

Tenant Fire Safety Information

Burnsall Court

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1 Introduction

- 1.1 At Kirklees Council, we want our tenants to be as safe as they can be in their homes. This extends to many areas of our work with you, including fire safety. Your home in Burnsall Court is one of several buildings where we, as your landlord, are required to meet specific rules and regulations. This document gives you the information you need to understand how we are meeting our obligations, provides information in relation to fire safety specific to your building and how we propose to address works that are required to continue to keep you safe.
- 1.2 The key legislation that we are required to meet is listed below.
 - Regulatory Reform (Fire Safety) Order 2005 (FSO)
 - The Fire Safety Act 2021
 - The Fire Safety (England) Regulations 2022
 - The Building Safety Act 2022
- 1.3 More information about this legislation is available online and can be accessed by using the QR codes or web addresses provided at the end of this document. Links to this information are also available on the Kirklees Homes & Neighbourhoods website available at [Kirklees.gov.uk/council-housing](https://kirklees.gov.uk/council-housing).
- 1.4 As your landlord we are responsible for completing a periodic Fire Risk Assessment (FRA) and completing any actions that arise from that assessment. You can see these outlined in section 3. In addition to actions that we need to complete, our contractors may also make recommendations. These could include upgrades that are not required to meet the regulations but are good practice. We will also note these in section 3.
- 1.5 In this document you will find:
 - An explanation of a Fire Risk Assessment and what it means for you
 - A table that outlines actions and recommendations for your building
 - A plan for mitigating the risks that exist whilst actions remain outstanding
 - The building evacuation plan.
 - Safety advice
 - A list of people you can contact if you have any queries.

2 Fire Risk Assessment (FRA)

We have a legal duty under the Fire Safety Regulations (2022) to identify and remove any risks and hazards, or to reduce these as far as possible. A Fire Risk Assessment is carried out annually on your building by an independent qualified assessor to assess the fire safety of your building. The FRA looks internally and externally at:

- **Fire hazards** – things that could start a fire.
- **People at risk** – who might be affected if a fire happens.
- **Safety measures** – what is in place to prevent fires and keep people safe (like alarms, fire doors, and escape routes).
- **Actions needed** – any actions required to make the building safer.

A copy of the full fire risk assessment for **Burnsall Court** is available on request. Please contact HNFire@kirklees.gov.uk.

3 Fire Risk Assessment Recommendations and Action Plan

3.1 Where the FRA has identified actions that are needed to improve the fire safety of your building, we create an action plan to ensure that the actions are managed correctly. The actions are then risk assessed and a plan is created to ensure that the actions are completed. Where actions are not due to be completed immediately, we ensure that appropriate fire safety mitigations are in place to manage the risks and keep you safe.

Below is a table of the actions and recommendations that were identified in the last FRA for your building. This includes what actions we have taken to date and whether the action has been completed or is still required. This information is accurate as of March 2026. You can find the latest position and updates on the Kirklees Homes and Neighbourhoods website.

3.2 Actions and Recommendations

Action	Action Taken to Date	Responsible Service	STATUS
Residents should be educated by management on the fire safety implications of smoking and the creation of smoke graffiti within communal areas.	A request has been sent to the relevant HMO for them to send a letter to all residents regarding the smoke graffiti and a job has been raised to property services to paint over the area	Building Safety Team	In Progress
Some wires and cables were enclosed in trunking, and it could not be determined whether they are adequately secured in accordance with BS 7671:2018. Additionally, there was some loose wiring observed, which should be either removed or appropriately secured.	BS 7671 is not retrospective and existing installations are not required to be upgraded in order to conform with the standard. Small sections of cable such as this are not considered to be an unacceptable life safety risk to either occupants nor firefighters. However we	Building Safety Team	Complete

Action	Action Taken to Date	Responsible Service	STATUS
	acknowledge this recommendation and this will be addressed in the block's next communal rewire.		
Management should confirm the suitability of alarms within the flats, ensuring that an adequate BS5839-6 Grade D1 LD3 system is fitted as a minimum, or that LD2 is fitted or planned to be fitted in the future during any scheduled upgrades.	Detection will be upgraded a minimum of LD2 or better, identified on a risk-based evaluation, as part of a programme of works.	Property Services	Required
Management should confirm if there is a procedure for silencing and resetting the alarm if there is none then one should be put in place.	If the communal alarm activates Kirklees Corporate Fire Team attend, silence and reset alarm once confirmed by WYFRS.	Building Safety Team	Complete
Management should encourage residents within this General Needs premises to contact management of the building if they require any assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This may be achievable by adding a contact phone number and name of who can arrange a PEEP, to the fire action notices for the premises, by providing a common area notice containing the information or making direct contact with residents	The contact details for the Building Safety Team are 01484 414886 or email HNFire@kirklees.gov.uk. We are developing processes relating to PCFRAs and PEEPs, which includes securing funding and identifying dedicated resources internally.	Building Safety Team	In Progress

Action	Action Taken to Date	Responsible Service	STATUS
<p>via letter, flyer or website for example. Where a resident self-identifies with vulnerabilities that could impact their ability to escape in a fire, management should provide such assistance with PEEPs etc. as may be considered necessary.</p>			
<p>Hoppers should be checked by management to ensure they are compliant. They should be self-closing and fitted with adequate seals.</p>	<p>Servicing of bin chutes is carried out by a 3rd party contractor at 6 monthly intervals. These are all inspected and serviced with any remedial work carried out. All reports are held electronically.</p>	<p>Building Safety Team</p>	<p>Complete</p>
<p>Management should investigate any services that appears to breach compartmentation to ensure that the breach is adequately sealed with suitable fire resisting materials. Remedial works must be completed by a third party contractor.</p>	<p>A full compartmentation survey is to be undertaken for the block identifying any compartmentation breaches and rectify accordingly including hidden voids.</p>	<p>Assets</p>	<p>Required</p>
<p>The cupboard doors including lift hatch should be checked to ensure they are suitable FD30s door or notional to the same standard and if required replaced with suitable FD30S doors. Any remedial works must be completed by a competent person or third party accredited contractor.</p>	<p>Assets to upgrade all doors to FD30s on a programme of works</p>	<p>Assets</p>	<p>Required</p>

Action	Action Taken to Date	Responsible Service	STATUS
<p>Recommendation as outlined by the FRAEW: Install an automatic fire suppression system in the “open plan” apartments as a minimum.</p>	<p>The building cladding is being removed and extra fire detection being fitted to flats where required, which are reasonable adjustments to the building.</p>	<p>Building Safety Team</p>	<p>In Progress</p>
<p>Management should confirm that fire safety information is provided to residents on induction and annually in accordance with Regulation 9 of the FSER.</p>	<p>Annual fire door, balcony and fire safety leaflets specific to their building were sent to tenants on the 11 March 2025 and are sent annually thereafter.</p>	<p>Building Safety Team</p>	<p>Complete</p>
<p>Management should confirm that fire door information is provided to residents on induction and annually in accordance with Regulation 10 of the FSER.</p>	<p>Annual fire door, balcony and fire safety leaflets specific to their building were sent to tenants on the 11 March 2025 and are sent annually thereafter.</p>	<p>Building Safety Team</p>	<p>Complete</p>
<p>Management should confirm that the lightning protected system is maintained by a competent contractor. It is recommended that this is done every 11 months in order to test the system at every month throughout the year of a 12 year cycle.</p>	<p>The lightning protection system is tested at 11-month periods, this assures that the system is tested through different seasons and different weather conditions. All reports are held electronically by the electrical team.</p>	<p>Building Safety Team</p>	<p>Complete</p>

Action	Action Taken to Date	Responsible Service	STATUS
<p>The replacement composite doors, damaged (remedial works) and other replacement doors within the block should be confirmed as suitable 30 minutes fire resistance. If found to be inadequate, they should be replaced with FD30s doors. All door furniture and frames should be considered as part of any checks.</p>	<p>Assets to upgrade all doors to FD30s on a programme of works</p>	<p>Assets</p>	<p>Required</p>
<p>Management should ensure that suitable means of smoke ventilation to the communal areas are provided, or installed where none currently exist, to allow smoke to be effectively vented in the event of a fire or the spread of smoke.</p>	<p>In the event of smoke in the communal area, WYFRS would use positive pressure ventilation, through the two access points in the building.</p>	<p>Building Safety Team</p>	<p>Complete</p>
<p>"Below is taken from the FRAEW report: As an immediate priority, the communal fire alarm system (currently installed in the common areas with an additional detector in apartment lobbies) should be extended to include heat detectors within the risk rooms (living room, kitchen and bedrooms). The heat detectors will alert occupants in the rest of Burnsall Court when a significant fire has developed in an apartment. The current arrangements create the risk that a fire could affect</p>	<p>Detection will be upgraded a minimum of LD2 or better, identified on a risk-based evaluation, as part of a programme of works.</p>	<p>Property Services</p>	<p>Required</p>

Action	Action Taken to Date	Responsible Service	STATUS
the external wall system before the communal detection and alarm system is actuated."			
Any breaches should be suitably infilled using materials providing 60 minutes of fire resistance, installed by a competent contractor.	A full compartmentation survey is to be undertaken for the block identifying any compartmentation breaches and rectify accordingly including hidden voids.	Assets	Required
All areas not accessed should be checked for compartmentation issues and all other relevant fire safety issues.	A full compartmentation survey is to be undertaken for the block identifying any compartmentation breaches and rectify accordingly including hidden voids.	Assets	Required
Below taken from FRAEW report: Complete a compartmentation survey and the associated programme of firestopping.	A full compartmentation survey is to be undertaken for the block identifying any compartmentation breaches and rectify accordingly including hidden voids.	Assets	Required
Service risers present within each flat lobby currently pass vertically and have inappropriate use of foam around the breaches.	A full compartmentation survey is to be undertaken for the block identifying any compartmentation breaches and rectify accordingly including hidden voids.	Assets	Required

Action	Action Taken to Date	Responsible Service	STATUS
Management should have any breaches around services within these cupboard properly infilled with suitable fire rated materials. Works to be completed by a third party accredited contractor. "			
If required install a fire alarm zone plan, see P1.	A zone plan is required and has been requested.	Building Safety Team	In Progress
Management should investigate all hidden voids present within the building to ensure that adequate fire separation is present within.	A full compartmentation survey is to be undertaken for the block identifying any compartmentation breaches and rectify accordingly including hidden voids.	Assets	Required

4 Mitigation Strategy

4.1 Communal Fire Alarm

The building has a fire alarm system in the communal areas. This system incorporates detectors, alarm sounders, manual call points and a central control panel. Its primary function is to provide early warning if there is a fire. This is tested weekly.

As a mitigation measure, we have installed heat detectors in the hallway of each flat to provide extra protection. This ensures that if fire enters the flat entrance hallway, the detector will activate the communal fire alarm system, providing early warning to everyone in the building, and activate the individual flat's own alarm system.

4.2 Flat Fire Alarm

Each flat has its own fire alarm system that meets the required standard. This includes smoke detectors in areas that people move through (such as hallways and landings) and in rooms presenting a high fire risk (such as living rooms and kitchens), together with heat detection in kitchens where appropriate. The fire alarm system provides early warning to the residents, ensuring they can respond quickly to a developing fire.

4.3 Dry Riser

The building is equipped with a dry riser system. This is an empty pipe system which the fire service can connect hoses to and use to tackle fires on higher floors quickly. Regular inspections and maintenance are carried out to ensure that the dry riser is secure, free from damage, and fully operational.

4.4 Emergency lighting

The building has an emergency lighting system designed to ensure safe evacuation during power failures or fire emergencies. These lights brighten escape routes, stairways, and exit signs, ensuring that residents can be guided safely to the exits. The system is checked monthly to make sure these emergency lights are operational and working.

4.5 Wayfinding signage (Floor number signage)

In line with Approved Document B (Fire Safety) of the Building Regulations 2010, wayfinding signage must be installed on all escape routes in multi-storey buildings to provide guidance during an emergency.

The building has clear signs throughout hallways and communal areas including floor numbers and flat numbers to make it easier to navigate and support safe evacuation in an emergency. They are kept visible, easy to read and in good condition and are regularly checked.

4.6 Fire Safety Inspections

Responsible officer: Caretaker

Frequency: Weekly

Focus: General environmental safety both internal and external of the building, including communal areas.

Key areas checked:

- Vehicles around the perimeter.
- Fire panel operation and review of previous faults.
- Emergency lighting system (control panel and bulbs).
- Fire exit routes are clear and hazard-free.
- Trip hazards inside the property.
- Communal fire doors operation.
- Signage condition, including Fire Safety Notice.
- Walls, glazing, bin chutes, flat doors, and dry risers.
- Record any additional actions/comments.

5 Evacuation Plan

5.1 Evacuation Strategy

Following a recent external wall survey, it has been recommended that all residents adopt a simultaneous evacuation procedure as a temporary precautionary measure until essential fire safety works are completed. This strategy is intended to ensure the rapid and safe evacuation of all occupants and to facilitate effective intervention by the fire and rescue service.

In the event of a fire alarm activation, all occupants are expected to evacuate the building immediately, regardless of the fire's location. The fire alarm system has been designed to provide an audible warning throughout the premises to ensure that every resident is alerted at the same time. Clear escape routes are maintained, and all occupants should proceed without delay outside the building.

5.2 Evacuation Procedure for Occupants

If a fire breaks out in your flat:

- If you are in the room where the fire is, leave straight away, together with anyone else, then close the door
- Do not stay behind to try to put the fire out
- Tell everyone else in your home about the fire and get everybody to leave.
- Close all doors in your flat on the way, including the front door and leave the building

- Do not use the lift
- Call the fire service
- Wait for the fire service to arrive safely outside the building

If a fire breaks out in any other part of the building:

- Leave the building immediately using the nearest exit and stairwell
- Call the fire service
- Await the fire services arrival, safely outside the building.

5.3 Persons Requiring Assistance

If you, or anyone else in your household feel that you would require assistance to evacuate the building please contact the Building Safety Team at your earliest convenience on 01484 414886 or email HNFire@kirklees.gov.uk.

6 Fire Safety Advice

To help keep you safe in your home, we have put together some simple fire safety points of advice below.

6.1 Smoke and heat alarms

- Test alarms monthly by pressing the ‘Test’ button
- If your alarm begins to intermittently beep (indicating low battery), or if you have concerns about your alarms, please contact [Housing Repairs](#) which is available in the My Kirklees Account. To access your housing repairs account, you will need to register or log into your My Kirklees Account. My Kirklees Account allows access to a range of services online - 24 /7 - all in one place and with one password.
- Any issues with alarms can also be reported on the following numbers:
- **8am to 6pm** - call Housing Repairs on [01484 414800](tel:01484414800).
- **6pm to 8am** - call Out of Hours Housing Repairs on [01484 414850](tel:01484414850).

6.2 Preventing fires

Cooking is the most common cause of house fires

- Never leave pans unattended, especially with oil or fat.
- Keep flammable items like cloths and packaging away from naked flames and always keep the area around the hob/oven clear.

Electrical safety

- Do not overload sockets or adapters; use only one plug per socket.
- Regularly inspect cables and plugs; discard and professionally replace any damaged ones.
- Unplug appliances at night or when not in use, except essentials like freezers.

Smoking

- Use suitable ashtrays, fully extinguish cigarettes before disposing of them.
- Don't smoke in bed.
- Do not smoke in communal areas.

Candles and air fresheners

- Place candles on stable, non-flammable holders.
- Keep away from curtains and furniture.
- Don't leave candles unattended.
- Only switch on air fresheners for a maximum 4 hours at a time

Portable heaters

- Keep at least 1m clear space around the heater and never use them for drying clothes.
- Portable gas appliances are not permitted in your home.

Charging devices (phones, laptops, e-bikes, e-scooters, e-cigarettes)

- Use correct chargers.
- Follow manufacturer guidelines.
- Don't charge appliances overnight or on soft furnishings.
- Do not charge appliances in an escape route including hallways, landings and stairwells

6.3 Escape planning and routine checks

- Create and practice a fire escape plan, from each room, and designate a safe meeting place.
- Keep escape routes and exits clear, and ensure keys are accessible. Spare keys are good to have in the bedroom.
- On an evening, close internal doors to slow the spread of fire and smoke. Make sure cooker and heaters are off and unplugged (except essential appliances), extinguish cigarettes and candles and unplug unnecessary electronics.

6.4 Family support and additional needs

- Teach children about fire risk, what the alarm sounds like, and emergency procedures.
- Installation of specialist alarms are available (e.g. vibrating pad for under pillow, visual aid by way of a light source). If you require any support, contact us at Resident.firesafety@kirklees.gov.uk.

- You can contact your local fire service to request a non-judgmental "Safe and Well" visit, they may be able to provide tailored advice and install free alarms www.westyorksfire.gov.uk/safe-and-well-visits.

6.5 Summary Checklist

- Test smoke/heat alarms monthly
- Cooking vigilance: stay present and keep cooking area clear from clutter
- Check cables and plugs regularly, don't overload sockets
- Unplug appliances at night (non-essentials)
- Responsibly use candle and heaters. Don't leave burning items unattended
- Properly extinguish smoking materials
- Plan, practise, and keep escape routes clear
- Close doors, unplug appliances, and secure escape paths before bed
- Cater to children, elderly, and disabled with suitable alarms and plans
- Book a free safe & well visit from the fire service www.westyorksfire.gov.uk/safe-and-well-visits

7 Further Information

7.1 QR codes and links to further information

More information on the regulations that we are required to meet can be found by scanning the QR codes below, or using the web addresses provided.

- [Regulatory Reform \(Fire Safety\) Order 2005](#)



- [Fire Safety Act 2021](#)



- [Fire Safety \(England\) Regulations 2022](#)



- [Building Safety Act 2022](#)



8 Who to contact

Person	Role	Contact Number	Email
Pierre Kajambere	Housing Officer – contact for housing management and tenancy queries	07812 602382	Pierre.Kajambere@kirklees.gov.uk
David Ellison	Fire Safety – contact for fire safety matters		HNFire@kirklees.gov.uk
Asma Raja	Tenant Engagement Officer – contact for engagement and feedback	01484 416400	Asma.Raja@kirklees.gov.uk
Customer Support	General enquiries	01484 414886	housing@kirklees.gov.uk
Repairs	Report a repair	01484 414800	Repairs can also be reported in your My Kirklees account