

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

Asset ID: 8664 Blk1 Group Home 11 Moorcroft Drive 11 Moorcroft Drive, Bradford

Cover Sheet

Photo



Date of Fire Risk Assessment	30 Sep 2025
Date of Next Fire Risk Assessment	30 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 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	Cross Banks
Scheme Address	Blk1 Group Home 11 Moorcroft Drive 11 Moorcroft Drive, Bradford
Postcode	BD4 6NJ
Region	Yorkshire
Scheme Manager	Ella Hartley
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	2 full time carers
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Carers

The Building

Accommodation Type	Supported Housing (S50)
Build Date	Jan 1 1971
Number Of Homes	4
Homes breakdown	Room
External wall construction	Facing Brick
External wall finish	Pebble Dash
Roof construction	Timber
Roof covering	Plain Pitched
PEEPs in place where necessary	Yes
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?)	1 unprotected 1 protected
Number of External Staircases	0
External Balcony part of escape route?	No
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 8664

Blk1 Group Home 11 Moorcroft Drive 11 Moorcroft Drive, Bradford

Fire Detection and Warning System	Flats and common areas 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	3
Occupant tenure type breakdown	Supported Housing

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	30/09/2025
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 Tech IOSH MIFSM MFPA
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	
Other staff in attendance	2 full time carers
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Carers
Scheme Inspection completed	Yes
Number of occupants	3
Personal Emergency Evacuation Plans in place	Yes
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)	1 unprotected 1 protected
Number of external staircases	0
External balcony part of escape route?	No
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 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	Yes
Foam Extinguisher(s) present	Yes
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
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 Certificates held on ActiveH. Last test date :- 31/07/2023
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last test date :- 04/10/2024
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?	N/A
Comment	
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

A boiler services they whole building.

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

Yes

Comment

Certificates are held on ActiveH
Last test date : - 24/12/2024Valid 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

Tested By Tunstall,

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. Not
allowed in individual rooms.

Adequate security against arson?

Yes

Comment

There is a code entry system to the main entrance.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

See observations.

Are there communal cooking facilities at this scheme?

Yes

Comment

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

Yes

Comment

Cooking is supervised by staff.

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

N/A

Comment

Housekeeping

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

Yes

Asset ID:	8664	Blk1 Group Home 11 Moorcroft Drive 11 Moorcroft Drive, Bradford
Comment	Nothing found at the time of inspection.	
Are unnecessary accumulations of combustible materials or waste avoided?	Yes	
Comment	None found at the time of inspection.	
Are combustible materials and substances separated from ignition sources and stored appropriately?	Yes	
Comment		
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	Yes	
Comment	All furniture had the correct labels.	

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
External 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 are 2 means of escape from the first floor. The main stairway and a protected staircase at the opposite end of the building. Clear at the time of inspection. Exit door opens in direction of travel.
Escape routes unobstructed and safe to use?	Yes
Comment	
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	Push bar on internal escape and thumb turn on main entrance.
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?

Yes

Comment

Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?

Yes

Comment

Notices are behind Perspex .

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

N/A

Comment

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

N/A

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?

N/A

Comment

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

Yes

Comment

Traditionally built brick building with tiled roof and no cladding.

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
Door adjacent to fire alarm panel on ground floor needs drop down strip.	Repair - Non Emergency			
				
Observation	Priority	Referred To	Required By:	Task ID
Door to downstairs table tennis room needs new door and frame. Reported before.	Repair - Non Emergency			
 				
Observation	Priority	Referred To	Required By:	Task ID
Door to laundry room needs hold open device that connects to fire alarm. WO 1313292	Repair - Non Emergency	Project Manager (Building Safety)	30/11/2025	2026329
 				

Drop down strip required communal door at top of stairs. Maybe new door

Repair - Non
Emergency



Emergency Escape Lighting

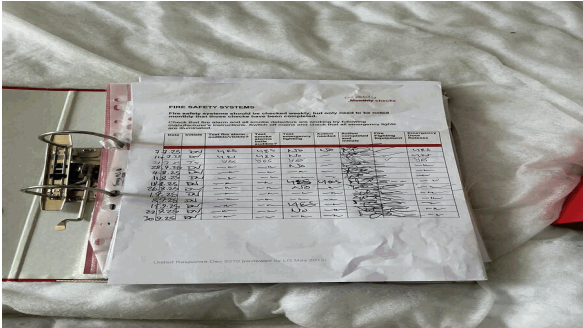
Is the emergency lighting correctly specified and installed as per current standards?	Yes
Comment	
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	All in good condition at the time of inspection.
Records of monthly/annual testing available?	Yes
Comment	All records are available in ActiveH and in the Fire file on the premises. Last test Date :- Annual : - 01/05/2025 Monthly : - 15/09/2025

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	
Is there suitable LIFT signage i.e. do not use in case of fire?	N/A
Comment	
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	

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	
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	All tests are recorded in a file on the premises, see observations. Test records are also held in ActiveH. Last test Dates : - Weekly : - 29/09/2025 Annual : - 30/1/2025
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	An extra wired hold open device is required for the Laundry room. See observations.
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?	No
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Fire alarm test record				
				

Fire Panel and detection.



Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

Yes

Comment

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

Correct signage displayed by each fire extinguisher?

Yes

Comment

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?

No

Comment

Records available of fire fighting equipment servicing within past 12 months?

Yes

Comment

Records within the Fire Log book and Labels on extinguishers in date, see observations.

Observation	Priority	Referred To	Required By:	Task ID
Extinguishers				



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?

Yes

Have all details required by regulations been shared with all other Responsible Persons?

Yes

Comment

FRA emailed to responsible person.

Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?

N/A

Comment

Will this FRA be shared with all other Responsible Persons for the premises?

Yes

Comment

How will this sharing be achieved?

Email.

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

Staff are present 24/7 and are aware of the procedure to summon the Fire Service.

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

Yes

Comment

Engagement with Residents

Asset ID:	8664	Blk1 Group Home 11 Moorcroft Drive 11 Moorcroft Drive, Bradford
Has information of fire procedures been disseminated to residents?	Yes	
Comment	The staff at the home give regular training to the residents.	
Is general fire safety information disseminated to residents?	Yes	
Comment		

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.	Yes
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

Observation	Priority	Referred To	Required By:	Task ID
Notice board				
				

Blk1 Group Home 11 Moorcroft Drive 11 Moorcroft Drive, Bradford

Observation

Priority

Referred To

Required By:

Task ID

PEEP



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