



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

Asset ID: 31183 **1-29 Cherry Lea Court Block 1-29, Leeds**

Cover Sheet

Photo



Date of Fire Risk Assessment

13 Mar 2025

Date of Next Fire Risk Assessment

13 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	Cherry Lea Court
Scheme Address	1-29 Cherry Lea Court Block 1-29, Leeds
Postcode	LS19 6AF
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	Freehold without Charges (S63)
Build Date	Jul 18 1986
Number Of Homes	14
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Artificial/Natural Stone
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	2
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

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Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD1 Maximum Protection
Emergency Lighting Provision	Not fitted
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	8
Occupant tenure type breakdown	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	
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	13/03/2025
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 Tech 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	8
Personal Emergency Evacuation Plans in place	N/A
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)	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 only
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD1 Maximum Protection
Emergency Lighting Provision	Not fitted
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	AI in good condition at the time of inspectionn
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	Last test date for communal area 30/11/2023. The residents are responsible for their own electrical certificates.
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 on site.

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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 areas but residents can smoke within their flats.

Adequate security against arson? Yes

Comment Main entrance door is locked on a night.

Are refuse/recycling bin areas managed and suitably located? Yes

Comment There is a dedicated area for refuse which is situated by the car park well away from the buildings.

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 there are individual electric cupboards for each flat accessible with a key from outside, all were 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? 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 No furniture in the communal areas.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

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

A single staircase from the upper floor.

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?

No

Comment

See observations, a thumb turn lock needs to be installed.

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

Yes



Comment

Travel distance is with in 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
Outer door requires thumb turn plus 6 keys for 2 homes flats 11 and 15	Repair - Non Emergency	Project Manager (Building Safety)	31/05/2025	1936613
				

Observation	Priority	Referred To	Required By:	Task ID
Outer door requires thumb turn plus 6 keys for 2 homes flats 3 and 5	Repair - Non Emergency	Project Manager (Building Safety)	31/05/2025	1936614



Observation	Priority	Referred To	Required By:	Task ID
Outer door requires thumb turn plus 9 keys for 3 homes flats 21 - 23 and 25	Repair - Non Emergency	Project Manager (Building Safety)	31/05/2025	1936615



Fire Spread and Development

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

Yes

Comment

The compartmentation is achieved by the flat doors. the doors are in good condition but are adapted 20 minute fire doors. New FD30s doors are recommended as the doors are self-closed with perco type closers that don't close the door to the latch in some cases.

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

Yes

Comment

Nothing found 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

NO access to the roof space from the communal areas.

Loft hatches fire resisting?

N/A

Comment

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

None fitted.

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

Yes

Comment

Traditional construction.

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
The flat doors are adapted 20 minute doors fitted with a PERCO style closer, the doors observed failed to close to the latch, there were only 2 hinges and the smoke seals had been retrospectively fitted to the door frame. recommend new flat front doors for all 7 flats.	Repair - Non Emergency	Project Manager (Building Safety)	30/06/2025	1936612
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Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?

N/A

Comment

None fitted, a quote is required to fit EL to the communal areas.

Emergency lighting units in good condition and securely fixed to walls/ceilings?

N/A

Comment

Records of monthly/annual testing available?

N/A

Comment

Observation	Priority	Referred To	Required By:	Task ID
THtere is no EL within the communal area quote required to install				

Fire Safety Signs and Notices

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

Yes

Comment

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

None fitted.

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

N/A

None fitted.

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 Residents are advised 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 Residents are issued with a leaflet giving evacuation advice for their building, information about their flat front door is also given in leaflet form and is available on the website.

Is general fire safety information disseminated to residents? Yes

Comment Residents are issued with a leaflet giving evacuation advice for their building, information about their flat front door is also given in leaflet form and is 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.	Yes
Action leading to a repair	No
Internal administrative Action	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).	Yes
Some fire doors did not fully close so works orders have been raised with our contractors.	Yes
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.	No
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

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