



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

Asset ID: 8883 1-35 Thornfield Hall Block 1-35 Thornfield Hall, Bradford

Cover Sheet

Photo



Date of Fire Risk Assessment	05 Jun 2025
Date of Next Fire Risk Assessment	05 Jun 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 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	Ball Street
Scheme Address	1-35 Thornfield Hall Block 1-35 Thornfield Hall, Bradford
Postcode	BD13 3EE
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Haley Jex
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 1987
Number Of Homes	34
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Artificial/Natural Stone
Roof construction	Timber
Roof covering	Flat Roof, Interlocking Pitched
PEEPs in place where necessary	Yes
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?)	4 Protected
Number of External Staircases	None
External Balcony part of escape route?	No
Unusual features	Ground floor below main entrance
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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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	50
Occupant tenure type breakdown	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	1
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	05/06/2025
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 Tech IOSH MIFSM MFPA
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	
Other staff in attendance	Haley Jex
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	50
Personal Emergency Evacuation Plans in place	Yes
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)	4 Protected
Number of external staircases	None
External balcony part of escape route?	No
Unusual features	Ground floor below main entrance

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 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 in good condition at the time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	All records are available on ActiveH Last Test date :- 26/03/2021
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	All records are available on ActiveH Last Test date :- 08/07/2024
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 found at the time of inspection

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

No

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?

Yes

Comment

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

Yes

Comment

All records can be found on ActiveH
Last test date :-14/11/2024

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

N/A

Comment

There is a communal heating system.

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

Yes

Comment

Tustall test the detection once a year, residents are
advised to check weekly

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,
residents are allowed to smoke within their flats.

Adequate security against arson?

Yes

Comment

There is CCTV within the building, A fob entry
system is in operation at the main entrance.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Are there communal cooking facilities at this scheme?

Yes

Comment

Mainly used for making teas and coffee.

Are reasonable measures taken to prevent fires as a result of cooking?

Yes

Comment

There is heat detection within the kitchen and a fire
blanket is provided.

Where there is extraction in communal kitchens, are filters and
ductwork changed/cleaned regularly?

N/A

Comment

None fitted

Housekeeping

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

Comment

Yes

An office chair was found in the consumer room that was removed immediately.

Are unnecessary accumulations of combustible materials or waste avoided?

Comment

Yes

none found at the time of inspection.

Are combustible materials and substances separated from ignition sources and stored appropriately?

Comment

Yes

None found at the time of inspection.

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

Comment

Yes

All furniture within the communal lounge has the correct labeling.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Comment

Yes

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?

Comment

Yes

There are adequate means of escape throughout the building

Escape routes unobstructed and safe to use?

Comment

Yes

A barrier is being repaired from the courtyard area to tarmac escape route. this should be completed shortly.

Exits immediately openable without a key and/or failsafe's function correctly?

Comment

Yes

All exits are on a push pad to open system. The main entrance has a failsafe open when alarm activated.

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

Comment

Yes

All travel distances are within te guidelines

Escape routes lead to final exits and open in direction of escape where necessary?

Comment

Yes

Observation	Priority	Referred To	Required By:	Task ID
Although this is not a designated fire exit thumb turns should be used as an alternative to use of a key. SHP aware and dealing.	Internal - Low	Independent Living Coordinator	30/09/2025	1982862
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Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	There were some compartmentation issues in the downstairs consumer room, work is being carried out to fit new fire alarm and warden cll systems. This should be resolved on completin of the work.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Notices are behind glass or Perspex, there were no pictures or any other flamables on the walls 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	All in good order at the time of inspection.
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	Yes
Comment	There was no access to the roof space at the time of inspection. an inspection will be carried out after instalation work has been completed.
Loft hatches fire resisting?	Yes
Comment	All Loft Hatches are fire rated to 1 Hour.
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	All satisfactory at the time of inspection, please see above re alarm system.
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Traditionally built construction.
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	N/A

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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
Damage to Flat 8 door, requires replacement due to break in by police. Works Order 1286128	Repair - Non Emergency	Project Manager (Building Safety)	30/09/2025	1982862



Observation	Priority	Referred To	Required By:	Task ID
Fire stopping in consumer unit for 1st floor above false ceiling	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

Tested by the SHP Monthly and Tunstall Annually.
Last Monthly Test : - 22/05/2025
Last Annual Test : - 14/06/2024

Fire Safety Signs and Notices

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

Yes

Comment

The correct fire notices are displayed throughout the building

Directional fire escape signage in place and adequate?

Yes

Comment

The correct fire notices are displayed throughout the building

Is there suitable LIFT signage i.e. do not use in case of fire?

Yes

Comment

The correct signage is displayed outside the lifts.

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

Yes

Comment

The correct signage is displayed on all doors that require them.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

A new system has been installed and is being commissioned. The communal alarm is not linked to the flats.

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 by the SHP weekly and Tunstall 6 Monthly.
Last Weekly Test : - 05/06/2025
Last 6 Monthly Test : - 22/04/2025

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

All components are new at the time of inspection.

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?

Yes

Comment

All in working order at the time of inspection.

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?

Yes

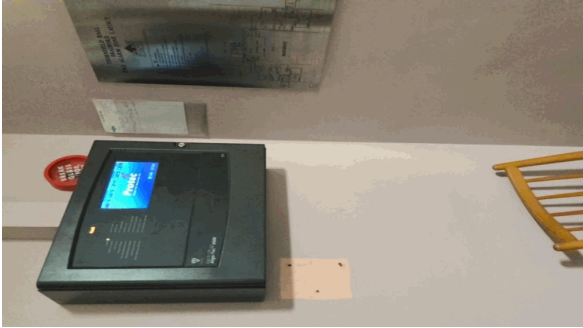

Comment

Is the fire alarm panel remotely monitored, and if so are there records of regular testing?

Yes

Comment

Tested Weekly by SHP

Observation	Priority	Referred To	Required By:	Task ID
Fire Panel				
				
				

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Fire extinguishers are only available in High risk areas. 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	
Fire blanket in communal kitchen, secured to the wall, complete with signage?	No
Comment	A CO2 extinguisher is in the kitchen.
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	Records on ActiveH and on the Extinguisher labels.

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

The SHP is trained in what to do in the event of a fire while on site.

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 in the 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

All in good working order at the time of inspection.

Is the lift fitted with a firefighters switch?

No

Comment

Servicing and insurance inspection - Evidence of regular servicing/maintenance?

Yes

Comment

last test date : - 02/05/2025

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 is monitored and the flats have a warden call system installed. 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 have been given a leaflet with the evacuation procedure for their building, A leaflet describing the importance of the flat entrance door being in good condition, instructions to report any defect are also given to each resident. All information is available on the website and included in a new residents induction pack.

Is general fire safety information disseminated to residents?

Yes

Comment

Residents have been given a leaflet with the evacuation procedure for their building, A leaflet describing the importance of the flat entrance door being in good condition, instructions to report any defect are also given to each resident. All information is available on the website and included in a new residents 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.

Yes

Action leading to a repair

Yes

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.

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.

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

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