



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

Asset ID: 8663      Blk1 Group Home 1 Cross Banks 1 Cross Banks, Shipley

Cover Sheet

Photo



Date of Fire Risk Assessment	04 Mar 2025
Date of Next Fire Risk Assessment	05 Mar 2026
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Fire Risk Assessment	Type 3 (Common Parts and Flats - 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	Cross Banks
Scheme Address	Blk1 Group Home 1 Cross Banks 1 Cross Banks, Shipley
Postcode	BD18 3RW
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Duty officer
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Carers

## The Building

Accommodation Type	Supported Housing (S50)
Build Date	Jan 2 1900
Number Of Homes	2
Homes breakdown	Room
External wall construction	Natural Stone
External wall finish	Artificial/Natural Stone
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	Yes
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?)	2 unprotected
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: 8663**

**Blk1 Group Home 1 Cross Banks 1 Cross Banks, Shipley**

Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade A
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

## Customers

Number of occupants	1
Occupant tenure type breakdown	Supported Housing Hostel, Supported Housing

## 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	

## 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	05/03/2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Quantity	1
Fire & Safety Assessor	Steven Manners
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	
Other staff in attendance	Duty officer
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Carers
Scheme Inspection completed	Yes
Number of occupants	1
Personal Emergency Evacuation Plans in place	Yes
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 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 linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	Yes
Foam Extinguisher(s) present	Yes
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 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 are available on ActiveH and indate at the time of inspection
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	All records are available on ActiveH all items are in date at the time of inspection
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?	N/A
Comment	None on scheme

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	
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	Yes
Comment	All records are available on ActiveH and are in date at the time of inspection
Valid LGSR held on file for residential flats that contains gas appliances?	N/A
Comment	None fitted in rooms
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	N/A
Comment	Supported housing not general needs

## Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	No smoking allowed at the scheme
Adequate security against arson?	Yes
Comment	
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Located at the rear of the house
Are there communal cooking facilities at this scheme?	Yes
Comment	
Are reasonable measures taken to prevent fires as a result of cooking?	Yes
Comment	Residents are supervised when cooking
Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?	Yes
Comment	

## Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?	Yes
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Comment	All services are in the basement which is locked shut. It was locked 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?	Yes
Comment	All furniture is compliant

## 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 route is protected by self closers connected to the fire alarm system
Escape routes unobstructed and safe to use?	Yes
Comment	Some coats were hung on the escape route at the bottom of the stairs on the last inspection, there were none there on this 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	All 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	All communal and residents doors close to the rebate when the alarm sounds protecting the means of escape

Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	
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?	Yes
Comment	The roof space is in disrepair and is not used. There are smoke detectors within this 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?	Yes
Comment	There are 2 communal doors leading to the kitchen that are fire stopped
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	This buildingis of stone construction and has 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

Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?	Yes
Comment	This is a none maintained system



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

All records are available on ActiveH and are up-to-date

## Fire Safety Signs and Notices

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

Yes

Comment

Displayed throughout the building

Directional fire escape signage in place and adequate?

Yes

Comment

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

## 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

Maintained by Tunstall and recorded on ActiveH

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

This is a relatively new alarm system and all components are in 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 checked, in good condition and working 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?

No

Comment

This system is not remotely monitored but is checked weekly and 6 monthly.


Observation	Priority	Referred To	Required By:	Task ID
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Fire alarm panel sounders and Emergency lighting



Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	
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	All records are available on ActiveH. Labels on extinguishers are all in date

Observation	Priority	Referred To	Required By:	Task ID
Extinguishers and fire blanket				
				

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?	Yes
Have all details required by regulations been shared with all other Responsible Persons?	Yes
Comment	FRA Emailed to Affinity Trust
Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?	N/A
Comment	
Will this FRA be shared with all other Responsible Persons for the premises?	Yes
Comment	As above
How will this sharing be achieved?	As above
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

This scheme has staff on duty 24/7 staff are instructed to contact 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

Fire drills are carried out by members of staff

Is general fire safety information disseminated to residents?

Yes

Comment

Signage displayed throughout the building

## 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

No

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.

No

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***

<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