



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

Asset ID: 8836 1-34 Hazelhurst Court Block 1-34 Hazelhurst Court, Bradford

Cover Sheet

Photo



Date of Fire Risk Assessment	08 Sep 2025
Date of Next Fire Risk Assessment	08 Sep 2026
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Steven Manners TechIOSH 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	Hazelhurst Court
Scheme Address	1-34 Hazelhurst Court Block 1-34 Hazelhurst Court, Bradford
Postcode	BD3 8RD
Region	Yorkshire
Scheme Manager	Ella Hartley
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Andrew Tetley
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1983
Number Of Homes	33
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
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 protected
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 8836

1-34 Hazelhurst Court Block 1-34 Hazelhurst Court, Bradford

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade A
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	38
Occupant tenure type breakdown	Agency Agreements, CAT2 Housing for Older People, General Needs, Sheltered Schemes, Staff Accommodation

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	1
Overdue Fire Safety Equipment tests	1

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	08/09/2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Steven Manners TechIOSH MIFSM MFPA
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	
Other staff in attendance	Andrew Tetley
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	38
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
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)	2 protected
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	None

Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
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 electrical installations were in good condition at the time of inspection.
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	All reports are held on ActiveH Last test date : - 24/02/2021
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last test Date : - 21/07/2025
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?	Yes
Comment	None on site.

Is there a purpose built mobility scooter store/charging area?

N/A

Comment

Does the building have a lightning protection system?

No

Comment

Gas installations

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

Yes

Comment

The gas boilers supply the whole of the scheme from one central point. Last test Date : - 16/12/2024

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

Yes

Comment

All records are available on ActiveH.

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

N/A

Comment

No gas in flats.

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

Yes

Comment

Tunstall carry out detector tests in each flat annually.

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 building. Residents are allowed to smoke within their flats.

Adequate security against arson?

Yes

Comment

There is a Fob entry system into the building and CCTV throughout the interior and exterior of the building.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

There is an internal bin store for general waste and external bins for recycling.

Are there communal cooking facilities at this scheme?

No

Comment

The cooking facilities have been removed and replaced with a microwave oven, the kitchen area is only used for making drinks and warming food.

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?

Yes

Comment

The cupboards were clear of waste at the time of inspection.

Are unnecessary accumulations of combustible materials or waste avoided?	Yes
Comment	None found at the time of inspection. at the time of inspection.
Are combustible materials and substances separated from ignition sources and stored appropriately?	Yes
Comment	Nothing found at the time of inspection.
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	Yes
Comment	All in good condition with the appropriate labeling at the time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?	Yes
Comment	Nothing found at the time of inspection.

Observation	Priority	Referred To	Required By:	Task ID
Recycling Bin store				
				

Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes
Comment	There is more than one direction of travel throughout the building, the 2 stairways are protected.
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	Most exits are on push bar to open. 2 exits have break glass to open. These are in place to stop unwanted access facilitated by residents.
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	

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?

No

Comment

There are some fire stopping issues within the boiler room. See observations.

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?

Yes

Comment

The building has internal bin chutes that are situated within a lobby protected by FD30S doors and fire rated chute access doors.

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

Yes

Comment

NO access at the time of inspection.

Loft hatches fire resisting?

Yes

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?

Yes

Comment

Nothing found at the time of inspection.

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

Yes

Comment

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

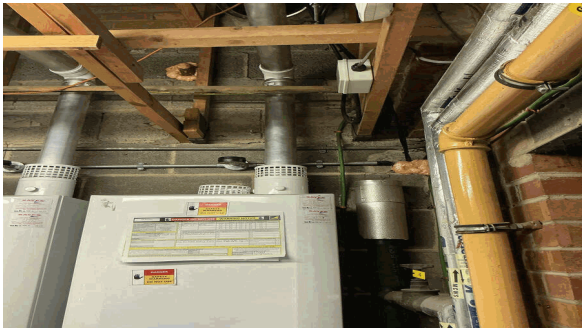
N/A

Comment

Are roller shutter doors that are required to be FR, fire resisting and self-closing?

N/A

Comment

Observation	Priority	Referred To	Required By:	Task ID
Remove pink foam an fire stop pipes and electrics in boiler room code 2014 for access Works order 1307239	Repair - Non Emergency	Project Manager (Building Safety)		
				
				

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

All test records are available on ActiveH
Last test dates:
Monthly :- 01/09/2025
Annual : - 03/06/2025

Fire Safety Signs and Notices

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

Yes

Comment

Signs can be found 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?

Yes

Comment

See observations.

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

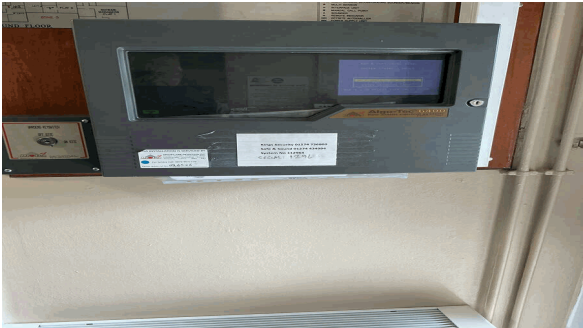
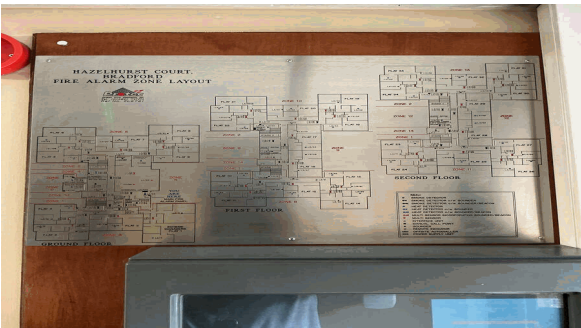
Yes

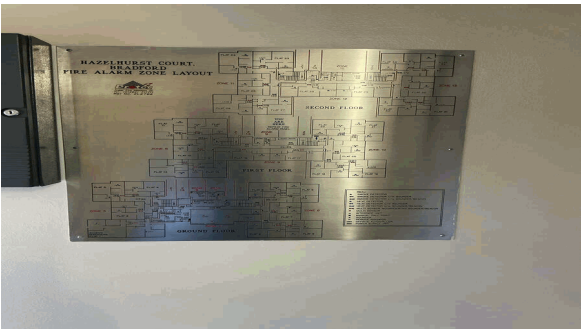
Comment

Observation	Priority	Referred To	Required By:	Task ID
Fire signage				
				
				

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	The alarm is zoned and only sounds within the area of detection or where a break glass is operated.
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	All certs held onActiveH
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?	Yes
Comment	
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?	Yes
Comment	The alarm is monitored by a monitoring station. Last test dates: Weekly : - 08/08/2025 6 Monthly :- 03/06/2025

Observation	Priority	Referred To	Required By:	Task ID
Main fire panel				
				
				

Observation	Priority	Referred To	Required By:	Task ID
Secondary fire panel and zone map				
				
				

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	In high risk areas only, residents are not trained in the use of fire extinguishers.
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	
Correct signage displayed by each fire extinguisher?	Yes
Comment	See observations.
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	Records available on ActiveH and extinguisher label. See observations.

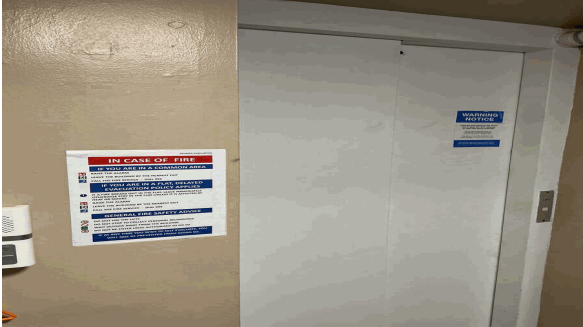
Observation	Priority	Referred To	Required By:	Task ID
Fire extinguisher only available in high risk areas to be used by trained personnel				
				
				

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?	Yes
Comment	ILS
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	This scheme is stay put, fire wardens not required.
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A
Comment	
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Assembly point in the rear car park.
Offices - Are fire drills carried out at appropriate intervals?	N/A
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	Lift goes to all floors without a problem.
Is the lift fitted with a firefighters switch?	No
Comment	
Servicing and insurance inspection - Evidence of regular servicing/maintenance?	Yes
Comment	All records are available on ActiveH. Last test dates : - 06/08/2025

Observation	Priority	Referred To	Required By:	Task ID
Lift signage on each floor				
				

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	The fire alarm and warden call system within the flats is monitored. The residents are also 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

All teh residents have received a leaflet informing them of fire precautions and the evacuation strategy for their building. They have also received a leaflet about the importance of their flat front doors and instructed how to report any faults found. This information is also available on the website and induction pack

Is general fire safety information disseminated to residents?

Yes

Comment

All teh residents have received a leaflet informing them of fire precautions and the evacuation strategy for their building. They have also received a leaflet about the importance of their flat front doors and instructed how to report any faults found. This information is also available on the website and induction pack

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).

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.

Yes

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