is a steel framed balcony with a timber floor fronted by toughened glass. There is no fire loading below each balcony that would promote fire spread.	
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
balcony of wood construction with metal frame and glass frontage				
				

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

Tests are carried out by our contrqctors Tunstall.  
Last test dates ; -  
Annual 21/10/2024  
Monthly 07/04/2025

Observation	Priority	Referred To	Required By:	Task ID
non maintained emergency lighting				
				
				

Fire Safety Signs and Notices

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

Yes

Comment

Notices are displayed throughout the building.

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?

N/A



Comment

No Lift.

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

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Directional signage and evacuation notices				
				
				

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm? **No**

Comment

## 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

## 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

Reesidents are advised to call 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	All residents received a letter containing leaflets which gave Fire safety advice including the evacuation procedure for their building and advice on flat doors. Information is also available on the website.
Is general fire safety information disseminated to residents?	Yes
Comment	All residents received a letter containing leaflets which gave Fire safety advice including the evacuation procedure for their building and advice on flat doors. Information is also available on the website.

### 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).	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***

<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 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