

26 Aug 2025

Fire Risk Assessment Report



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

Asset ID: 8951

22-32 The Folly Hall Gardens Block 20-30 The Folly Hall Gardens, Bradford

Cover Sheet

Photo



Date of Fire Risk Assessment

26 Aug 2025

Date of Next Fire Risk Assessment

25 Aug 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

Steve 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.

Asset ID: 8951

22-32 The Folly Hall Gardens Block 20-30 The Folly Hall Gardens, Bradford

The Scheme

Scheme Name	Folly Hall Gardens R/H
Scheme Address	22-32 The Folly Hall Gardens Block 20-30 The Folly Hall Gardens, Bradford
Postcode	BD6 1UW
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	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 2 1900
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Natural Stone
External wall finish	Artificial/Natural Stone, Paint Render
Roof construction	Timber
Roof covering	Flat Roof, Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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?)	One not 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: 8951 22-32 The Folly Hall Gardens Block 20-30 The Folly Hall Gardens, Bradford

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

Customers

Number of occupants	6
Occupant tenure type breakdown	CAT2 Housing for Older People, Staff Accommodation, Sheltered Schemes

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	1
Overdue Annual Emergency Lighting tests	1
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	21/08/2024
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	Steve manners TECH IOSH MIFSM MFPA
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	
Other staff in attendance	None
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	6
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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)	One not 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	Residential
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade C
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	Yes
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
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	All the electrical equipment is in good condition at the time of inspection
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	The electrical certificates are available on M-Files and ActiveH Last test date : 17/01/2022
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	The electrical appliances within the Communal areas are tested at the time of the electrical certificate.
Absence of trailing leads and adapters?	Yes
Comment	There were no trailing leads and adaptors found at the time of inspection

Evidence that mobility scooters are not being stored/charged in common areas?

Yes

Comment

There were no mobility scooters present at the time of inspection

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

N/A

Comment

None required at this time.

Does the building have a lightning protection system?

No

Comment

Gas installations

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

No

Comment

None fitted.

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 are allowed to smoke within their flats.

Adequate security against arson?

Yes

Comment

The main entrance has a lock from the outside and a thumb turn inside.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

The bins are situated 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?

N/A

Comment

I could not gain access to the distribution boards within the scheme as they are in the cellar which was locked.

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

The communal area was clear of any combustible materials 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

Asset ID: 8951

22-32 The Folly Hall Gardens Block 20-30 The Folly Hall Gardens, Bradford

Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?

N/A

Comment

Furniture is not allowed in the communal areas, there was none found at the time of inspection

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

The travel distance from the upper floor is within the guidance

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

There is a thumb turn lock on the main exit door.

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

Yes

Comment

As Above

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

There were no compartmentation issues within the communal areas at the time of inspection

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?

N/A

Comment

None Fitted

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

N/A

Comment

There is no communal access to the roof space.

Loft hatches fire resisting?

N/A

Comment	None fitted within the communal area.
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	No Crosss corridor doors at this scheme.
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	The building is of stone construction with no cladding fitted to the external wall.
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
Nominal fire door, no access				
				

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 records are available in M-Files and on ActiveH Last test dates. Monthly : 30/07/2025 Annual: 28/04/2025

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	See Observations.
Directional fire escape signage in place and adequate?	Yes
Comment	See Observations.
Is there suitable LIFT signage i.e. do not use in case of fire?	N/A
Comment	No lift fitted at this scheme.
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Evacuation signage				
				
				

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?	Yes
Comment	This is a new system fitted in 2023
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	Tested weekly by Scheme Manager and 6 Monthly by Tunstall. All records are available on activeH and in M-Files. Last test dates. Weekly : 26/08/2025 6 Monthly : 29/04/2025
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	New system fitted 2023, all components in good condition at the time of inspection
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	N/A
Comment	None Fitted.

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A
Comment	There are none of the specified rooms but detection is throughout the communal areas and in the cellar. (previous visit when had access)
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A
Comment	The alarm is not monitored.

Observation	Priority	Referred To	Required By:	Task ID
Fire panel and zone plan				
				
				

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	There are fire extinguishers within the communal areas but these should be removed as the residents are not trained to use them.
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	As above
Correct signage displayed by each fire extinguisher?	Yes
Comment	As Above
Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A
Comment	
Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?	N/A
Comment	None fitted.
Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	There are labels on the extinguishers which are up to date. certificates are held on ActiveH and in M-Files.

Management of Fire Safety

Asset ID: 8951

22-32 The Folly Hall Gardens Block 20-30 The Folly Hall Gardens, Bradford

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

No

Comment

Not in Scope

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

The residents are instructed to dial 999

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

This is a converted residence where the compartmentation can not be guaranteed.

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

The residents have been given Fire guidance notices relevant to their building. Information is also available on the website.

Is general fire safety information disseminated to residents?

Yes

Comment

The residents have been given Fire guidance notices relevant to their building. Information is also 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.

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).

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:

Asset ID: 8951

22-32 The Folly Hall Gardens Block 20-30 The Folly Hall Gardens, Bradford

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