



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	Yorkshire
Scheme Name :	Scorex House
Scheme Address :	3rd Floor 1 Bolton Road Bradford BD1 4AS
Date of Assessment:	09/03/2026
Date of Next Assessment:	09/03/2027
FRA Frequency:	Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor	Steve Manners Tech IOSH MIFSM MFPA DipFD

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

Scheme Details		Scorex House
Region:		Yorkshire
Scheme Name:		Scorex House
Site Address:	Street:	3rd Floor 1 Bolton Road
	Town:	Bradford
	Post Code:	BD1 4AS
Block & Asset No.		35369
Date of this Assessment		09/03/2026
Date of Next Review		09/03/2027
Fire Risk Assessment Frequency		Annual
Purpose of Fire Risk Assessment		Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor		Steve Manners Tech IOSH MIFSM MFPA DipFD
Director of Customer Experience		Rob Bloom
Housing Partner Manager		Adam Gilchrist
Other staff in attendance		Chris Lewis
Use of Building		Regional Office
Approximate Number of occupants		150
Occupancy Profile		Mixed
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Alert
PEEPs in place where necessary		Peep in place completed by Health and Safety Manager.
Number of on-site Accent staff		Variable between 20 and 60
Number of other (non-Accent) staff		This is a multi occupied building, numbers of non accent staff not known.
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Full (Simultaneous) Evacuation
Evidence that staff have been notified of the evacuation procedure		Fire notices displayed in office and common areas
History of fires in the building		None
Scope of Assessment		Type 1 (Office - Non Destructive)
Applicable Fire Safety Guidance		Offices guide

Building Details	Scorex House
Construction Date	1989
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Clay Tile
External Wall Finish	Stone
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	N/A Office.
Number of storeys above ground Not including Basements	3
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	Three-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	Light Commercial
Fire Provision Currently in Place	
Fire Detection and Warning System	This building has a communal Fire alarm and detection system which is linked to all offices on all floors. The building has full simultaneous evacuation.
Grade of fire alarm (Offices)	Grade A
Category of fire alarm (Offices)	LD1 Maximum 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 -
Additional Comments:	
Portable Fire Extinguishers	Foam
	Dry Powder
	Carbon Dioxide
	Water
Additional Comments:	
Fixed Fire Fighting Installations	None fitted

Additional Comments:

Significant Findings - Fire						
Scorex House				09/03/2026		
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	Electrical Sources of Ignition:					
1.1	Electrical Installation within Office area (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.(3rd floor office)	Yes	Valid communal area EIC Reports uploaded to property file all In date at time of inspection Last Inspection Date : - 06/06/2022 Satisfactory	.		
1.3	Valid Electrical Installation Condition Reports held on file. (Office)	Yes	Valid EIC Reports Held by Management Agent. Satisfactory	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	PAT testing completed within the last 12 Months 04/2025	.		
1.5	Absence of trailing leads and adapters	Yes	None found at the time of inspection.	.		
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	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed within the building and grounds. Smoking is only permitted Off site.	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	There is a Fob entry system to the main and rear entrance to the building.	.		

3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	Nothing found at the time of inspection.	.		
4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.					
4.1	If portable heaters are used, are there suitable controls?	N/A	There are no portable heaters within the office area.	.		
4.2	Are fixed heating installations subject to regular maintenance?	Yes		.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	Office heating supplied by a communal boiler which is tested by the management agent.	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	The are no cooking facilities within the offices although there is a microwave oven for heating food.	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A		.		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	No lightning conductor system fitted	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	Yes	Housekeeping was of a good standard at the time of inspection.	.		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	Service cupboards in both wings were free of combustible materials.	.		
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	.		
8	Furniture/furnishings on escape routes and other communal areas:					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	Yes	All furniture within the office complies with the present standards.	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		.		
Fire Protection Measures						
10	Means of Escape from Fire:					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	There are 3 protected staircases servicing 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	Either Push pad or thumb turns are supplied to open the means of escape.	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	all travel distances are within the guidelines.	.		
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		.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Evac chairs are provided on each escape route, staff have been trained in there use.	.		
11	Measures to Limit Fire Spread and Development:					
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	None fitted within this scheme	.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	N/A	No Access to roof space from office or Common Areas.	.		
11.5	Loft hatches fire resisting?	N/A	None fitted within the communal area.	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No Cross Corridor Doors at this scheme	.		
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		.		
12	Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	Yes	There are no communal fire doors within this block.	.		
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	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	N/A	Non-residential	.		
14	Flats with a single direction of escape to a single escape stairway. (External Balcony)					

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		.		
15	Emergency Escape Lighting:					
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 are kept online by the management agent. Last test date : - 27/02/2026	.		
15.10	Are records of annual testing available?	Yes	Annual test certs are kept online by the management agent.	.		
16	Fire Safety Signs and Notices:					
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		.		
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	The Fire alarm is class a and detection is LD1	.		
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	All certs are kept online by the management agent.	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes	Smoke and heat detection is fitted throughout the building.	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes	Fire alarm is tested weekly and 6 monthly, records are kept by the management agent.	.		
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 the office.	.		
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?	Yes		.		
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 of test kept by management agent, test label on extinguishers is in date.	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	The fire alarm system is monitored and Office staff are advised to dial 999 and ask for the fire service.	.		

19.2	Do relevant staff carry out regular fire safety checks	Yes	Housing Partners do scheme inspections.	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	Yes		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes	The fire wardens are trained in evacuation procedures.	.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	Yes	Fire wardens are trained to use the EVAC chairs provided within the stairs.	.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	Yes	Fire wardens have an app to take a role call and they confer with other fire wardens from the other offices within the building.	.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	Yes		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	Yes	Evacuation drills are carried out by the Management company.	.		
20	Evacuation Policy					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	The evacuation policy is correct for this type of building.	.		
21	Miscellaneous					

Photographs - Fire

09/03/2026

Scorex House



Photo No. 1

Fire Panel and Zone plan



Photo No. 2

Fire action and Assembly point location.

Photographs - Fire

09/03/2026

Scorex House

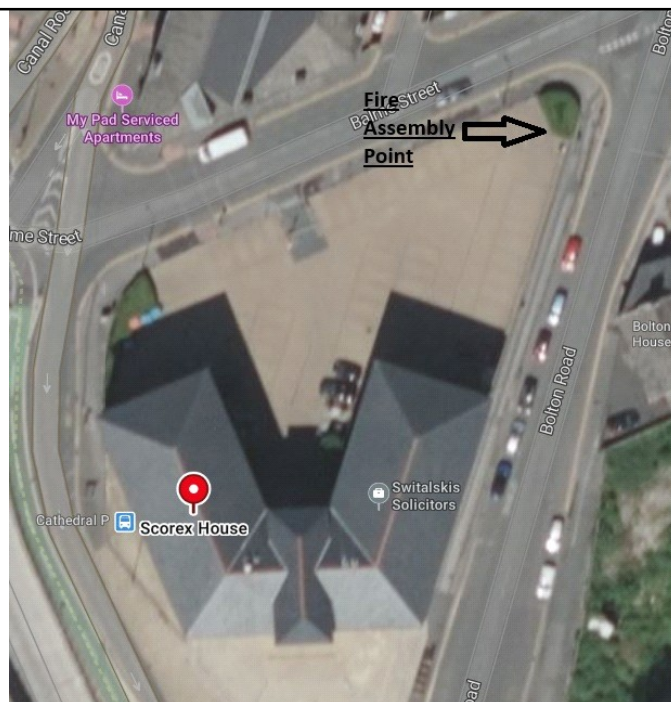


Photo No. 3

Fire assembly point.



Photo No. 4

PAT test in date.

Photographs - Fire	
09/03/2026	Scorex House

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Photo No. 5

Extinguishers in date.



Photo No. 6

Evac Chairs on escape routes.

Photographs - Fire

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Scorex House



Photo No. 7

Fire stopping Service shaft East wing



Photo No. 8

Fire stopping Service shaft West wing

Photographs - Fire	
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Photographs - Fire	
09/03/2026	Scorex House



Photo No. 11	Non-Maintained Emergency Lighting Directional sign
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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

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
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.