

Fire Risk Assessment



Devonshire Street (Block 11)

Devonshire Street, Lockwood, Huddersfield,
West Yorkshire, HD1 3TR

REPORT DETAILS

VALID BETWEEN	12/11/2024 - 12/11/2026
ASSESSED BY ASSESSED ON	Nick Senese 12/11/2024
APPROVED BY APPROVED ON	Dominic Furby 03/12/2024
PROPERTY REF.	WYB_HLIB_DEVOST0011_0011
ASSESSMENT REF.	RB-IHV26D
VERSION	1

1 SUMMARY

Fire Risk Assessment

ASSESSMENT AND CERTIFICATE REFERENCE
RB-IHV26D

ASSESSED ON, BY
12/11/2024, Nick Senese (Fire Risk Assessor)

APPROVED / VALIDATED ON, BY
03/12/2024, Dominic Furby (Building Safety Manager)

START DATE RECOMMENDED REVIEW DATE
12/11/2024 — 12/11/2026

FINDINGS
3 Actions / 19 Controls

PRODUCED FOR THE RESPONSIBLE PERSON
Together Housing Group

SPECIFICATION CONFORMS TO
Our own internal quality system.

ASSESSMENT SCOPE
Assessment applies only to the building specified.

Assessed Property

PROPERTY NAME
Devonshire Street (Block 11)

PROPERTY REFERENCE
WYB_HLIB_DEVOST0011_0011

ADDRESS
Devonshire Street
Lockwood
Huddersfield
West Yorkshire
HD1 3TR

FIRE RISK ASSESSMENT RISK RATING

LIKELIHOOD **LOW**

Very low likelihood of fire as a result of negligible potential sources of ignition.

SEVERITY **SLIGHT HARM**

Outbreaks of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs). Typically high level of compartmentation.

RISK **TOLERABLE**

No major additional controls required. However, there might be a need for some improvements.

ASSESSING ORGANISATION
Together Housing Group
Bull Green House, Bull Green, Halifax, West Yorkshire, HX1 2EB
0300 5555 560 — www.togetherhousing.co.uk



Assessor Remarks

The premises is a stone built period property converted into several ground floor single dwellings and three flats on the upper floor with communal stairwell and corridor to final exit, it was converted circa 1999. There is one final exit, which leads to a place of ultimate safety. The guttering is plastic, there are no soffits. There is a concrete pathway running around the entirety of the property and a detached refuse area.

As you enter the premises, to the right is the electrical intake cupboard, to the left is the fire alarm, which is a conventional system to BS5839-1 L2 standard with detection in the hallway, extending into the loft void and linked to each flat with an indication panel above the entrance of each door. Directly ahead is the single stairwell which is made of wood with a metal handrailing running the entire length of the stairwell. There is a cupboard to the left of flat 11, which has a locked loft hatch within, this leads to the loft void on this side of the building, there is a concrete wall within which is approximately 6 ft in height. Access was gained into the loft void above flat 11A, no compartmentation issues were visible.



2 PROPERTY

Address

PROPERTY NAME

Devonshire Street (Block 11)

PROPERTY REFERENCE

WYB_HLIB_DEVOST0011_0011

OCCUPANT TYPES

Residents, Visitors

ADDRESS

Devonshire Street

Lockwood

Huddersfield

West Yorkshire

HD1 3TR

Property Information

The Building

Building Notes

Access: Master

Block Inc: 11, 11A, 11B

Construction Information

Stone built period property converted into several ground floor single dwellings and three flats on the upper floor with communal stairwell and corridor to final exit.

Final Means of Escape

Ground floor exit leading to a place of ultimate safety

Evacuation Strategy

Stay Put

Housekeeping Strategy

Zero tolerance

In use

In use

Build Date

converted in to residential dwellings circa 1999

Building Usage

Residential Only

Staircases

One Staircase

Assembly Point

N/A

Principle Property Usage

Residential

Number of Floors

2

Premises Information Box

No

Complex Internal Structures or Arrangements

None

External Walls & Fire Spread

External Wall Materials

Masonry

Balcony Materials Ignition Risk

No Balconies

Wall Materials Ignition Risk

Unlikely

Window Frame Material

Wooden Frames



Spandrel or Infill Panels
No

The Occupants

Total number of people	Number of staff onsite
6	0
Number of members of the public	
0	

Occupants of Special Risk

Sleeping Occupants
Approximately 6 people (based on 2 people residing within each flat)

Disabled Occupants
Due to access limitations it is assumed the flats on the first floor of the building do not tenant disabled persons

Young Persons	Others
None witnessed on the day of the assessment	Unknown

Fire Safety Protection Measures

Fire resistance of structural elements
The buildings structure appears sound from a visual inspection of the communal areas

Emergency Lighting	Emergency Lighting (Notes)
Complies to BS5266 part 1	None

Portable Fire Extinguishers	Portable Fire Extinguishers (Notes)
None	None

Communal Fire Alarm System	Fire Detection in Flats
Conventional system to BS5839-1 L2 standard	All flats have detection

Smoke Vents	Fire Fighting Lifts
None	None

Access Control	Security
Key and call bells only system	None

CCTV	Other
None	-

Dry / Wet Risers	Sprinkler Systems
None	None

Lightning Protection
No

FRA Prioritisation Fields

Standard FRA Prioritisation Fields

Is the building

Residential Only

What is the material predominantly used on the external walls?

Masonry

Are the materials used to construct balconies likely to ignite and spread fire easily?

No balconies

Does the building have spandrel or infill panels?

No

What is the general condition of the flat entrance (fire) doors?

Good

Do the flats in the building have a fire detection and/or smoke alarm system installed?

Yes

Have any of the intolerable, substantial or moderate risks from your last fire risk assessment been completed?

All actions satisfactorily completed

What is the evacuation strategy for your building?

Stay Put

Are residential sprinkler systems fitted?

No

Have there been more than one instance of fire reported in or around the building in the last 12 months?

No

What category does your building fall under?

General

Are there unusual / complex structures / arrangements that have a significant impact on fire safety?

No

How many storeys are there in the building?

1-3 Storeys

Are the materials used on the external wall likely to ignite and spread fire easily?

No

What materials are predominantly used for the window frames in your building?

Wooden frames

How many staircases does the building have?

Single staircase

What is the condition of the communal (fire) doors?

Good

Has a compartmentation survey been carried out?

No compartmentation survey undertaken



3 FINDINGS

6

6 negative answers
Out of a total of 57

2

2 actions to complete
Identified in this assessment

19

19 controls describe existing measures
4 were identified in a previous assessment
and reviewed in this assessment

SUMMARY OF ACTIONS

Severity ▶ ▼ Timescale	Investigation
Short Term	2

Joint visit

Joint visit carried out with the responsible person

NO

Was the joint visit offered

Housing officer was unavailable at the time of the assessment

YES

Training and Drills

Are staff on site?

NO

Procedures and Arrangements

1 Control

Are Competent Person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?

YES

Is there a suitable record of the fire safety arrangements?

YES

Are appropriate fire evacuation procedures in place?

Premises is stay put within in flats if safe to do so

YES

Are the procedures in the event of fire appropriate and properly documented?

YES

Fire action notice

LOCATION Main entrance

CATEGORY Signage: Signage: Fire Action Notice



Are there suitable arrangements for summoning the fire and rescue service?

The onus is on the individual discovering the incident to summon the emergency services.

YES

Is there a suitable fire assembly point?

There is no designated muster point, safe egress is available and there are suitable areas for residents to muster if the need arose.

N/A

Are there routine in-house inspections of fire precautions?

Biennial fire risk assessment, weekly, monthly, six monthly and annual testing/servicing of equipment in place to highlight any issues that may need addressing

YES

Is there a premises information box?

NO

Smoking

1 Control

Are there any hazards associated with smoking?

NO

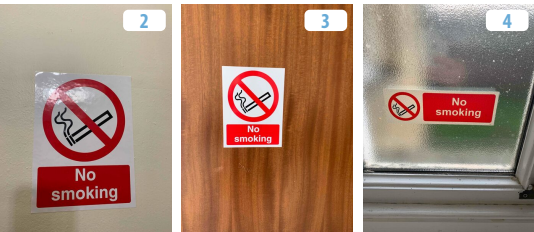
Are no smoking signs clearly displayed?

YES

No smoking signage displayed

LOCATION Main entrance and outside flats

CATEGORY Signage: Signage: No Smoking



Arson

1 Negative Answer 3 Controls

Is there a risk of Arson?

YES

Does basic security against arson by outsiders appear reasonable?

YES

Individual bell system and key lock

LOCATION Main entrance

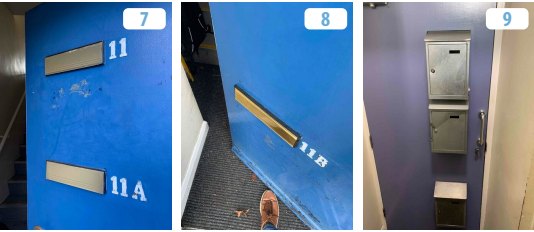
CATEGORY Building Management: Building Management: Arson



Individual metal letterboxes

LOCATION Main door

CATEGORY Building Management: Building Management: Arson



Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?

YES

Detached refuse store

LOCATION Rear of building in purpose built compound several meters away from the building

CATEGORY Building Management: Building Management: Housekeeping

29/07/19 **First identified in assessment**
15/12/22 **Reviewed and confirmed as ongoing**
03/12/24 **Reviewed and confirmed as ongoing**



Housekeeping

Is the standard of housekeeping adequate?

YES

Are combustibile materials separated from ignition sources?

YES

Is there an avoidance of accumulation of combustibile materials or waste?

YES

Is there appropriate storage of hazardous materials?

No hazardous materials were seen on site at the time of the FRA.

YES

Electrical Sources of Ignition

1 Control

Is the fixed electrical installation periodically inspected and tested every 5 years?

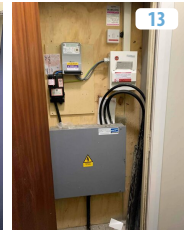
YES

An EICR was conducted by THG R&M on the 09 Oct 2024 and is next due Oct 2029

Electrical intake cupboard

LOCATION Left of the main entrance

CATEGORY Testing: Testing: Electrical Installation Condition Report



Are portable or tenant appliances in use in the communal areas?

NO

Are there solar panels installed?

NO

Portable Heaters and Heating Installations

Are portable heaters used in communal areas?

NO

Is there fixed heating installations in communal areas

NO

Lightning Protection

Should the building be considered for a lightning protection system?

NO

Cooking

Are there communal cooking facilities on site?

NO

Other Significant Fire Hazards

Are there dangerous substances on site?

No dangerous substances were seen on site at the time of the assessment.

NO

Are there any other significant fire hazards that warrant consideration that impact on general fire precautions?

NO

Manual Fire Extinguishing Appliances

Do the premises require fire fighting equipment?

NO

Means of Escape from Fire

1 Control

Is it considered that the building is provided with reasonable means of escape from fire?

YES

Single exit at the base of the communal stairs with thumb lock

LOCATION Base of stairs

CATEGORY Final Exits: Final Exits General

29/07/19 First identified in assessment

15/12/22 Reviewed and confirmed as ongoing

03/12/24 Reviewed and confirmed as ongoing

CONTROL CONTINUES...



Measures to Limit Fire Spread and Development

2 Negative Answers 2 Controls

Detail the materials used on the outside envelope of the building

PROVIDE DETAILS

The following materials are used on the outside of the building, traditional local stone and welsh slate built converted building

To evidence which materials have been used

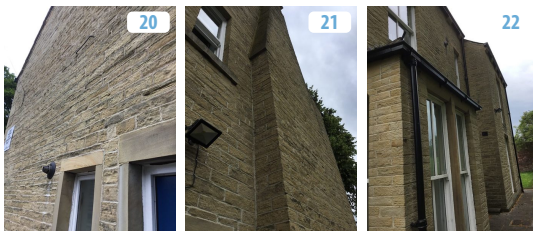
LOCATION External building materials

CATEGORY Fire Safety Management: Fire Safety Management General

29/07/19 **First identified in assessment**

15/12/22 **Reviewed and confirmed as ongoing**

03/12/24 **Reviewed and confirmed as ongoing**



Are combustible materials used on the outside envelope of the building?

NO

Is compartmentation to a reasonable standard?

NO

Are sufficient measures in place to limit fire spread and development?

NO

Is there reasonable limitation of linings that might promote fire spread?

YES

Are there refuse chute hoppers installed?

NO

Are fire doors suitable, sufficient and their self closing devices in working order?

YES

The following property entrance fire doors have been inspected flat 11A

To evidence which properties have been inspected

LOCATION Top floor, end of the corridor on the right

CATEGORY Fire Safety Management: Fire Safety Management General

CONTROL CONTINUES...



Are fire doors being wedged or held open?

NO

Emergency Escape Lighting

1 Control

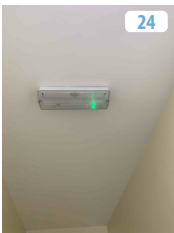
Is there emergency lighting installed internally and externally?

YES

Emergency lighting

LOCATION Throughout communal areas

CATEGORY Emergency Lighting: Emergency Lighting General



Are monthly testing routines for emergency lighting in place?

Monthly testing is conducted by Compliance Technicians and was completed on the 14 Nov 2024

YES

Is the emergency lights annually serviced?

Annual servicing is conducted by JFN Integrated Solutions Ltd and was completed on 27 Jan 2024 and is next due Jan 2025.

YES

Fire Safety Signs and Notices

3 Controls

Is there a reasonable standard of fire safety signs and notices?

YES

Fire action notice

LOCATION Main entrance

CATEGORY Signage: Signage: Fire Action Notice

CONTROL CONTINUES...



No smoking signs

LOCATION Throughout communal areas

CATEGORY Signage: Signage: No Smoking



Permit to work sign

LOCATION Main entrance

CATEGORY Signage: Signage General



Means of Giving Warning in Case of Fire

1 Negative Answer 3 Controls

Is there a communal fire alarm installed?

YES

Fire alarm panel (LD2): Z1-Hall & Loft, Z2-Flats 5,7,9, Z3-Flats 11a, 11b, Z3-Flat 11

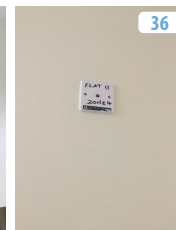
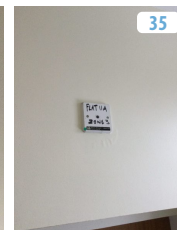
LOCATION Base of stairs

CATEGORY Fire Alarm System: Fire Alarm System General

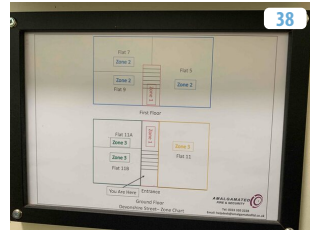
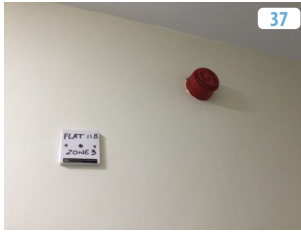
09/02/21 **First identified in assessment**

15/12/22 **Reviewed and confirmed as ongoing**

03/12/24 **Reviewed and confirmed as ongoing**



CONTROL CONTINUES...



Is the fire alarm adequate and suitable?

Weekly testing is conducted by Compliance Techs and was completed on the 14 Nov 2024.

YES

Is there periodic servicing of fire detection and alarm system?

Six monthly servicing is conducted by JFN Integrated Solutions Ltd and was completed on the 23 Jul 2024 and is next due 31 Jan 2025

YES

Is there weekly or monthly testing of fire detection and alarm system?

Weekly testing is conducted by Compliance Techs and was completed on the 14 Nov 2024

YES

Is the fire alarm monitored

NO

Is monitoring required?

NO

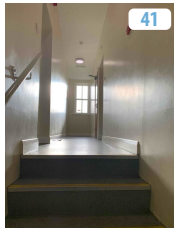
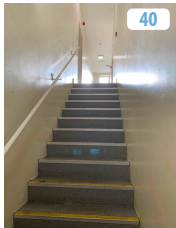
Are they individual properties connected to a shared communal area?

YES

All flats lead onto a communal hallway and single stairwell leading to a place of ultimate safety

LOCATION Communal areas

CATEGORY Building Management: Building Management General



Detail the fire detection within the individual properties

LD2 with detection in the hallway and kitchen

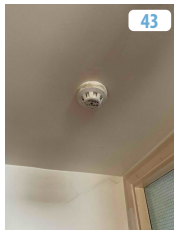
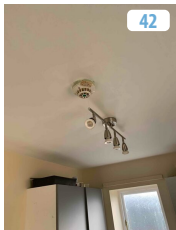
DETAIL THE LEVEL OF DETECTION

The following properties fire detection has been inspected all smoke detection has been tested and is working hallway and kitchen

To evidence which properties have been inspected

LOCATION Flat 11A

CATEGORY Fire Alarm System: Fire Alarm System General



Is any detection connected to the communal alarm?

YES

Is there a warden call fire detection system in operation?

NO

Is there a AOV system installed?

NO

Access

Have all relevant areas of the building been inspected?

YES

Other Surveys

2 Negative Answers 3 Controls

Loft void inspected

LOCATION Flat 11A

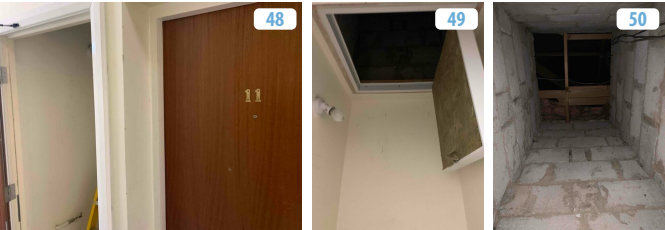
CATEGORY Building Management: Building Management General



Loft hatch accessed to void above flat 11

LOCATION Cupboard adjacent to flat 11

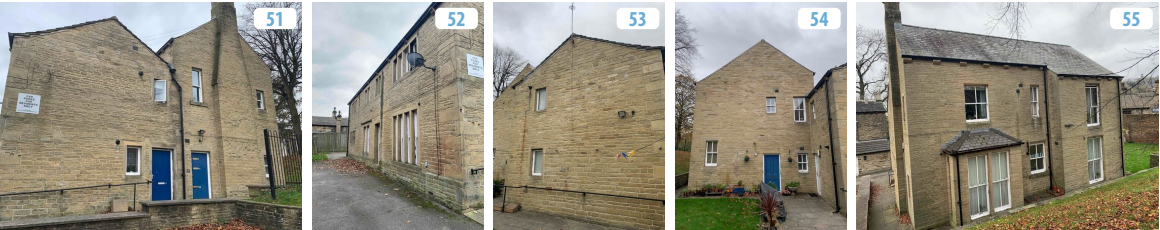
CATEGORY Building Management: Building Management General



External views of premises

LOCATION External envelope

CATEGORY Building Management: Building Management General



Does the current FRA have intolerable, substantial or moderate risks/actions outstanding?

SOME PRIORITY ACTIONS
OUTSTANDING

Has a compartmentation survey been completed?

NO COMPARTMENTATION
SURVEY

Other Actions and Controls

2 Actions

Findings in this section have not been linked to a section or question.

JFN to investigate the cause and effect of the current alarm system within premises to ascertain if it is possible to support simultaneous evacuation

If it can support simultaneous evacuation JFN to reprogram system to support simultaneous evacuation policy. If not install, grade D1 LD2 alarm system as a minimum throughout the premises, if not possible, install a grade A LD3 within communal areas and LD2 minimum within individual flats

REFERENCE RB-525Z61 DUE 12/05/2025

LOCATION Throughout premises

CATEGORY Fire Alarm System: Fire Alarm System General

ASSIGNED  Nick Senese

TIMESCALE
SHORT TERM

SEVERITY
INVESTIGATION

Change of evacuation policy from stay put to simultaneous evacuation

Premises was converted from a single abode to flats and compartmentation cannot be confirmed

REFERENCE RB-7GU8A5 DUE 12/05/2025

LOCATION Throughout premises

CATEGORY Fire Safety Management: Fire Safety Management: Evacuation Procedures

ASSIGNED  Paul Vinten

TIMESCALE
SHORT TERM

SEVERITY
INVESTIGATION



4 FIRE DOORS

IMAGE	ID	LOCATION	FIRE RATING	ACTIONS
	D001	Adjacent to flat 11	FD30S	1 Action
	D002	Left of main entrance	FD30S	No Actions

Fire Door D001

✓ FD30S

1 Action

Item
Fire Door

Location
Adjacent to flat 11

Notes
Access to loft void (long ladders required)

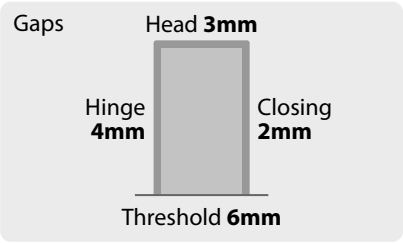
Door Type
Cupboard Door

Fire Rating
FD30S

Door Thickness
44mm

Certification
BWF Certifire

Leaf Configuration
Single Leaf - Single Acting



Intumescent & Smoke Seals
Intumescent & Smoke

Self-Closing Devices
Overhead

Hold Open Device
None



A Condition Photos



✓ Quarterly Check Completed

Fire Door

- ✓ The door and frame show no sign of damage
- ✓ When released from a fully open position, the door closes by itself
- ✓ When opened to just 15 degrees and released, the door closes by itself
- ✓ The door closes flush into the frame all the way around
- ✗ Strips and smoke seals are undamaged
- ✗ Gaps between the door and frame are not excessive

Adjust the door so that gaps between the door leaf and frame are between 3 and 4mm. Combined intumescent and cold smoke seals should be fitted to either the door or frame.

To ensure intumescent strips and smoke seals are able to help resist smoke and fire spread. The doorset was either missing or had damaged intumescent strips.

REFERENCE RB-4YSX7C DUE 12/05/2025

LOCATION Loft access cupboard, to the left of flat 11

CATEGORY Fire Doors: Fire Doors: Maintenance

ASSIGNED 👤 Fire Joinery

TIMESCALE
SHORT TERM

SEVERITY
SERIOUS BREACH

Fire Door D002

FD30S

Item: Fire Door
Location: Left of main entrance

Notes: Electrical intake cupboard

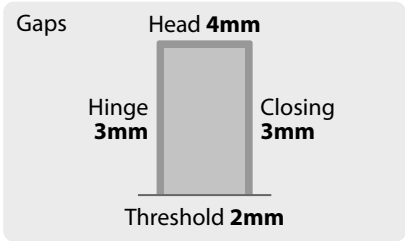
Door Type: Cupboard Door

Fire Rating: FD30S

Door Thickness: 44mm

Certification: Unknown

Leaf Configuration: Single Leaf - Single Acting



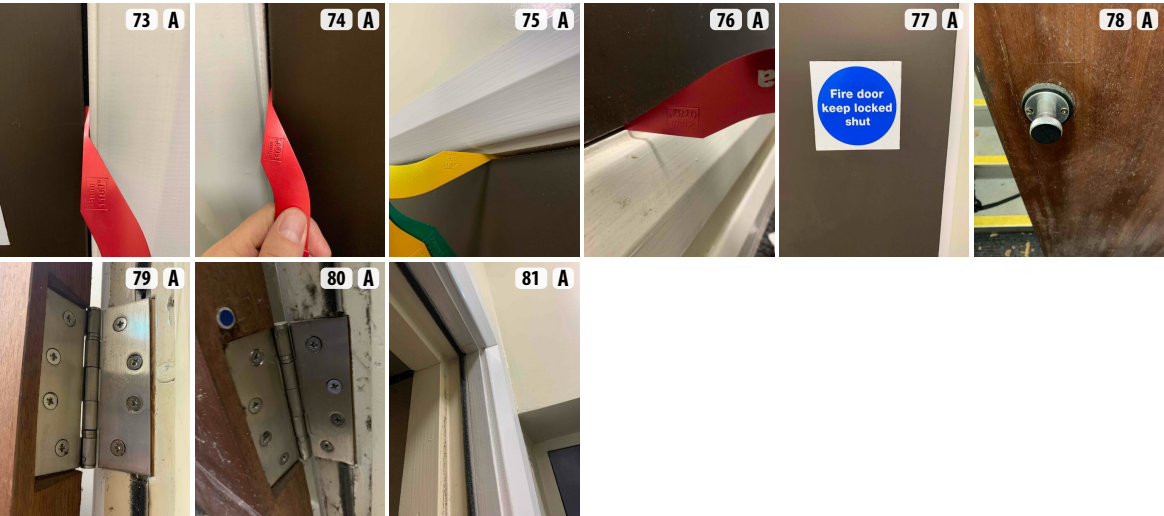
Intumescent & Smoke Seals: Intumescent & Smoke

Self-Closing Devices: None

Hold Open Device: None



A Condition Photos



✓ Quarterly Check Completed

Fire Door

- ✓ The door and frame show no sign of damage
- ✓ The door closes flush into the frame all the way around
- ✓ Strips and smoke seals are undamaged
- ✓ Gaps between the door and frame are not excessive

5 FLAT ENTRANCE DOORS

IMAGE

FLAT

FIRE RATING



Flat Flat 11A

FD30s

Flat Entrance Door Flat 11A

 FD30s

Item

Flat Entrance Door

Flat

Flat 11A

Fire Rating

FD30s

Intumescent & Smoke Seals

Intumescent & Smoke

Door Thickness

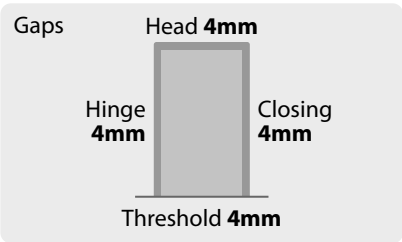
44mm

Self-Closing Devices

Overhead

Certification

BWF Certifire



A Condition Photos



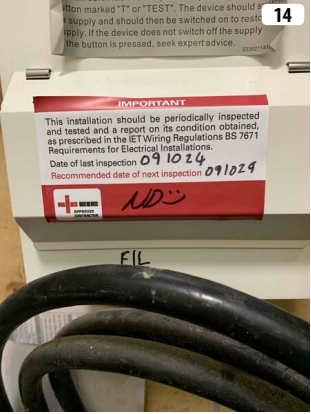
 Annual Check Completed

Fire Door

- ✓ The door and frame show no sign of damage
- ✓ When released from a fully open position, the door closes by itself
- ✓ When opened to just 15 degrees and released, the door closes by itself
- ✓ The door closes flush into the frame all the way around
- ✓ Strips and smoke seals are undamaged
- ✓ Gaps between the door and frame are not excessive



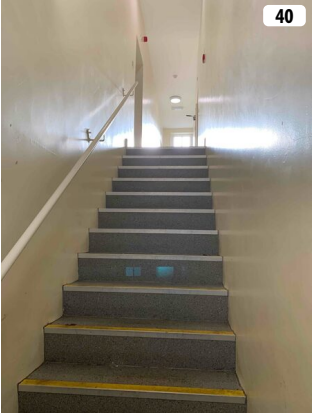
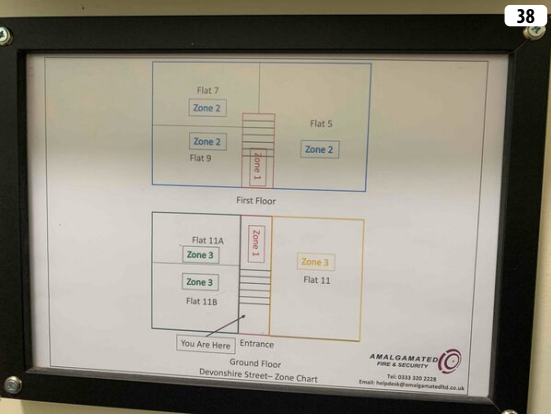
6 PHOTOS



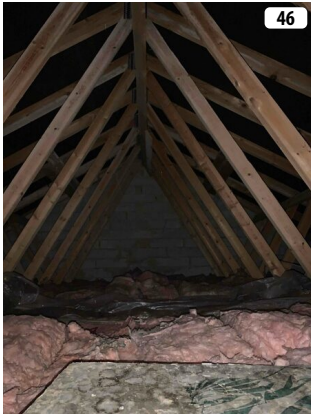
Photos Continued...



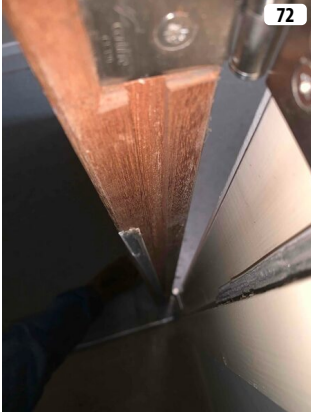
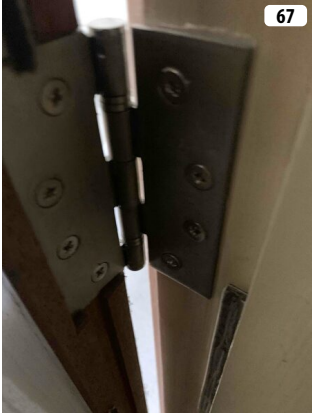
Photos Continued...



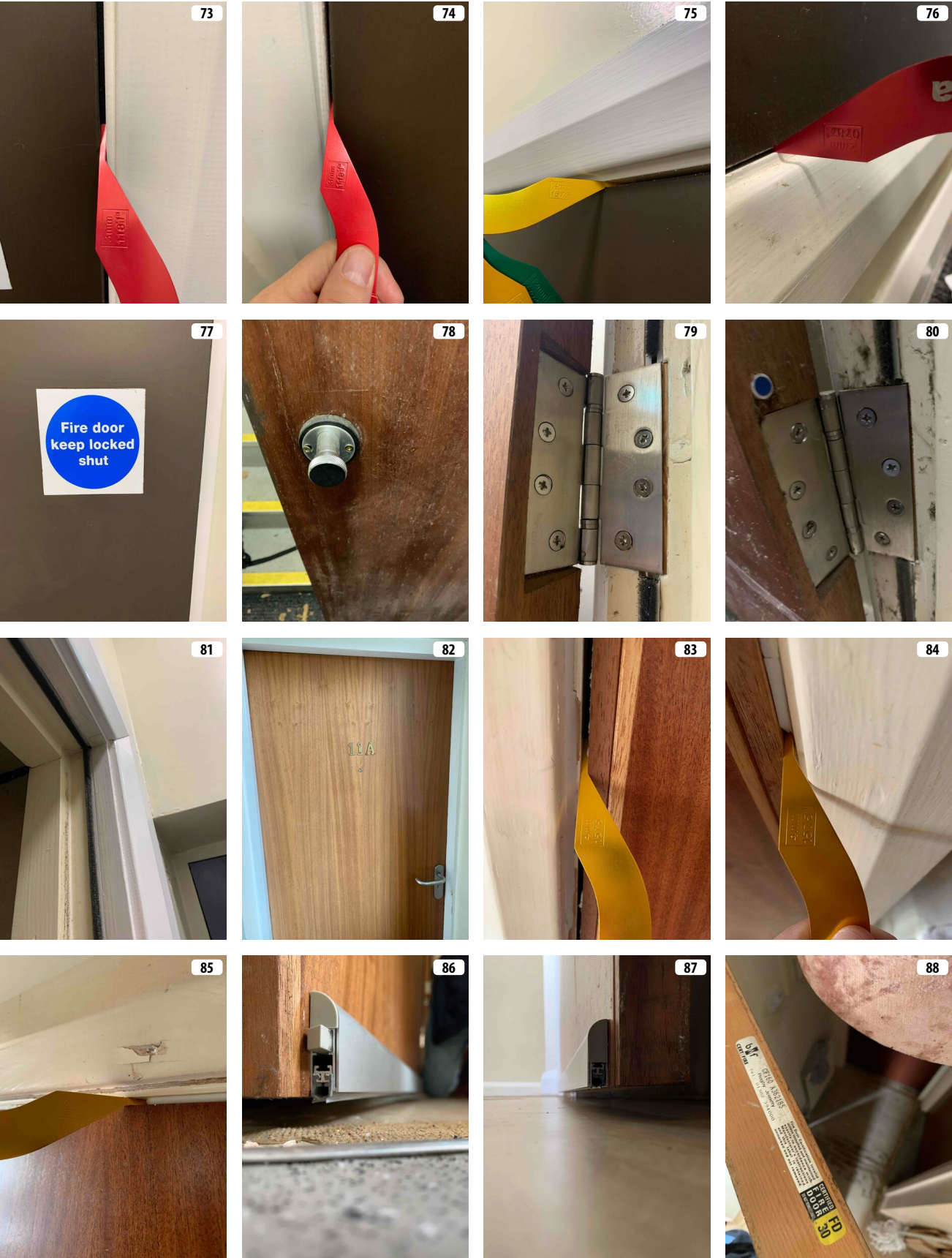
Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



7 ACTION PLAN

Other Actions and Controls

- JFN to investigate the cause and effect of the current alarm system within premises to ascertain if it is possible to support simultaneous evacuation

WHY If it can support simultaneous evacuation JFN to reprogram system to support simultaneous evacuation policy. If not install, grade D1 LD2 alarm system as a minimum throughout the premises, if not possible, install a grade A LD3 within communal areas and LD2 minimum within individual flats

REFERENCE RB-525Z61

LOCATION Throughout premises

DUE 12/05/2025 BY Nick Senese

NOT STARTED

Short Term

- Change of evacuation policy from stay put to simultaneous evacuation

WHY Premises was converted from a single abode to flats and compartmentation cannot be confirmed

REFERENCE RB-7GU8A5

LOCATION Throughout premises

DUE 12/05/2025 BY Paul Vinten

NOT STARTED

Short Term
- RB-IHV26D – 12/11/2024 – DEVONSHIRE STREET (BLOCK 11)
- 32 32
-  RiskBase