



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	Yorkshire
Scheme Name :	Nelson Street
Scheme Address :	4 Nelson Street Dewsbury WF13 1NA
Date of Assessment:	01/06/2026
Date of Next Assessment:	01/06/2027
FRA Frequency:	Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor	Steve Manners Tech IOSH MIFSM MFPA DipFD

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

Scheme Details		Nelson Street
Region:		Yorkshire
Scheme Name:		Nelson Street
Site Address:	Street:	4 Nelson Street
	Town:	Dewsbury
	Post Code:	WF13 1NA
Block & Asset No.		8936
Date of this Assessment		01/06/2026
Date of Next Review		01/06/2027
Fire Risk Assessment Frequency		Annual
Purpose of Fire Risk Assessment		Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor		Steve Manners Tech IOSH MIFSM MFPA DipFD
Director of Customer Experience		Jo Gallagher
Housing Partner Manager		Melanie Birdh
Contract Manager		Jai Ray
Scheme Manager/Customer Partner		Leanne Ray
Other staff in attendance		None
Use of Building		General Needs living Sleeping accommodation
Approximate Number of occupants		24
Occupancy Profile		Families
Familiarity of the occupants		Sleeping Familiar
Likely state of the Occupants		Intoxicated (drugs or alcohol)
PEEPs in place where necessary		N/A
Number of on-site Accent staff		None
Number of other (non-Accent) staff		Contract cleaners in common areas
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Full (Simultaneous) Evacuation
Evidence that residents have been notified of the evacuation procedure		Fire Evacuation notices displayed in common areas and in place
History of fires in the building		None
Scope of Assessment		Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance		Sleeping Accommodation Guide

Building Details	Nelson Street
Construction Date	1900
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Slate Tile
External Wall Finish	Stone
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	Conversion
Number of flats (self-contained)/rooms (HMOS, shared houses)	12
Number of storeys above ground Not including Basements	Four
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	Mixed
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm (Flats)	Grade A
Category of fire alarm (Flats)	LD3 Minimum Protection
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD1 Maximum Protection
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System -
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	There is an Automatic Opening Vent on the top floor.

Significant Findings - Fire						
Nelson Street				01/06/2026		
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	Electrical Sources of Ignition:					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	No	cables hanging down from ceiling due to missing and damaged conduit. Replace conduit and fasten cable with metal fixings. Awaiting quote.	Med	31/7/26	Building Safety Project manager
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Valid communal area EIC Reports uploaded to property file all In date at time of inspection Last Inspection Date : - 29/09/2023 Satisfactory	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	Valid General Needs flats EIC Reports uploaded to M-Files and ActiveH. Satisfactory	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	There are no portable appliances within the communal area.	.		
1.5	Absence of trailing leads and adapters	Yes	None within the communal areas	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No evidence or reports that any of the residents own a mobility scooter	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed within the communal areas. Smoking is only permitted within flats. There are smoking signs present within the communal areas.	.		
3	Arson:					

3.1	Adequate security against arson?	Yes	Ther is a Fob entry system to the main entrance which was working at the time of inspection.	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes		.		
4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.					
4.1	If portable heaters are used, are there suitable controls?	N/A	There are no portable heaters within the communal area.	.		
4.2	Are fixed heating installations subject to regular maintenance?	Yes	The fixed installations within the flats are subject to regular testing, all the records of test can be found in ActiveH and M-Files.	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	No Gas supply within the communal area. There is no gas supply to individual flats.	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	Cooking only permitted within flats	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A		.		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	No lightning conductor system fitted	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	No	Ther were items within the lobby area on the first floor and items within the lobby on the third floor. Items ere found in the stairs outside flats on the third floor. Housing partner has been informed.	Low	1/7/26	Housing Partner

7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Other	Electric cupboard doors are being replaced, the work is due to be completed this week. Smoke seals still to be fitted and walls to be skimmed, break glass and exit button have been fastened to plasterboard temporarily until the work is complete.	.		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes		.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	No	See 7.1	.		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No evidence of hazardous materials stored on site	.		
8	Furniture/furnishings on escape routes and other communal areas:					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A	Furniture not permitted in communal areas at general needs schemes	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		.		
Fire Protection Measures						
10	Means of Escape from Fire:					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	Although there is only one staircase within the building it is protected by lobbies on each floor. 1 Hour compartmentation installed to cover electric meters.	.		
10.2	Escape routes unobstructed and safe to use?	No	Conduit lids were missing throughout the building and some cables had come out and were hanging loose which could be dangerous within a fire situation. Cables are required to be fastened with metal fixings. Awaiting quote.	Med	31/7/26	Building Safety Project manager

10.3	Exits easily and immediately openable where necessary, without a key?	Yes	There were no obstructions on the means of escape at the time of inspection. Some items were found within the stairs but do not cause an obstruction. The items are to be removed as per 7.1	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes		.		
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?	Yes		.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	No	There are no ground floor flats within this building.	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	No	See 11.4	.		
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 within this scheme	.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	No	Some penetrations were found within the roof space on the top floor. WO 1380834	Low	31/7/26	Building Safety Project manager
11.5	Loft hatches fire resisting?	Yes	1 hour fire resisting loft hatch installed.	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No Cross Corridor Doors at this scheme	.		

11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	No	New contractor have not provided test results, BSPM aware and dealing.	Low	1/9/26	Building Safety Project manager
11.8	Roller shutter doors (fire resisting)	N/A	Not fitted at this scheme.	.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No		.		
12	Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	Yes	The communal fire doors to the lobbies on each floor were renewed recently.	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes		.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	No Hold open devices at this scheme	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	The flat doors open into a lobby.	.		
14	Flats with a single direction of escape to a single escape stairway. (External Balcony)					
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A		.		
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		.		
15	Emergency Escape Lighting:					
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	Monthly test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 20/05/2026	.		
15.10	Are records of annual testing available?	Yes	Annual test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 08/09/2025	.		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	The correct Notices are displayed throughout the scheme.	.		
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	No lift present at this scheme.	.		
17	Means of giving Warning in case of Fire:					
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	There are Fire detection and warning devices within the communal areas, the Fire alarm is linked to heat detection within the flats.	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes		.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes		.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Other	There is a heat detector within the flats that is connected to the main Fire Pannel.	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	No	The fire panel does not have a dialler fitted, residents are advised to dial 999 and ask for the Fire Service.	.		
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	Test results can be found in ActiveH and M-Files.	.		

18	Fire Extinguishing Equipment:				
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		.	
19	Management of Fire Safety				
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Residents responsible for calling fire service	.	
19.2	Do relevant staff carry out regular fire safety checks	Yes	Housing Partners do scheme inspections.	.	
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		.	

20	Evacuation Policy				
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	The evacuation policy is correct for this type of building. The building was converted to flats, the integrity of the compartmentation can not be guaranteed.	.	
21	Miscellaneous				
21.1	History of fly tipping within the building leading to high cost of removal.		Consider installation of CCTV to assist in preventing further events. CCTV would give evidence to recharge those culprits responsible	.	
21.2	Scaffolding erected to face of building for roof repairs.		The scaffolding has up to date accreditation fastened to the poles, The ladders have been removed to Prevent access to the scaffolding. The fire exit is not compromised by the scaffold.	.	

Photographs - Fire

01/06/2026

Nelson Street



Photo No. 1

Fire panel within new 1 hour fire doors, missing seals to be fitted with door furniture this week. boarding also required to be taped and skimmed across joints to ensure it provides an adequate fire barrier



Photo No. 2

Fire Call point, evacuation notices. No Smoking and fire exit Signage.

Photographs - Fire

01/06/2026

Nelson Street



Photo No. 3

AOV Control panel on third floor



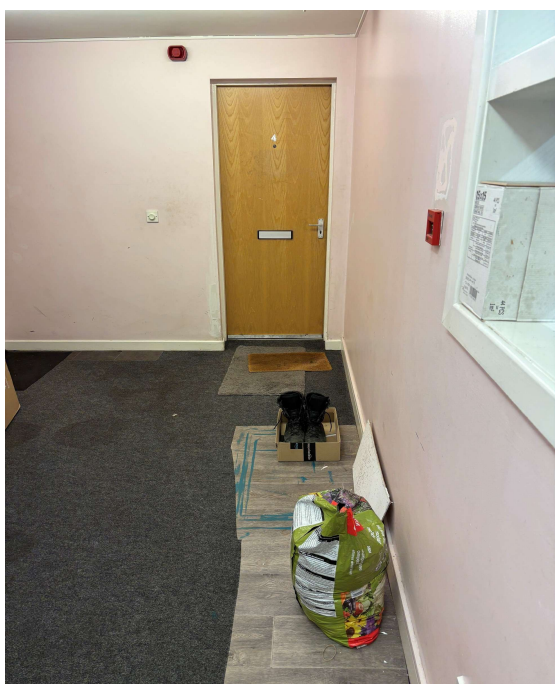
Photo No. 4

Cables hanging from ceiling trunking. To be fastened with metal fixings.

Photographs - Fire

01/06/2026

Nelson Street



Items in lobby of flats 1 to 4 to be removed.



Photo No. 6

Items in lobby outside flat 5 to be removed.

Photographs - Fire

01/06/2026

Nelson Street



Photo No. 7

Items in stairs outside lobby of flats 5 to 8



Photo No. 8

1 hour fire doors to protect electric meters, work to be completed Wednesday this week.

Photographs - Fire

01/06/2026

Nelson Street



Photo No. 9

Fire stopping required within the loft space on top floor.



Photo No. 10

External bin store. No access, unknown code

Photographs - Fire	
01/06/2026	Nelson Street

	
Photo No. 11	Heat detector in hallway of flats.

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:

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

Action Plan - Fire					
Nelson Street			01/06/2026		
Enter Risk Rating and Colour Code Here					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Electrical Sources of Ignition:					
Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) - any signs of obvious damage	cables hanging down from ceiling due to missing and damaged conduit. Replace conduit and fasten cable with metal fixings. Awaiting quote.	Med	31/07/26	Building Safety Project manager	
Housekeeping:					
Is the standard of housekeeping adequate?	Ther were items within the lobby area on the first floor and items within the lobby on the third floor. Items ere found in the stairs outside flats on the third floor. Housing partner has been informed.	Low	01/07/26	Housing Partner	
Fire Protection Measures					
Means of Escape from Fire:					
Escape routes unobstructed and maintained in a sterile condition?	There were no obstructions on the means of escape at the time of inspection. Some items were found within the stairs but do not cause an obstruction. The items are to be removed as per 7.1	Med	31/07/26	Building Safety Project manager	
Measures to Limit Fire Spread and					
Compartmentation within roof spaces of a satisfactory standard?	Some penetrations were found within the roof space on the top floor. WO 1380834	Low	31/07/26	Building Safety Project	
Smoke Control Systems (AOV's) Are records of annual testing available?	New contractor have not provided test results, BSPM aware and dealing.	Low	01/09/26	Building Safety Project	