



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	Yorkshire
Scheme Name :	Accent Business Centre
Scheme Address :	Barkerend Road Bradford BD3 9BD
Date of Assessment:	08/01/2026
Date of Next Assessment:	08/01/2027
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		Accent Business Centre
Region:	Yorkshire	
Scheme Name:	Accent Business Centre	
Site Address:	Street:	Barkerend Road
	Town:	Bradford
	Post Code:	BD3 9BD
Block & Asset No.	33125	
Scheme Tel. No:		
Date of this Assessment	08/01/2026	
Date of Next Review	08/01/2027	
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	John Place	
Housing Partner Manager	Rob Bloom	
Contract Manager	Mike Williams	
Scheme Manager/Customer Partner		
Other staff in attendance	Maz Khadim Chris Lewis	
Use of Building	Multi-Occupied Business Centre	
Approximate Number of occupants	25	
Occupancy Profile	Mixed,	
Familiarity of the occupants	Fully Familiar	
Likely state of the Occupants	Alert	
PEEPs in place where necessary	Each tenant responsible for any PEEP requirements. Information about PEEP not available as no tenants on site at the time of inspection.	
Number of on-site Accent staff	Site Manager Part Time	
Number of other (non-Accent) staff	Contract cleaners in common areas	
Support Agency (Supported Housing)	N/A	
Current Evacuation Strategy.	Full (Simultaneous) Evacuation	
Evidence that residents have been notified of the evacuation procedure	Fire Evacuation notices displayed in common areas and in place	
History of fires in the building	None	
Scope of Assessment	Type 1 (Common Parts Only - Non Destructive)	
Applicable Fire Safety Guidance	Offices guide	

Building Details	Accent Business Centre
Construction Date	Apr-09
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Slate Tile
External Wall Finish	Stone
	Aluminium Panels on corners of building
Are there any areas of external wall cladding	Yes
Are there any balconies	No
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	None, Offices only
Number of storeys above ground	Two
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-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	Common areas and offices.
Grade of fire alarm (Flats)	
Category of fire alarm (Flats)	
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD2 Additional Protection
Additional Comments:	Detection within offices linked to Fire Panel. Other units detached from the main building are linked to the Fire Panel.
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Mixed System Common Areas
Additional Comments:	
Portable Fire Extinguishers	Water
	Foam
	Carbon Dioxide
	Fire Blanket
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Accent Business Centre					08/01/2026	
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 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 21/10/2023 Satisfactory	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	N/A	No flats on this site, offices only.	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	Accent equipment only tested. Last test date : - 14/08/2025	.		
1.5	Absence of trailing leads and adapters	Yes	None within the communal areas, leads kept to a minimum in accent office.	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	no mobility scooters on this site.	.		
2	Smoking:					
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 the designated smoking area outside. There are smoking signs present within the communal areas.	.		
3	Arson:					

3.1	Adequate security against arson?	Yes	There is a door entry system to the main entrance.	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	none 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?	Yes	There are no portable heaters within the communal area. There are 2 portable heaters in the maintenance office which are subject to regular tests and are being used in a correct manor.	.		
4.2	Are fixed heating installations subject to regular maintenance?	Yes	There are some fixed heaters within the kitchen 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 offices.	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	There is a small food preparation area on each floor. They contain a microwave, toaster and kettle.	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/cleaned and ductwork cleaned regularly?	N/A	None fitted.	.		
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 within the communal areas is of a high standard.	.		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	None found at the time of inspection.	.		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	None found at the time of inspection.	.		

7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	Nothing found at the time of inspection.	.		
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	There is no Furniture not permitted in communal areas, Chair in Cartakers room complies with the latest 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	The stairs are protected by a lobby on each floor, the travel distances are within the guidelines.	.		
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	Tested on inspection, satisfactory.	.		
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		.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Evacuation Chairs are placed on each landing, it is the responsibility of each tenant to consider the evacuation of any disabled visitors or staff. Accent staff have no training in the use of the Evac Chair.	.		
11	Measures to Limit Fire Spread and Development:					

11.1	Is it considered that the compartmentation is of a reasonable standard?	No	There were some wires penetrating the wall above the false ceiling. WO 1342126	Low	31/3/26	Building Safety Project manager
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 Common Area	.		
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,	No	Some communal doors require repair or replacement, a door survey has been carried out. The findings have been quoted for and a PO to be submitted for the work to be carried out.	Med	31/3/26	Building Safety Project manager
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	All signage is in place and is correct.	.		

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	If yes, see "Residents Front Doors Sheet"	.		
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 uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 22/12/2025	.		
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 : - 03/02/2025	.		
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	Lift signage is present 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 building has a Full simultaneous evacuation policy.	.		
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)	Other	The system is maintained and tested. There is a Fault on the system. Site manager has raised an order with Technical hub.	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes		.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes	The panel is connected to a receiving centre.	.		
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.	.		
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	available on ActiveH and extinguisher labels. Tested August 2025	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	The fire alarm system is monitored but Occupants are advised to ring 999 and ask for the Fire Service.	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Site facilities caretaker conducts regular safety checks.	.		
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?	Yes	Each tenant is responsible for evacuation of their staff and visitors. There were no tenants on site at the time of inspection.	.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	Yes	There are evacuation chairs on each floor to aid evacuation. Each tenant is responsible for evacuation of persons requiring assistance.	.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	Yes	Each tenant have there own register and evacuation procedure.	.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	Yes	Outside the main gate. See Photo.	.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
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

08/01/2026

Accent Business Centre

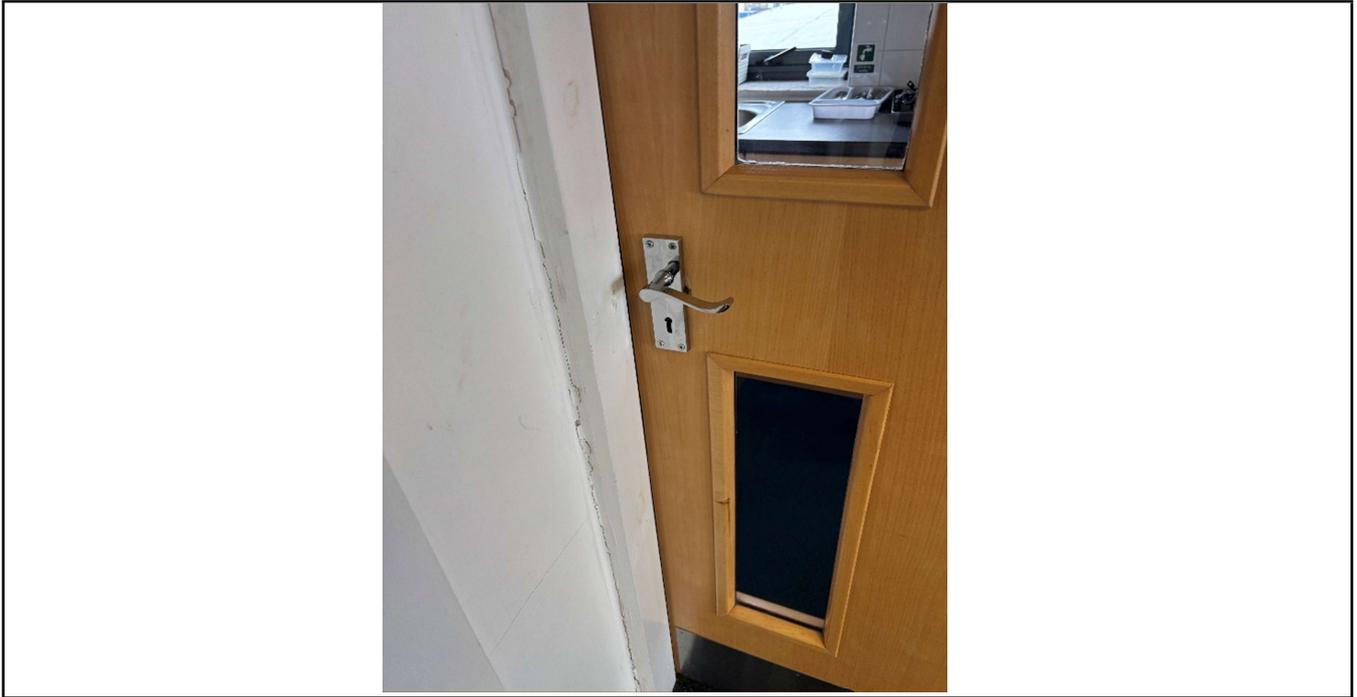


Photo No. 1

Door Handle non-compliant
Door Survey complete, quote received.

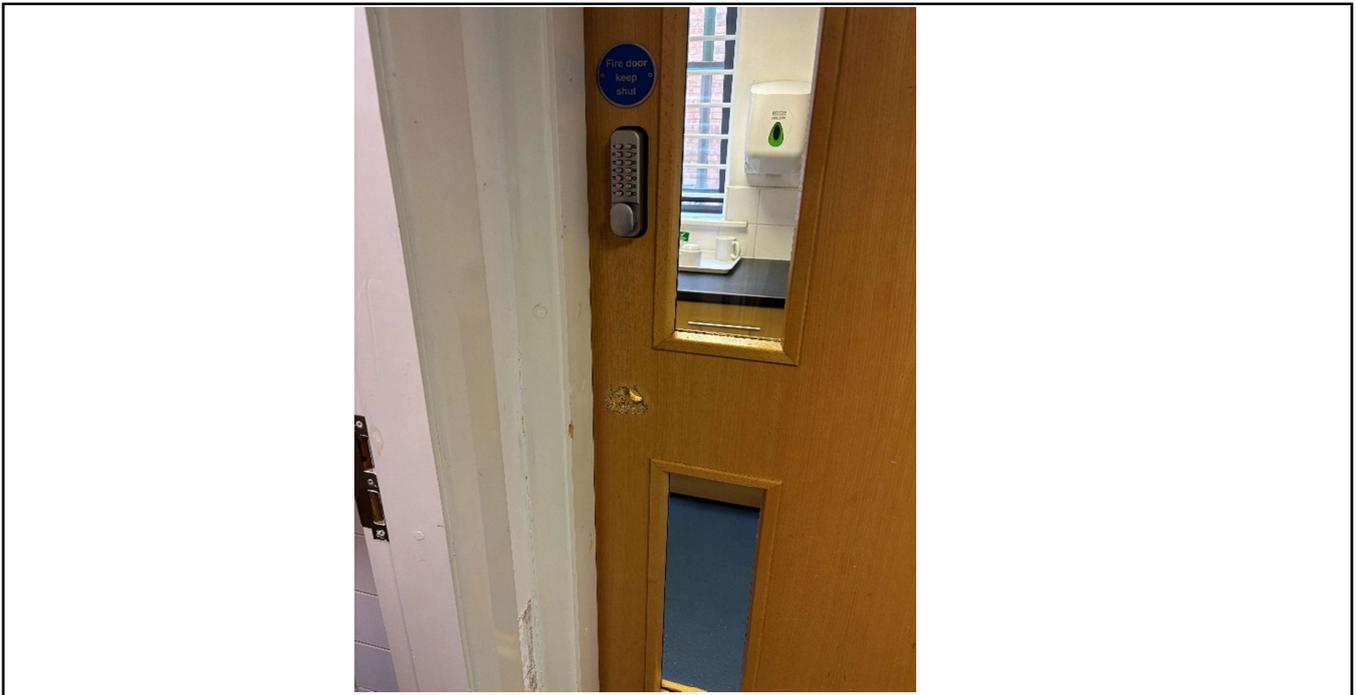


Photo No. 2

Door requires replacing.
Door Survey complete, quote received.

Photographs - Fire

08/01/2026

Accent Business Centre



Photo No. 3

Fire stopping required above false ceiling on 2nd floor (Office side)



Photo No. 4

Fire stopping required above false ceiling on 2nd floor (Kitchen side)

Photographs - Fire

08/01/2026

Accent Business Centre

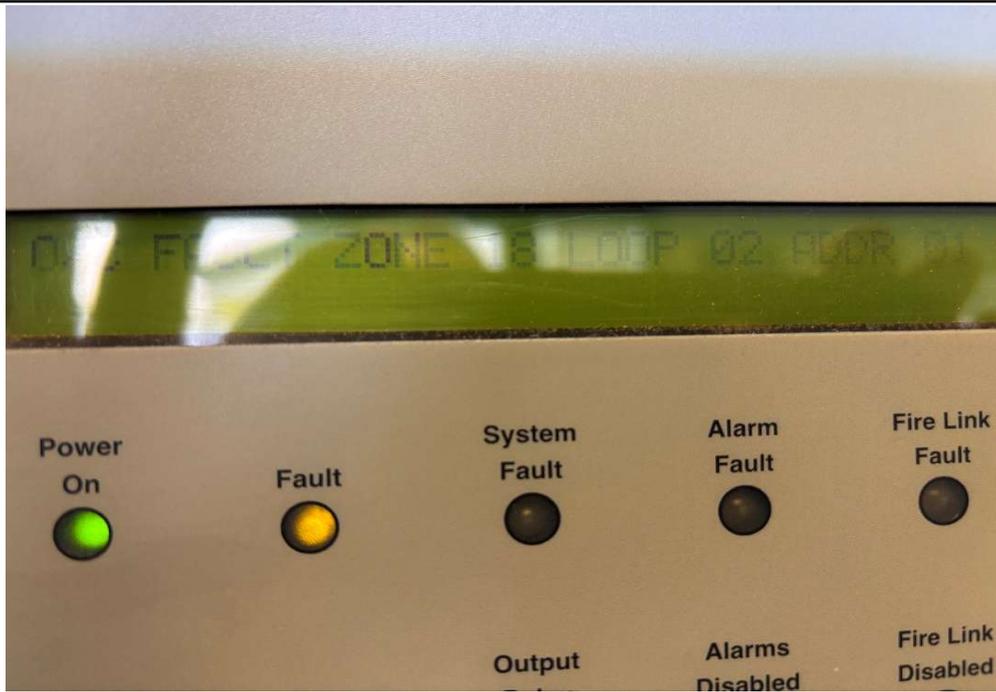


Photo No. 5

Fault on Fire Panel, Site manager dealing.



Photo No. 6

Zone plan.

Photographs - Fire

08/01/2026

Accent Business Centre



Photo No. 7

Fire panel



Photo No. 8

Photographs - Fire

08/01/2026

Accent Business Centre



Photo No. 11

Fire Exit, Call Point Evacuation Notice.



Photo No. 12

Fire Action assembly point instructions.

Photographs - Fire

08/01/2026

Accent Business Centre

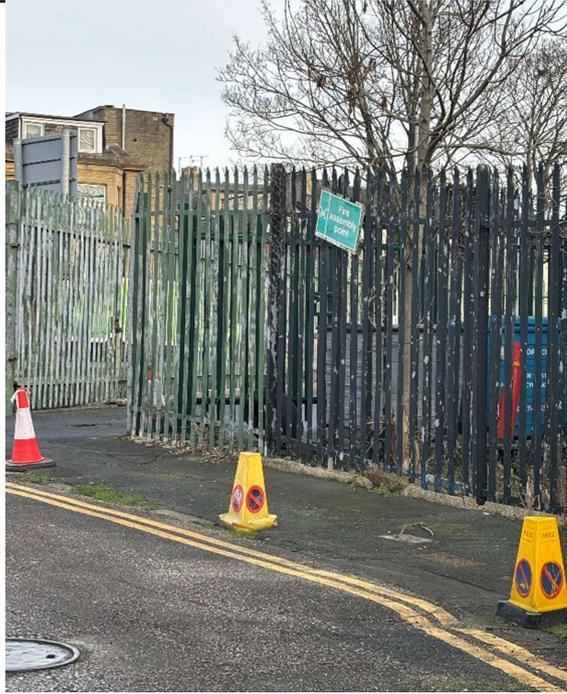


Photo No. 13

Fire Assembly Point outside main entrance.



Photo No. 14

Evac Chair on each landing.

Photographs - Fire

08/01/2026

Accent Business Centre



Photo No. 15

Fire Blanket in each Kitchen.



Photo No. 16

Fire Exit and Emergency Lighting.

Photographs - Fire

08/01/2026

Accent Business Centre



Photo No. 17

Designated Smoking Area



Photo No. 18

Bin Storage area.

Photographs - Fire

08/01/2026

Accent Business Centre



Photo No. 19

Directional exit signage throughout the building.



Photo No. 20

Soil Stack in toilet requires re boxing.
Site manager dealing, awaiting contractor after repairing leak.

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.

Action Plan - Fire					
Accent Business Centre				08/01/2026	
Enter Risk Rating and Colour Code Here					
Fire Hazards					
Fire Protection Measures					
Means of Escape from Fire:					
Measures to Limit Fire Spread and					
Is it considered that the compartmentation is of a reasonable standard?	There were some wires penetrating the wall above the false ceiling. WO 1342126	Low	31/03/26	Building Safety Project manager	
Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
Fire doors to FD30s standard and in a serviceable condition,	Some communal doors require repair or replacement, a door survey has been carried out. The findings have been quoted for and a PO to be submitted for the work to be carried out.	Med	31/03/26	Building Safety Project manager	