



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

Asset ID: 33720 1-12 Jeremy Downs House Block Flat 1-12 Senior Way, Bradford

Cover Sheet

Photo



Date of Fire Risk Assessment	28 Mar 2025
Date of Next Fire Risk Assessment	28 Mar 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 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	Jeremy Downs Court
Scheme Address	1-12 Jeremy Downs House Block Flat 1-12 Senior Way, Bradford
Postcode	BD5 0AQ
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	General Needs (S30)
Build Date	
Number Of Homes	12
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	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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.
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: 33720

1-12 Jeremy Downs House Block Flat 1-12 Senior Way, Bradford

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	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	18
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	0
Overdue Fire Panel - Six Monthly Testing	0
Overdue Fire Safety Equipment tests	0

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	28/03/2022
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 Tech IOSH MIFSM MFPA
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	
Other staff in attendance	
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	18
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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.
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	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	Yes

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	All in good condition at the time of inspection.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	Not required.
Absence of trailing leads and adapters?	N/A
Comment	Not required.
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None on scheme at the time of inspection.
Is there a purpose built mobility scooter store/charging area?	N/A

Comment

Does the building have a lightning protection system?

Comment

Not required.

No

Gas installations

Is there a commercial/domestic gas supply to the scheme?

Comment

Valid LGSR held on file for fixed communal area gas appliances? (Boilers)

Comment

Valid LGSR held on file for residential flats that contains gas appliances?

Comment

Yes

Gas is available to the residents but not all are connected.

N/A

Not fitted.

Yes


Gas certs are available on ActiveH and M-Files.
Sample dates
Flat 1 22/07/2024
Flat 6 20/06/2024
Flat 13 13/08/2024

Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results

Comment

Yes

Tested at the same time as gas.

Observation	Priority	Referred To	Required By:	Task ID
External gas point				
				

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?

Comment

Adequate security against arson?

Comment

Are refuse/recycling bin areas managed and suitably located?

Yes

Smoking is not allowed within the communal areas of the building but residents are allowed to smmoke within their flats.

Yes

There is a fob entry system to the main entrance.

Yes

Comment

The bins are 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 residents personal items?

Yes

Comment

The ground floor electrical room was free from rubbish and other flammable items. There was no access to the electric rooms on each floor, the doors were locked with a code 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?

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?

N/A

Comment

Furniture is not allowed within the communal area, none 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

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

There is a failsafe function on the door entry system which defaults to unlocked.

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

Yes

Comment

There is a protected staircase, the travel distances are within the guidelines.

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

Yes

Comment

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

The walls are painted and there were no flammable objects on the walls at the time of inspection.

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

No

Comment

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

N/A

Comment

Roof voids are only accessible through residents flats.

Loft hatches fire resisting?

N/A

Comment

None present within the communal areas.

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

This is a brick built building .

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

Yes

Comment



All records can be found on ActiveH and M-Files, Last test date 17/10/2024

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
AOV Panel				
				

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	Thet emergency lighting id tested by Tunstall . All records can be found on ActiveH and M-Files. Last test Date : Monthly 07/03/2025 Annual 17/10/2024



Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Fire notices are displayed throughout the building, all in place at the time of inspection.
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	
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Exit signage and evacuation notice				
				
				

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 certs are available on ActiveH and in M-Files Last test dates : Weekly ; - 21/03/2025 6 Monthly : - 04/04/2024
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				
				
				

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	No extinguishers but an AOV system is in place.
Portable fire extinguishers - appropriate type/number/position?	N/A
Comment	None available.
Correct signage displayed by each fire extinguisher?	N/A
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	AOV tested 17/10/2024

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?	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 in good working 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	All records and certs are available on ActiveH and M-Files. Last service date 14/03/2025

Observation	Priority	Referred To	Required By:	Task ID
Signage				
				

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 instructed 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.	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

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