



## ACCENT HOUSING - FIRE RISK ASSESSMENT



<b>Region :</b>	<b>Yorkshire</b>
<b>Scheme Name :</b>	<b>Holmfield Court</b>
<b>Scheme Address :</b>	<b>102-106 Thornton Road Bradford BD1 2DW</b>
<b>Date of Assessment:</b>	<b>21/01/2026</b>
<b>Date of Next Assessment:</b>	<b>21/01/2027</b>
<b>FRA Frequency:</b>	<b>Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005</b>
<b>Fire &amp; Safety Assessor</b>	<b>Steve Manners Tech IOSH MIFSM MFPA DipFD</b>

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

<b>Scheme Details</b>		<b>Holmfield Court</b>
<b>Region:</b>	Yorkshire	
<b>Scheme Name:</b>	Holmfield Court	
<b>Site Address:</b>	<b>Street:</b>	102-106 Thornton Road
	<b>Town:</b>	Bradford
	<b>Post Code:</b>	BD1 2DW
<b>Block &amp; Asset No.</b>	7056	
<b>Date of this Assessment</b>	21/01/2026	
<b>Date of Next Review</b>	21/01/2027	
<b>Fire Risk Assessment Frequency</b>	Annual	
<b>Purpose of Fire Risk Assessment</b>	Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005	
<b>Fire &amp; Safety Assessor</b>	Steve Manners Tech IOSH MIFSM MFPA DipFD	
<b>Director of Customer Experience</b>	John Place	
<b>Housing Partner Manager</b>	Amanda Oakley	
<b>Contract Manager</b>	Mike Williams	
<b>Scheme Manager/Customer Partner</b>	Cheryl Gledhill-Kucuk	
<b>Other staff in attendance</b>	Sheraz Sehgal	
<b>Use of Building</b>	General Needs living Sleeping accommodation	
<b>Approximate Number of occupants</b>	45	
<b>Occupancy Profile</b>	Single occupancy and Families	
<b>Familiarity of the occupants</b>	Fully Familiar	
<b>Likely state of the Occupants</b>	Mix of Sleeping Familiar and possible drug and alcohol	
<b>PEEPs in place where necessary</b>	N/A	
<b>Number of on-site Accent staff</b>	Housing Partner visits regularly.	
<b>Number of other (non-Accent) staff</b>	Contract cleaners in common areas	
<b>Support Agency (Supported Housing)</b>	N/A	
<b>Current Evacuation Strategy.</b>	Dual system Communal full evacuation flats stay put(Stay Safe)	
<b>Evidence that residents have been notified of the evacuation procedure</b>	Fire Evacuation notices displayed in common areas and in place	
<b>History of fires in the building</b>	None	
<b>Scope of Assessment</b>	Type 1 (Common Parts Only - Non Destructive)	
<b>Applicable Fire Safety Guidance</b>	LACORS Guide	

Building Details	Holmfield Court
Construction Date	1900
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Slate Tile
External Wall Finish	Stone
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	Conversion
Number of flats (self-contained)/rooms (HMOS, shared houses)	38
Number of storeys above ground Not including Basements	Five
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	Two-Protected
Number of External Staircases per Block	None
External Balcony part of escape route?	No
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm (Flats)	Grade D
Category of fire alarm (Flats)	LD2 Additional Protection
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD1 Maximum Protection
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	Carbon Dioxide
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Holmfield Court					21/01/2026	
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
<b>Fire Hazards</b>						
<b>1</b>	<b>Electrical Sources of Ignition:</b>					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	Yes	All common area sockets and fittings in a satisfactory condition at the time of inspection	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Valid communal area EIC Reports uploaded to property file all In date at time of inspection Last Inspection Date : - 19/05/2023 Satisfactory	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	Valid General Needs flats EIC Reports uploaded to M-Files and ActiveH. Satisfactory	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	Last test date 07/2025	.		
1.5	Absence of trailing leads and adapters	Yes	None within the communal areas	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No evidence or reports that any of the residents own a mobility scooter	.		
<b>2</b>	<b>Smoking:</b>					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed within the communal areas. Smoking is only permitted within flats. There are smoking signs present within the communal areas.	.		
<b>3</b>	<b>Arson:</b>					

3.1	Adequate security against arson?	Yes	there is a Fob entry system to the main entrance and a fob entry on each floor.	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	nothing found at the time of inspection.	.		
<b>4</b>	<b>Heating Installations (Portable/fixed) Gas Installations - Common Areas &amp; General Needs Residential flats.</b>					
4.1	If portable heaters are used, are there suitable controls?	N/A	There are no portable heaters within the communal area.	.		
4.2	Are fixed heating installations subject to regular maintenance?	N/A	None with the communal areas.	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	No Gas supply within the communal area. There is no gas supply to individual flats.	.		
<b>5</b>	<b>Cooking:</b>					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	Cooking only permitted within flats	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/cleaned and ductwork cleaned regularly?	N/A		.		
<b>6</b>	<b>Lightning Protection System:</b>					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	No lightning conductor system fitted	.		
<b>7</b>	<b>Housekeeping:</b>					
7.1	Is the standard of housekeeping adequate?	No	2 prams found in the communal area of flats 3 and 4. pram outside flat 6. Housing Partner informed and dealing.	Low	31/1/26	Housing Partner
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	No	Electrical cupboard Digi lock has been removed, WO 1345196 raised. The door self closes to the rebate but is not locked shut.	Low	28/2/26	Building Safety Project manager
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes		.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes		.		

7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No evidence of hazardous materials stored on site	.		
<b>8</b>	<b>Furniture/furnishings on escape routes and other communal areas:</b>					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A	Furniture not permitted in communal areas at general needs schemes	.		
<b>9</b>	<b>Other Significant Fire Hazards:</b>					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		.		
<b>Fire Protection Measures</b>						
<b>10</b>	<b>Means of Escape from Fire:</b>					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	There are 2 protected stairs at either end of the building.	.		
10.2	Escape routes unobstructed and safe to use?	Yes	There were no obstructions on the means of escape at the time of inspection.	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	The exit from the courtyard is damaged and will not close, it is easily openable but requires replacing. WO 1344883	Low	31/3/26	Building Safety Project manager
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes		.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes		.		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	Failsafe doors default to open when fire alarm actuated	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Disabled residents could escape from ground floor flats .	.		
<b>11</b>	<b>Measures to Limit Fire Spread and Development:</b>					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes				

11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes		.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A	This building has refuse chutes, due to residents constantly leaving rubbish within the lobby areas the refuse chutes are not available to residents. The lobbies are protected by 2 FD30S locked doors. The damper in the bin store is in the closed position.	.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Yes	Roof spaces on each floor have been fire stopped, reports held in M-Files, labels in place where fire stopping has been carried out. (See photo)	.		
11.5	Loft hatches fire resisting?	Yes	1 hour Fire rated loft hatches fitted within the building	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	Yes	The cross corridor doors within this scheme are rated FD30S with certification, these doors are checked 3 monthly. Satisfactory at the time of inspection	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	No Automatic vents fitted at this scheme	.		
11.8	Roller shutter doors (fire resisting)	N/A	Not fitted at this scheme.	.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	This walls are constructed of stone, there are no balconies.	.		
<b>12</b>	<b>Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.</b>					
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	Yes	All communal fire doors are rated to FD30S with certification and are checked 3 monthly. (Last inspection date : - 15/01/2026 Satisfactory at the time of inspection).	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes		.		

12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	No Hold open devices at this scheme	.		
<b>13</b>	<b>Flat entrance doors (Internal Common Areas)</b>					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	New Flat doors were installed last year, (Some require access due to residents non engagement. Housing Partner dealing)	.		
<b>14</b>	<b>Flats with a single direction of escape to a single escape stairway. (External Balcony)</b>					
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A		.		
14.2	Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?	N/A		.		
<b>15</b>	<b>Emergency Escape Lighting:</b>					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes		.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	All in good condition at the time of inspection.	.		
15.9	Are records of monthly testing available?	Yes	Monthly test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 08/01/2026	.		
15.10	Are records of annual testing available?	Yes	Annual test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 16/10/2025	.		
<b>16</b>	<b>Fire Safety Signs and Notices:</b>					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	The correct Notices are displayed throughout the scheme.	.		
16.3	Directional fire escape signage in place and adequate?	Yes		.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	Yes	All signage in place and correct.	.		

17 Means of giving Warning in case of Fire:						
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	This scheme has a Dual evacuation policy there is a Fire alarm system provided within the communal areas(Full Evacuation) and within high risk areas such as electrical cupboards, boiler room and kitchen. Smoke and heat detection is also fitted within the residents flats not connected to the communal system.	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes		.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes		.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes	Detection within voids and Plant rooms, no kitchen within the communal area.	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes	The Fire panel is remotely monitored and tested weekly by our contractors, records are available on ActiveH	.		
17.6	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	N/A	no gas supply to this scheme. Residents responsibility to check detectors.	.		
18 Fire Extinguishing Equipment:						
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes		.		
18.2	Correct signage displayed by each fire extinguisher?	Yes		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
18.4	Hose Reels - fitted, maintained?	N/A		.		

18.5	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	N/A		.		
18.6	Records available of fire fighting equipment servicing within past 12 months	Yes	Records are available on ActiveH and label correct on the extinguishers.	.		
<b>19</b>	<b>Management of Fire Safety</b>					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	The Fire alarm is monitored and Residents are also advised to call the fire service	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Housing Partners do scheme inspections. The Housing partner for this scheme visits regularly.	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A		.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
<b>20</b>	<b>Evacuation Policy</b>					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes		.		
<b>21</b>	<b>Miscellaneous</b>					
21.1	Is there a Zone plan for Fire Panel	No	Zone Plan required	<b>Low</b>	<b>28/2/26</b>	<b>Tunstall</b>

Photographs - Fire

21/01/2026

Holmfield Court



Photo No. 1

Electric room door missing Digi Lock



Photo No. 2

Items in the communal area to flats 3 and 4 need removing.

Photographs - Fire

21/01/2026

Holmfield Court



Photo No. 3

Items in the communal area outside flat 6 need removing.



Photo No. 4

Fire Panel

Photographs - Fire

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Holmfield Court



Photo No. 5

Flat location signage



Photo No. 6

Directional Signage and Non Maintained Emergency Lighting

Photographs - Fire

21/01/2026

Holmfield Court



Photo No. 7

No Smoking Signage throughout the building

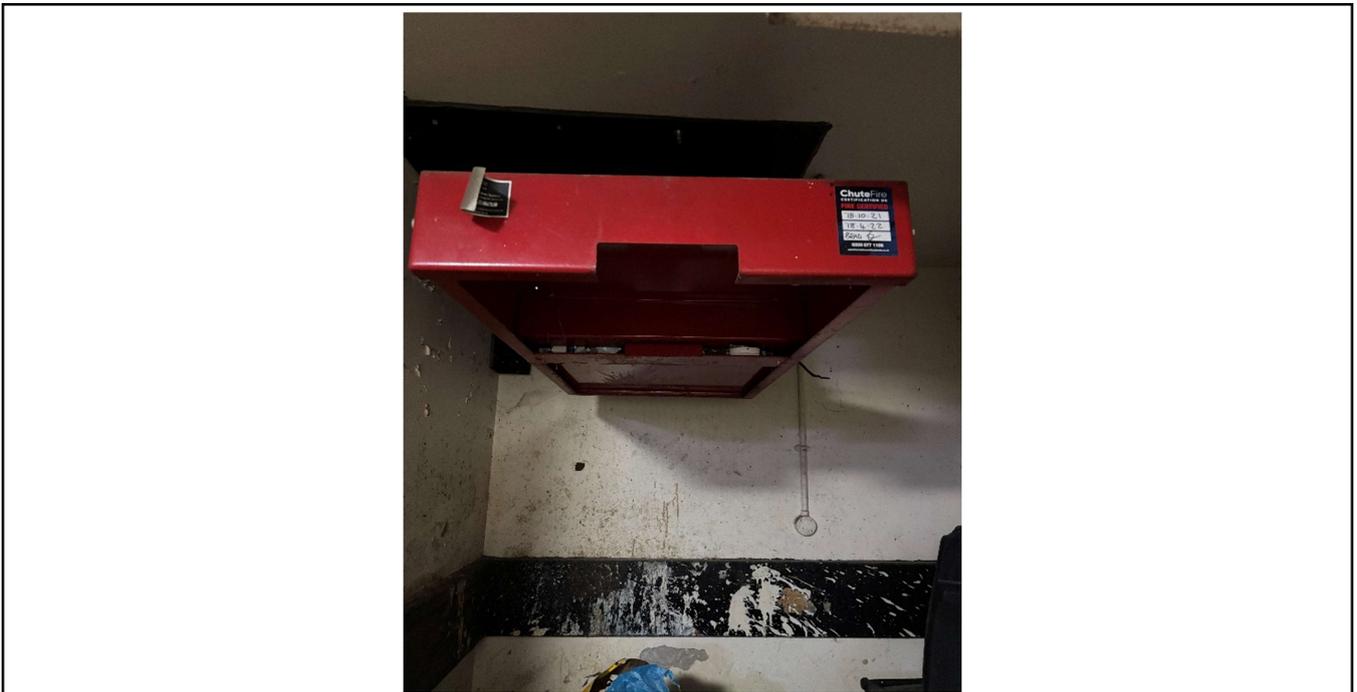


Photo No. 8

Damper in bin store closed due to refuse chutes not in use.

Photographs - Fire

21/01/2026

Holmfield Court



Photo No. 9

Fire Stop labels in roof voids on each floor.



Photo No. 10

1 Hour rated loft hatches throughout the building.

Photographs - Fire

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Holmfield Court



Photo No. 11

Lift Signage on each floor



Photo No. 12

CCTV equipment PAT Test

Photographs - Fire

21/01/2026

Holmfield Court



Photo No. 13

New Flat front Door.

## 6. 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:

(please insert x below)

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:

(please insert x below)

MINOR  MAJOR  CRITICAL

The definition of the above terms is as follows:

### ***FKA Review Frequency***

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

Action Plan - Fire					
Holmfield Court				21/01/2026	
Enter Risk Rating and Colour Code Here					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
<b>Fire Hazards</b>					
<b>Housekeeping:</b>					
Is the standard of housekeeping adequate?	2 prams found in the communal area of flats 3 and 4. pram outside flat 6. Housing Partner informed and dealing.	Low	31/01/26	Housing Partner	
Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Electrical cupboard Digi lock has been removed, WO 1345196 raised. The door self closes to the rebate but is not locked shut.	Low	28/02/26	Building Safety Project manager	1345196
<b>Fire Protection Measures</b>					
<b>Means of Escape from Fire:</b>					
Exits easily and immediately openable where necessary, without a key?	The exit from the courtyard is damaged and will not close, it is easily openable but requires replacing. WO 1344883	Low	31/03/26	Building Safety Project manager	134483
<b>Miscellaneous</b>					
Is there a zone plan with the Fire alarm Panel	Zone Plan required	Low	28/02/26	Tunstall	