



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

Asset ID: 8876 **1-39 Holmfield Court Block 1-39 Holmfield Court, Bradford**

Cover Sheet

Photo



Date of Fire Risk Assessment	22 Jan 2025
Date of Next Fire Risk Assessment	22 Jan 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	Holmfield Court
Scheme Address	1-39 Holmfield Court Block 1-39 Holmfield Court, Bradford
Postcode	BD1 2DW
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Cheryl Gledhil-kucuk.
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	General Needs (S30)
Build Date	Jan 2 1900
Number Of Homes	38
Homes breakdown	Flat
External wall construction	Natural Stone
External wall finish	Artificial/Natural Stone
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
Number of storeys	5
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	2 protected
Number of External Staircases	None
External Balcony part of escape route?	No
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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1-39 Holmfield Court Block 1-39 Holmfield Court, Bradford

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade B
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	60
Occupant tenure type breakdown	General Needs, Staff Accommodation

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	

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	22/01/2025
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	Cheryl Gledhil-kucuk.
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	60
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Conversion
Number of Storeys	5
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	2 protected
Number of external staircases	None
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	Light Commercial
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade B
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
Fire Blanket(s) present	No
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 electrical items were in good condition at the time of inspection.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Reports can be found on ActiveH Last Test date :- 19/05/2023
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last PAT test date 17/09/2024
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?	Yes
Comment	No mobility scooters at this scheme.

Is there a purpose built mobility scooter store/charging area?

N/A

Comment

not required.

Does the building have a lightning protection system?

No

Comment

A survey has been carried out with a view to installing a system in the future.

Gas installations

Is there a commercial/domestic gas supply to the scheme?

No

Comment

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?

Yes

Comment

Smoking is not allowed in the communal areas but residents are allowed to smoke within their flats.

Adequate security against arson?

Yes

Comment

There is a Fob entry system to the main entrance and CCTV throughout the building.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

There is a separate bin store within the building. The bin chutes have been closed as there was a history of items being left in bin chute lobbies on each floor leaving door open causing a fire risk.

Are there communal cooking facilities at this scheme?

No

Comment

None at this scheme

Housekeeping

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

Yes

Comment

None 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

None found at the time of inspection.

Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?

N/A

Comment

Furniture not allowed in the communal areas. None found at the time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

N/A

Comment

None found at the time of inspection.

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 two protected staircases within the building.

Escape routes unobstructed and safe to use?

Yes

Comment

All clear at the time of inspection.

Exits immediately openable without a key and/or failsafe's function correctly?

Yes

Comment

All openable at the time of inspection.

Reasonable distances of travel where there is a single/alternative direction of travel?

Yes

Comment

There is two directions of travel on each floor.

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?

No

Comment

There was a compartmentation Issue in the lobby of the ground floor electric room. A works order has been raised. See observations.

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

Yes

Comment

All walls are free from combustible materials.

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

Yes

Comment

There is a fire damper in the refuse room.

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

Yes

Comment

A survey has been completed within the roof spaces, there was no access at the time of inspection.

Loft hatches fire resisting?

Yes

Comment

1 Hour loft hatches are fitted throughout the building.

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?

Yes

Comment

Cross corridor doors are flush to the ceiling.

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

Yes

Comment

The building is of Stone construction.

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?

N/A

Comment

None fitted.

Are roller shutter doors that are required to be FR, fire resisting and self-closing?

N/A

Comment

None Fitted.

Observation	Priority	Referred To	Required By:	Task ID
Ceiling in lobby to ground floor electrical room requires repair. Works Order 1250681 raised	Repair - Non Emergency	Project Manager (Building Safety)	30/04/2025	1912512



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 on ActiveH.
Last monthly test date :- 09/01/2025
Last Annual test date :- 15/10/2024

Observation _____ Priority _____ Referred To _____ Required By: _____ Task ID _____

Emergency lighting



Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?

Yes

Comment

Notices are displayed throughout the building.

Directional fire escape signage in place and adequate?

Yes

Comment

Notices are displayed throughout the building.

Is there suitable LIFT signage i.e. do not use in case of fire?

Yes

Comment

Signage adjacent to the lifts on each floor at the time of inspection.

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

The residents at this scheme tend to smoke and or cvape on the corridors even though there is a no - smoking policy throughout the building. A quote has been received to instll extra detection to allow a double knock system to reduce number of unwanted alarms.

Is the fire detection and warning system maintained/tested and all certificates saved on file?

Yes

Comment

All test certificates are available on ActiveH.
Weekly Test Date :- 15/01/2025
6 Month tested on 10/10/2024

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

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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? N/A

Comment None Fitted.

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? N/A

Comment

Is the fire alarm panel remotely monitored, and if so are there records of regular testing? Yes

Comment As Above.

Observation **Priority** **Referred To** **Required By:** **Task ID**

Fire panel



Fire Extinguishing Equipment

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

Comment Only in High risk areas such as lift and electrical room.

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? N/A

Comment

Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves? N/A

Comment

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

Comment On labels and on ActiveH

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

Yes

Comment

Above 11M but below 18M

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

Yes

Comment

How will this sharing be achieved?

All records are available on ActiveHand M-Files.

Are there other Responsible Persons who share or have fire safety duties in respect of the premises?

No

How will this sharing be achieved?

Is an office or IL scheme being inspected?

No

Comment

Passenger Lift

Is the scheme fitted with a passenger lift?

Yes

Comment

Is the lift in full working order at the time of the FRA?

Yes

Comment

Is the lift fitted with a firefighters switch?

No

Comment

Servicing and insurance inspection - Evidence of regular servicing/maintenance?

Yes

Comment

All available on ActiveH
Last test Date :- 01/11/2024

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

The fire alarm is monitored, residents are advised to dial 999 and ask for FIRE service.

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

Yes

Comment

Due to residents behaviour a double knock system will be installed in the near future.

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

All residents received a letter explaining the fire procedure and information about their flat doors. A program installing new Fire doors has begun and should be finished shortly. Other fire related informatio is available on the website.

Is general fire safety information disseminated to residents?

Yes

Comment

All residents received a letter explaining the fire procedure and information about their flat doors. A program installing new Fire doors has begun and should be finished shortly. Other fire related informatio is available on the website.

FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?

Yes

Comment

The premises are visited regularly to complete 3 Monthly Communal fire door checks.

Miscellaneous

Are there any other observations/actions to raise that are not covered above.

Yes

Action leading to a repair

Yes

Internal administrative Action

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.

No

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 _____

Lift signage



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**