



## ACCENT HOUSING - FIRE RISK ASSESSMENT



<b>Region :</b>	<b>Yorkshire</b>
<b>Scheme Name :</b>	<b>Aprilia Court</b>
<b>Scheme Address :</b>	<b>Hunters Park Avenue Bradford BD14 6TE</b>
<b>Date of Assessment:</b>	<b>12/01/2026</b>
<b>Date of Next Assessment:</b>	<b>12/01/2027</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.

Scheme Details		Aprilia Court
<b>Region:</b>	Yorkshire	
<b>Scheme Name:</b>	Aprilia Court	
<b>Site Address:</b>	<b>Street:</b>	Hunters Park Avenue
	<b>Town:</b>	Bradford
	<b>Post Code:</b>	BD14 6TE
<b>Block &amp; Asset No.</b>	1 - 31 (8669)	
<b>Scheme Tel. No:</b>		
<b>Date of this Assessment</b>	12/01/2026	
<b>Date of Next Review</b>	12/01/2027	
<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>	Rob Bloom	
<b>Contract Manager</b>	Mike Williams	
<b>Scheme Manager/Customer Partner</b>	Zenhum Hussain	
<b>Other staff in attendance</b>	None	
<b>Use of Building</b>	Category 2 Independent Living	
<b>Approximate Number of occupants</b>	60	
<b>Occupancy Profile</b>	Over 55	
<b>Familiarity of the occupants</b>	Fully Familiar	
<b>Likely state of the Occupants</b>	Sleeping Familiar	
<b>PEEPs in place where necessary</b>	Carried out by Scheme Manager as required.	
<b>Number of on-site Accent staff</b>	Scheme Manager Part-time	
<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>	Stay Put (Stay Safe) Evacuation	
<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>	Specialised housing guide	

Building Details	Aprilia Court
Construction Date	1983
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)	31
Number of storeys 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
<b>Fire Provision Currently in Place</b>	
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)	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
	Fire Blanket
Additional Comments:	None fitted in communal areas.
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Aprilia Court					12/01/2026	
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 11/11/2025 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	The portable appliances within the communal area have labels on plugs. All equipment in the office has up to date labels. Last tested 08/07/2025	.		
1.5	Absence of trailing leads and adapters	Yes	None within the communal areas, kept to a minimum within the office.	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	Yes	No mobility scooters found within the communal areas at the time of inspection.	.		
<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 at the main entrance, all other doors are fire exit doors with the exception of the communal lounge which has a digital lock.	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	All clear 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?	Yes	The scheme is fitted with a communal boiler for the communal and flats heating.	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	There is a communal heating system, 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?	Yes	There is a small kitchen adjacent to the communal lounge. This is sometimes used for special occasions. There is a fire blanket provided within the kitchen area.	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/cleaned and ductwork cleaned regularly?	Yes	There is a mechanical extractor fan within the kitchen which does not require filter changes.	.		
<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?	Yes	Very good housekeeping throughout the scheme 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	Nothing found at the time of inspection.	.		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Nothing 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	.		
<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.	Yes	The furniture in the communal lounge has the appropriate labelling.	.		
<b>9</b>	<b>Other Significant Fire Hazards:</b>					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	Nothing found at the time of inspection.	.		
<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 3 protected staircases throughout the building, all leading to an exit door. The single of direction of travel is within the guidelines.	.		
10.2	Escape routes unobstructed and safe to use?	Other	There were pictures fastened to the walls that were not protected by glass. Scheme manager informed for them to be removed.	Low	28/2/26	Specialist Housing Partner
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	All exits tested at the time of inspection and all opened easily.	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	The single direction of travel is 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	The main entrance door mag lock is disarmed when the fire alarm is actuated.	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Ground floor flats are available for disabled residents.	.		
<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	There were no compartmentation issues found in the communal areas at the time of inspection. Issues found within the roof space see 11.4	.		
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	There is carpet on the floor but nothing on the walls that would promote fire spread.	.		
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	There are several breaches within the roof spaces, Works Order 1343201	Med	31/3/26	Building Safety Project manager
11.5	Loft hatches fire resisting?	Yes	All loft hatches are 1 Hr fire resistant.	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	Yes	Cross corridor doors have fire resisting glazing above the doorway fitted directly to the ceiling.	.		
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		.		
<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,	No	Cross corridor door adjacent to flat 3 catching on frame, Cross corridor door adjacent to flat 20 adjust to close to rebate. Cross corridor door adjacent to flat 11 is warped and requires replacing. Communal door opposite flat 9 requires adjusting to close to the rebate. Communal door at the head of the stairs opposite flat 20 missing smoke seals opposite hinge side. WO 1343197	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		.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	Yes	All doors tested at the time of inspection and operate correctly. The doors are tested weekly by the Scheme Manager.	.		
<b>13</b>	<b>Flat entrance doors (Internal Common Areas)</b>					
13.1	Do flat entrance doors open onto internal escape routes?	Yes		.		
<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 : - 09/01/2026	.		

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 : - 01/05/2025	.		
<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	The correct Notices are displayed adjacent to the lifts.	.		
<b>17</b>	<b>Means of giving Warning in case of Fire:</b>					
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	All certificates can be found on ActiveH.	.		
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		.		

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	All flats are tested annually. Certificates are found in ActiveH. There is no gas supply within residents flats.	.		
<b>18</b>	<b>Fire Extinguishing Equipment:</b>					
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	all extinguishers are labelled and test certificates can be found in ActiveH tested 07/2025	.		
<b>19</b>	<b>Management of Fire Safety</b>					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Fire detection within flats are connected to a monitoring station.	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Scheme managers do regular inspections.	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	This is an ILS Fire wardens not required.	.		
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	assembly point is within the car park.	.		
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	The evacuation policy is correct for this type of building. The flats were Purpose built to allow residents to stay safely within there flats.	.		
<b>21</b>	<b>Miscellaneous</b>					
21.1	External means of escape clear to use	Other	The external pathway has a mud and moss covering. Requires jet washing. WO 1343288	<b>Low</b>	<b>28/2/26</b>	<b>Building Safety Project manager</b>

Photographs - Fire

12/01/2026

Aprilia Court



Photo No. 1

Fire panel (Fault logged with Contractor awaiting part)

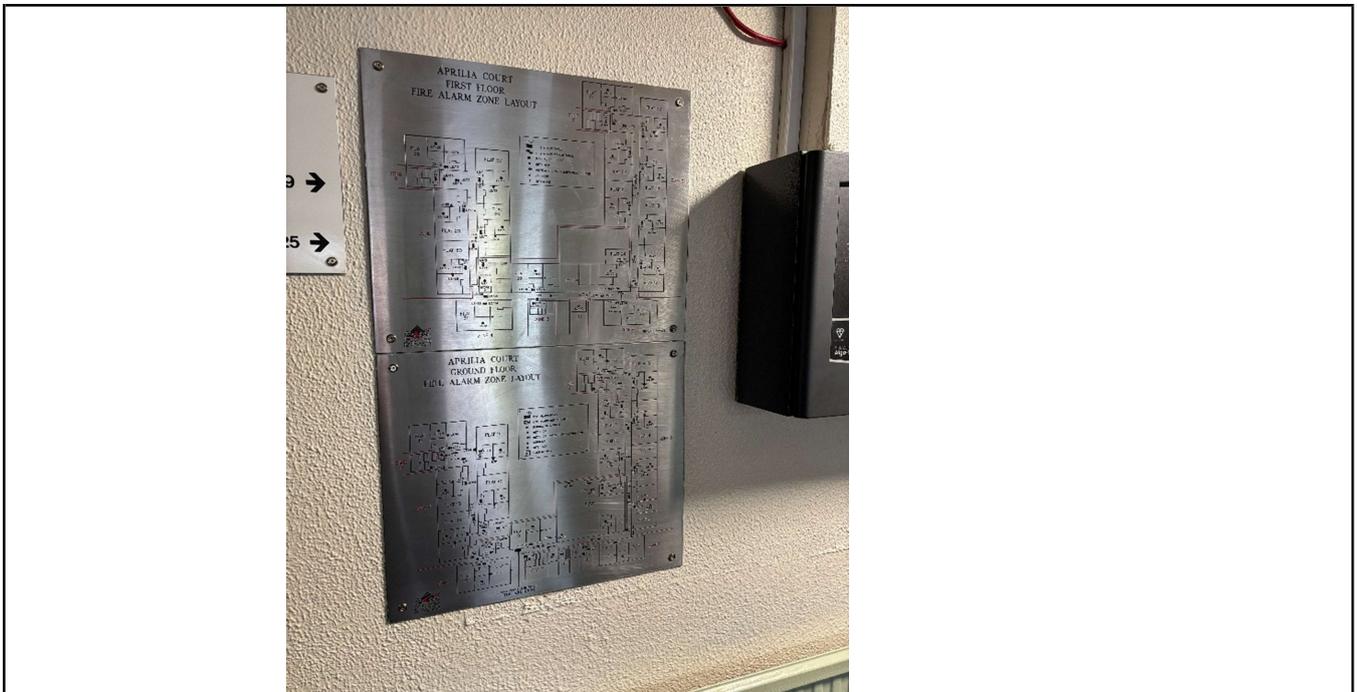


Photo No. 2

Zone Plan

Photographs - Fire

12/01/2026

Aprilia Court



Photo No. 3

Bin storage area



Photo No. 4

Scheme notices behind glass.

Photographs - Fire

12/01/2026

Aprilia Court



Photo No. 5

Office equipment PAT test in date.

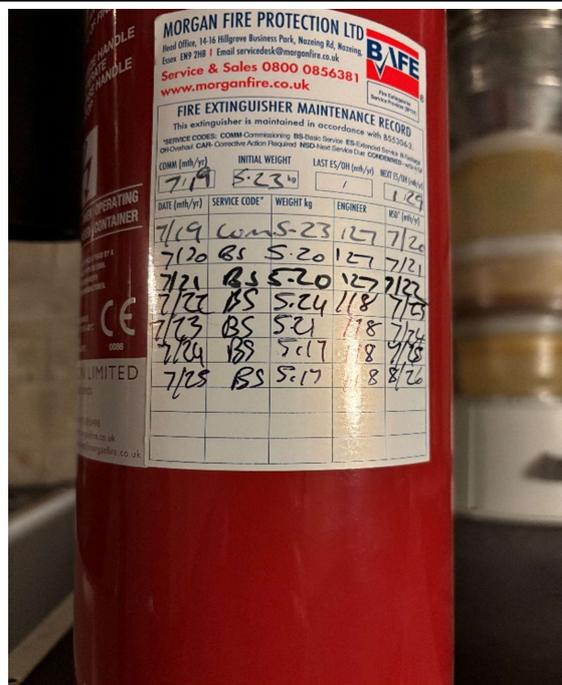


Photo No. 6

CO2 Ext and test label, in date.

Photographs - Fire

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Aprilia Court



Photo No. 7

Fire Blanket in Kitchen.



Photo No. 8

Cross corridor door catching on frame Adj to flat 3

Photographs - Fire

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Aprilia Court



Photo No. 9

Smoke seal missing at head of stairs opposite flat 20



Photo No. 10

Cross Corridor door adjacent to flat 11 is warped, requires replacing.

Photographs - Fire

12/01/2026

Aprilia Court

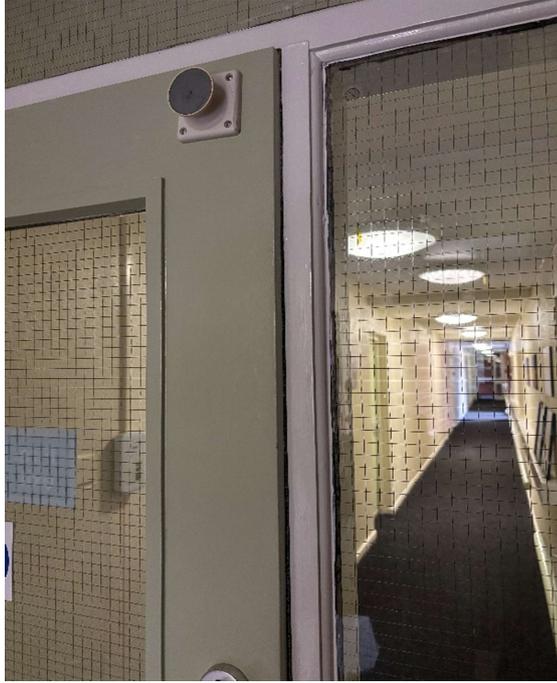


Photo No. 11

Adjust Cross corridor door adjacent to flat 20 to close to rebate.



Photo No. 12

Adjust communal door opposite flat 9 to close to rebate.

Photographs - Fire

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Aprilia Court



Photo No. 13

Fire Action Notice.



Photo No. 14

No Smoking Automatic fire door signage

Photographs - Fire

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Aprilia Court



Photo No. 15

Lift signage



Photo No. 16

Directional signage throughout the building.

Photographs - Fire

12/01/2026

Aprilia Court



Photo No. 17

Fire stopping required within roof void (remove pink foam)



Photo No. 18

Fire stopping required within roof void

Photographs - Fire

12/01/2026

Aprilia Court



Photo No. 19

Brickwork missing after roof repair.

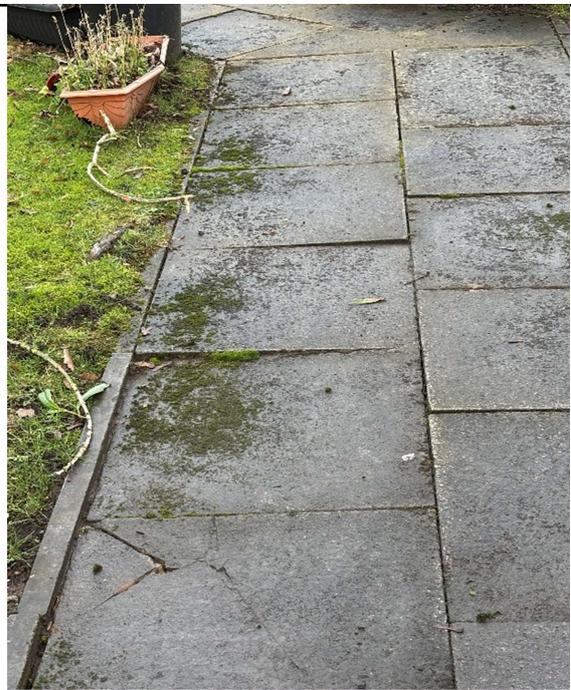


Photo No. 20

Pathway used as external escape route requires jet wash, slippery under foot

Photographs - Fire

12/01/2026

Aprilia Court

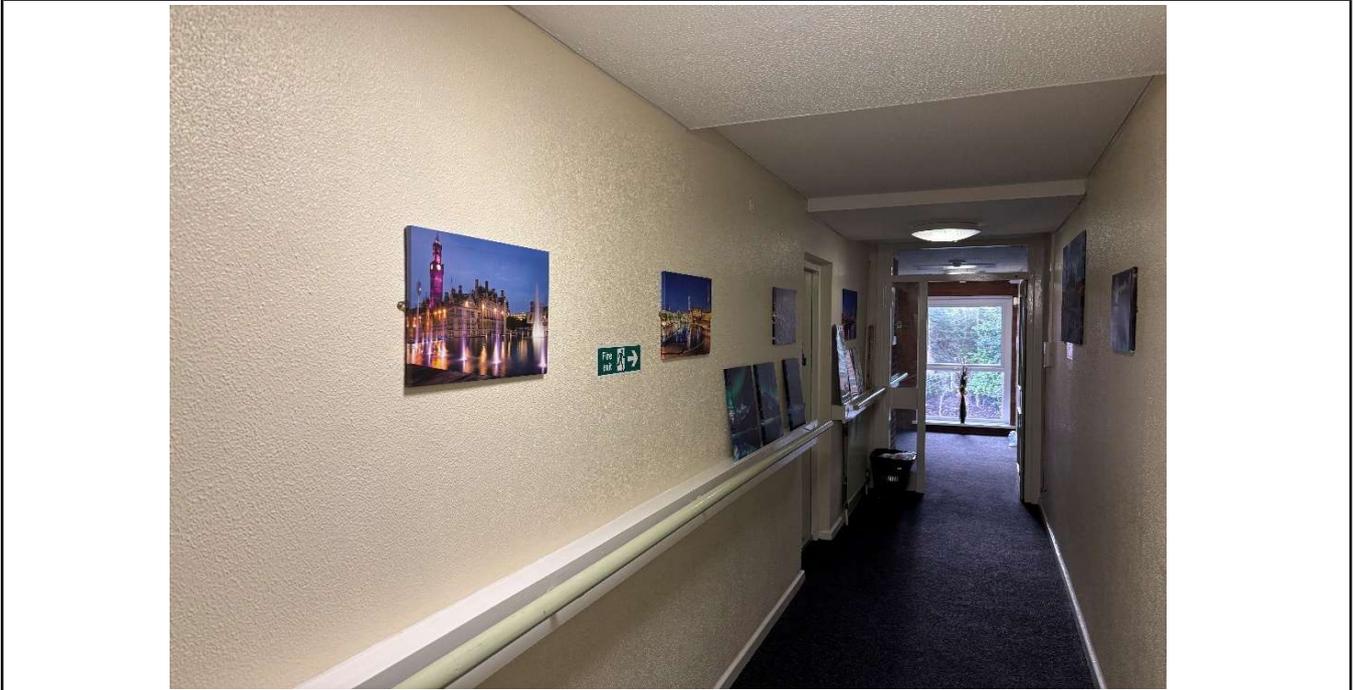


Photo No. 21

Pictures need to be behind glass

## 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					
Aprilia Court				12/01/2026	
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 Protection Measures</b>					
<b>Means of Escape from Fire:</b>					
Escape routes unobstructed and maintained in a sterile condition?	There were pictures fastened to the walls that were not protected by glass. Scheme manager informed for them to be removed.	Low	28/02/26	Specialist Housing Partner	
<b>Measures to Limit Fire Spread and</b>					
Compartmentation within roof spaces of a satisfactory standard?	There are several breaches within the roof spaces, Works Order 1343201	Med	31/03/26	Building Safety Project manager	1343201
<b>Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.</b>					
Fire doors to FD30s standard and in a serviceable condition,	Cross corridor door adjacent to flat 3 catching on frame, Cross corridor door adjacent to flat 20 adjust to close to rebate. Cross corridor door adjacent to flat 11 is warped and requires replacing. Communal door opposite flat 9 requires adjusting to close to the rebate. Communal door at the head of the stairs opposite flat 20 missing smoke seals opposite hinge side. WO 1343197	Low	31/03/26	Building Safety Project manager	1343197
<b>Miscellaneous</b>					
External means of escape clear to use	The external pathway has a mud and moss covering. Requires jet washing. WO 1343288	Low	28/02/26	Building Safety Project manager	1343288