



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	Yorkshire
Scheme Name :	Aurelia House
Scheme Address :	Cunliffe Road Bradford BD8 7BJ
Date of Assessment:	02/02/2026
Date of Next Assessment:	02/02/2027
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		Aurelia House
Region:	Yorkshire	
Scheme Name:	Aurelia House	
Site Address:	Street:	Cunliffe Road
	Town:	Bradford
	Post Code:	BD8 7BJ
Block & Asset No.	8672	
Date of this Assessment	02/02/2026	
Date of Next Review	02/02/2027	
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	Lizzy Robinson	
Contract Manager	Mike Williams	
Scheme Manager/Customer Partner	Tino Kyriaccou	
Other staff in attendance	None	
Use of Building	Category 2 Independent Living	
Approximate Number of occupants	40	
Occupancy Profile	Over 55	
Familiarity of the occupants	Fully Familiar	
Likely state of the Occupants	Sleeping Familiar	
PEEPs in place where necessary	Scheme Manager has details of all completed plans	
Number of on-site Accent staff	Scheme Manager weekdays	
Number of other (non-Accent) staff	Contract cleaners in common areas	
Support Agency (Supported Housing)	N/A	
Current Evacuation Strategy.	Dual system Communal full evacuation flats stay put(Stay Safe)	
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	Specialised housing guide	

Building Details	Aurelia House
Construction Date	1978
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Clay Tile
External Wall Finish	Brick
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)	24
Number of storeys above ground Not including Basements	Two
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	Residential
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)	LD3 Minimum Protection
Grade of fire alarm (Communal)	Grade A
Category of fire alarm (Communal)	LD2 Additional 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
	Foam
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Aurelia House					02/02/2026	
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; - 09/12/2025 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	Portable appliances are in the office and kitchen.	.		
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	.		
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 flats. There are smoking signs present within the communal areas.	.		
3	Arson:					

3.1	Adequate security against arson?	Yes	There is a fob entry system to the main entrance and the rear door to the communal lounge, all other exits have push bar to exit on the inside. There is CCTV to the exterior of the building.	.		
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?	N/A	There are no portable heaters within the communal 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.	Yes	Each flat has its own gas supply which is tested annually, all records are available on ActiveH. - Satisfactory	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	There is a small kitchen off the communal lounge, it is mainly used for making drinks or warming food in a microwave.	.		
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 is to a high 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	There was an old emergency light fitting in the downstairs electric cupboard which was removed by the SHP at the time of inspection.	.		

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	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	Furniture in communal lounge has the correct labelling.	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	Nothing found at the time of inspection.	.		
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		.		
10.2	Escape routes unobstructed and safe to use?	Other	There were no obstructions on the means of escape at the time of inspection. The pathways leading from the communal lounge and the side exit pathway have moss and leaves that require cleaning. Scheme Manager dealing with estate services.	Low	31/3/26	Specialist Housing Partner
10.3	Exits easily and immediately openable where necessary, without a key?	Yes		.		
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	The doors failsafe to unlocked when the fire alarm operates. These are tested weekly with the fire alarm test.	'		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Ground floor only.	'		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	Compartmentation is of a good standard within the communal areas but there were some minor issues within the roof void. See 11.4	'		
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?	No	Some fire stopping required in roof space above flat 24. WO 1349333	'		
11.5	Loft hatches fire resisting?	Yes	All Loft hatches are 1Hr Fire rated.	'		
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	The ground floor electric room door has excessive gap at the top of the door. WO 1349331	Low	31/3/26	Building Safety Project manager
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	The doors have been recently painted, new signage placed on doors at the time of inspection.	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	Yes	The doors are checked on a weekly basis when the fire alarm is tested. Doors were also checked at the time of inspection, Satisfactory.	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	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 : - 02/02/2026	.		
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 : - 28/04/2025	.		
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	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 detection is also fitted within the residents flats, these are connected to a warden call 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		.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes	The fire alarm is tested weekly by the Scheme Manager, Last test date 02/02/2026. Contractors conduct a 6 Monthly test of the fire alarm system, Last test date 06/11/2025 All Certificates can be found in M-Files and 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)	Yes	Conducted at the time of the gas safety check. All records on ActiveH. Satisfactory.	.		

18		Fire Extinguishing Equipment:			
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes	Only fitted in the High risk areas.	.	
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 available on ActiveH and on the extinguisher label. Tested 05/2025	.	
19		Management of Fire Safety			
19.1	Are there suitable arrangements for summoning the fire service?	Yes	The Fire alarm is monitored and there is a warden call system within the flat's which is also monitored. Residents are also 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 regular scheme inspections.	.	
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?	Yes	In the carpark adjacent to the refuse area.	.	

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. The flats were Purpose built to allow residents to stay safely within there flats. There is a zoned communal fire alarm system protecting the communal areas.	.		
21	Miscellaneous					
21.1	Flat Front Door	No	Flat 14 requires ease and adjust, door catching on frame. Door closes to rebate but will damage frame over time WO 1349328	Low	31/3/26	Building Safety Project manager
21.2	None complian handle and lock	No	Resident refuses to have new fire door fitted, legal to deal.	Med		Specialist Housing Partner

Photographs - Fire

02/02/2026

Aurelia House



Photo No. 1

Bin Storage area



Photo No. 2

assembly Point in car park

Photographs - Fire

02/02/2026

Aurelia House



Photo No. 3

Covered notice board in Communal lounge.



Photo No. 4

Ground floor electric cupboard door excessive gap at top of door.

Photographs - Fire

02/02/2026

Aurelia House



Photo No. 5

Fire Action Notice.



Photo No. 6

Fire Panel and Zone plan plus FSI Box

Photographs - Fire

02/02/2026

Aurelia House



Photo No. 7

No Smoking and directional Exit signage throughout the Building.

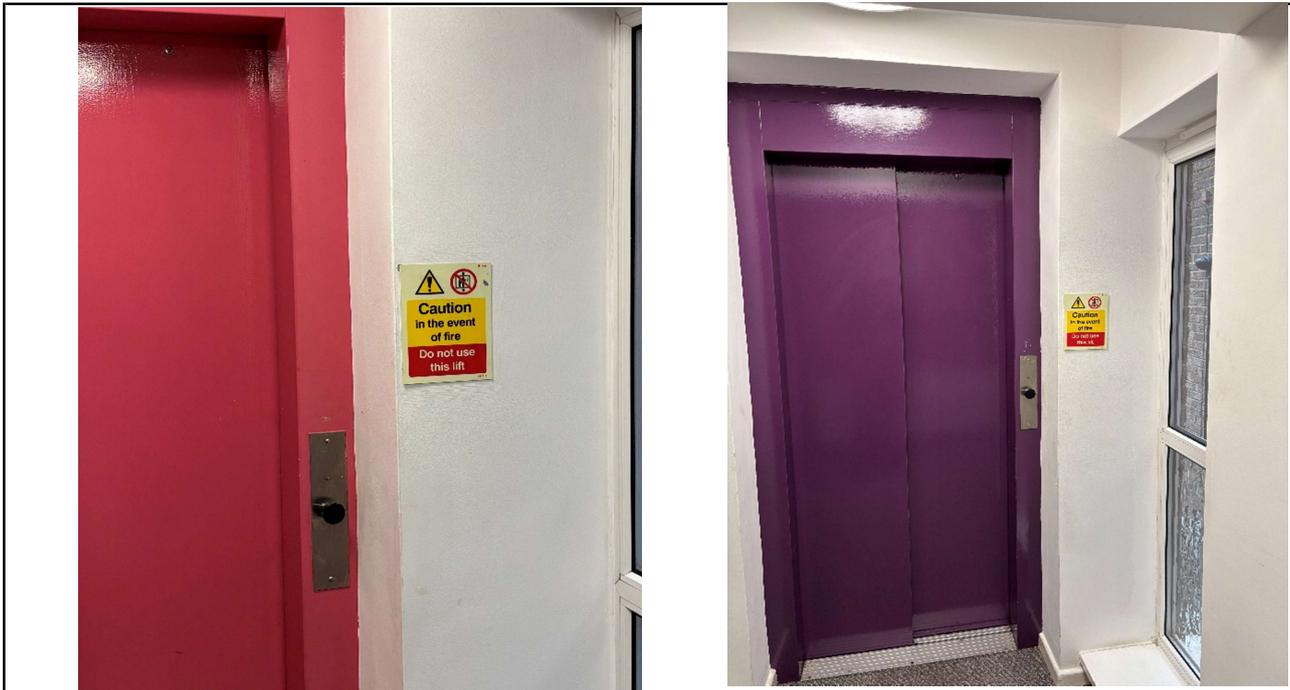


Photo No. 8

Lift Signage.

Photographs - Fire

02/02/2026

Aurelia House

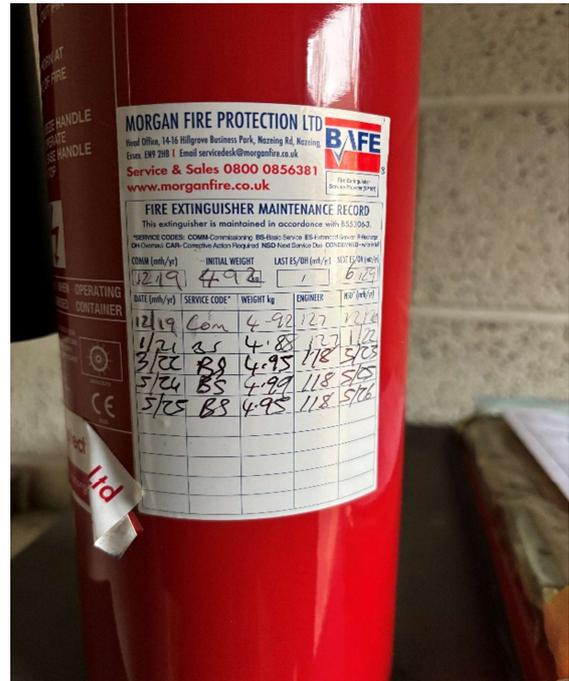
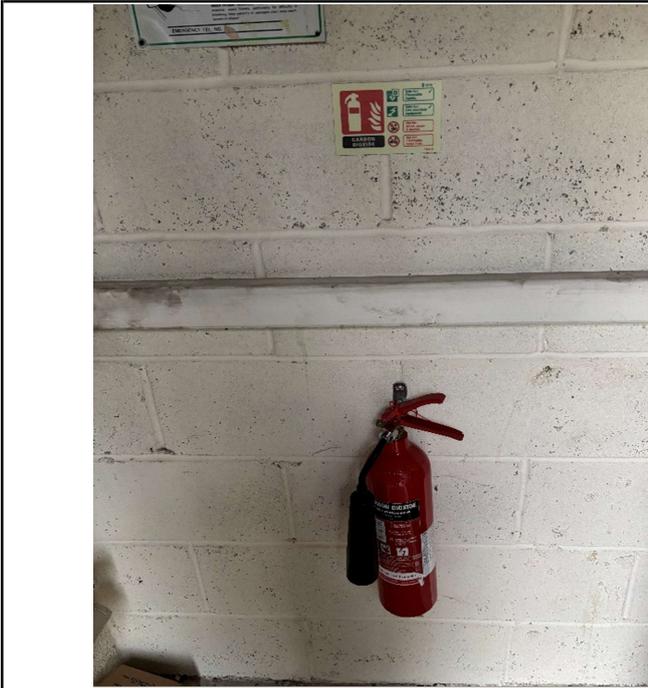


Photo No. 9

Fire Fighting equipment in High risk areas only.

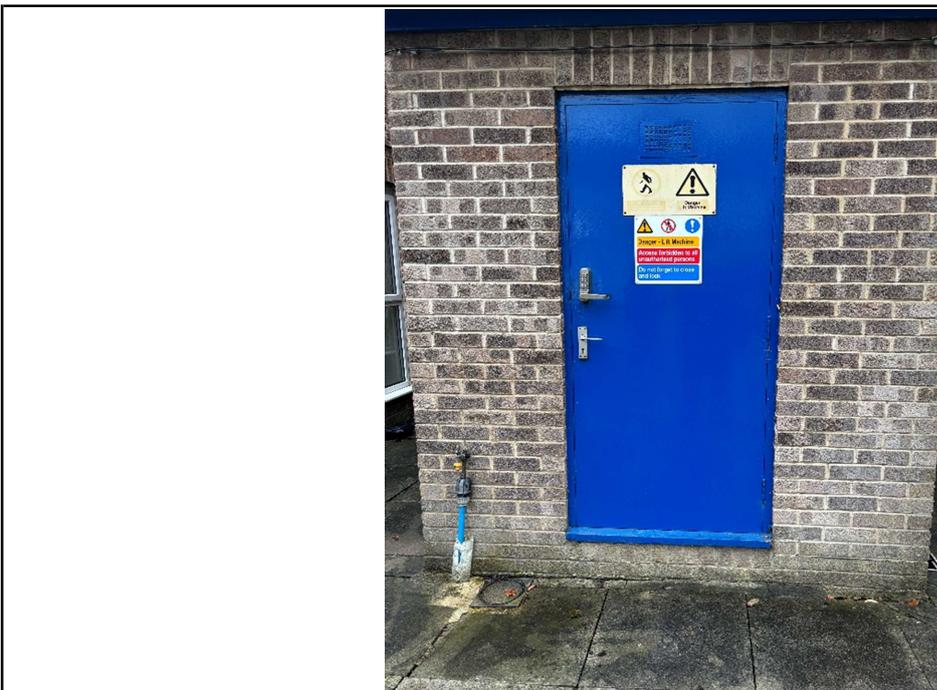


Photo No. 10

External Lift motor room adjacent to communal lounge.

Photographs - Fire

02/02/2026

Aurelia House



Photo No. 11

PAT Test dated 07/2025



Photo No. 12

Fire stopping required in roof void above flat 24.

Photographs - Fire

02/02/2026

Aurelia House



Photo No. 13

Pathways on escape routes require jet washing.



Photo No. 14

None fire rated handle and lock flat 3, refuses to have new fire door fitted. Going to Legal.

Photographs - Fire

02/02/2026

Aurelia House



Photo No. 15

FD30S Flat front doors

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					
Aurelia House				02/02/2026	
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.
Fire Hazards					
Fire Protection Measures					
Means of Escape from Fire:					
Escape routes unobstructed and maintained in a sterile condition?	There were no obstructions on the means of escape at the time of inspection. The pathways leading from the communal lounge and the side exit pathway have moss and leaves that require cleaning. Scheme Manager dealing with estate services.	Low	31/03/26	Specialist Housing Partner	
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,	The ground floor electric room door has excessive gap at the top of the door. WO 1349331	Low	31/03/26	Building Safety Project manager	
Miscellaneous					
0	Flat 14 requires ease and adjust, door catching on frame. Door closes to rebate but will damage frame over time WO 1349328	Low	31/03/26	Building Safety Project manager	
None complian handle and lock	Resident refuses to have new fire door fitted, legal to deal.	Med	00/01/00	Specialist Housing Partner	