

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

Asset ID: 8672 **1-25 Aurelia House Block 1-25 Aurelia House, Bradford**

Cover Sheet

Photo



Date of Fire Risk Assessment	07 Feb 2025
Date of Next Fire Risk Assessment	07 Feb 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	Aurelia House
Scheme Address	1-25 Aurelia House Block 1-25 Aurelia House, Bradford
Postcode	BD8 7BJ
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Kirsty Watkins
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1978
Number Of Homes	23
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, Hung Tiles
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
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?)	3 not 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

Asset ID: 8672

1-25 Aurelia House Block 1-25 Aurelia House, 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	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	30
Occupant tenure type breakdown	CAT2 Housing for Older People, General Needs, Sheltered Schemes, 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	0
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	07/02/2025
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	Kirsty Watkins
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	30
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
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)	3 not 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	Residential
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	Maintained system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	Yes
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 components in good condition at the time of inspection.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	The electrical certificates are held in M-Files and ActiveH LAST Test date :- 26/02/2021
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last tested 10/07/2024
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	None found at the time of inspection.

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

Yes

Comment

There is a garage attached to the property that houses the mobility scooters.

Does the building have a lightning protection system?

No

Comment

Gas installations

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

Yes

Comment

There is a communal boiler and boilers within residents flats.

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

Yes

Comment

All records are available in M-Files and ActiveH. Last test date :- 11/03/2024

Valid LGSR held on file for residential flats that contains gas appliances?

Yes

Comment

All records are available as above.
Sample test dates are as follows.
Flat 1 :- 03/05/2024
Flat 11 :- 19/07/2024
Flat 25 :- 29/07/2024

Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results

Yes

Comment

Completed at the same time as the gas tesst.

Other Sources of Ignition

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

Yes

Comment

No smoking allowed in the commiunal areas.
Smoking is allowed in the residents flats.

Adequate security against arson?

Yes

Comment

There is a fob entry system to the main entrance and the rear entrance doors. THER is CCTV throughout the building. Emergency exits are only openable from the inside.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

There is a seperate bin store attached to the building, this store has detection within.

Are there communal cooking facilities at this scheme?

Yes

Comment

There is a communal kitchen which mainly gets used for making tea and coffee.

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

Yes

Comment

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

N/A

Comment

There is extraction but it is not filtered.

Housekeeping

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

Yes

Comment

All clear 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?

Yes

Comment

All furniture is in good condition and is compliant with the regulations at the time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

Nothing 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 several means of escape throughout the building, all within the guidelines.

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 have push bars to open or simple handles. One exit has a break glass bolt system due to previous break ins.

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

Yes

Comment

The single direction of travel routes are within the guidelines.

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	Compartmentation within the service cupboard is of a reasonable standard at the time of inspection.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Walls are of brick construction, pictures and notices are behind glass and secured to the wall.
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A
Comment	None Fitted.
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	Yes
Comment	It is assumed the compartmentation is of a good standard as there was no access to the loft space at the time of inspection.
Loft hatches fire resisting?	Yes
Comment	1 Hour fire resisting loft hatches are provided 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 and communal doors are flush to the ceiling.
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	This is a traditionally built brick building.
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
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Notice board locked and glass covered



Observation	Priority	Referred To	Required By:	Task ID
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Office door requires self closer connected to fire alarm .
Kitchen door needs hold open device connected to fire alarm Dorguard not working

Repair - Non
Emergency

Project Manager
(Building Safety)

30/04/2025

1919970



Observation	Priority	Referred To	Required By:	Task ID
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Replace flat door with FD30S to include letterplate and
number 16 Door lock damaged not suitably repaired
Order No. 1256028

Repair - Non
Emergency

Project Manager
(Building Safety)

30/04/2025

1919972



Observation	Priority	Referred To	Required By:	Task ID
Replace letterplate with fire rated. Fit drop down strip Flat 25 due to excessive gap at foot of door. There is a reposition order on this flat, the works will be carried out when the resident has vacated the property.	Repair - Non Emergency	Project Manager (Building Safety)	30/04/2025	1919971



Observation	Priority	Referred To	Required By:	Task ID
Roof within refuse store requires overboarding after roof repair. Smoke detection will need to be removed and replaced. The work order has been placed for this. Order No. 1239102 SG Ellis.	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 o=in ActiveH and M-Files. Last Monthly test date :- 05/02/2025 Last drop test date :- 11/05/2024

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
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Comment Signage is visible throughout the building

Directional fire escape signage in place and adequate? Yes

Comment Sufficient signage throughout the building at the time of inspection.

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

Comment See observations.

Do common area fire doors display the correct signage on both sides where applicable? Yes

Comment

Observation

Priority

Referred To

Required By:

Task ID

Exit signage and evacuation policy



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 Tested weekly by SHP and 6 Monthly by Tunstall
6 Monthly test date :- 08/11/2024

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

Comment All in good condition and fixed securely. the detector in the refuse area will need re-fixing when the internal roof is repaired.

Hold open devices operate at the sounding of the alarm and are in a serviceable condition? Yes

Comment All in good working order at the time of inspection.

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?

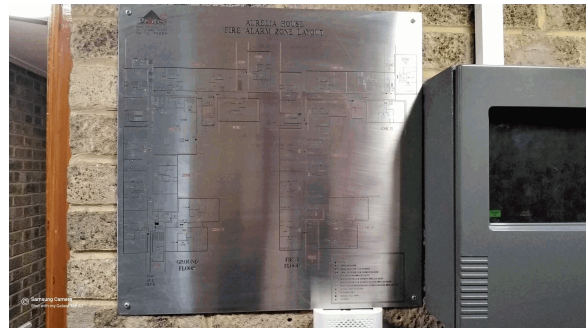
Yes

Comment

All records are available on ActiveH and in M-Files.

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

Fire panel and zone plan



Fire Extinguishing Equipment

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

Yes

Comment

Some extinguishers are provided in High risk areas. There are no extinguishers in the communal areas. Residents are not trained to use them.

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?

N/A

Comment

None Fitted.

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

Yes

Comment

Last tested 16/07/2024

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?

No

How will this sharing be achieved?

Is an office or IL scheme being inspected?

Yes

Comment

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?

N/A

Comment

Scheme Manager is available during working hours to assist if any evacuation is required.

Offices - Are there suitable arrangements for ensuring the premises are evacuated?

N/A

Comment

Offices - Are there suitable arrangements for evacuating disabled people?

N/A

Comment

Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?

N/A

Comment

Offices/IL Schemes - Is there a suitable assembly point?

Yes

Comment

Within the carpark at the front of the building.

Offices - Are fire drills carried out at appropriate intervals?

Comment

Not required.

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

in working order at the time of inspection.

Is the lift fitted with a firefighters switch?

No

Comment

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

Yes

Comment

Last maintenance date :- 01/11/2024

Observation

Priority

Referred To

Required By:

Task ID

Lift in working order signage in place.



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 detection within the flats is connected to Astraline, The communal alarm is monitored by Kings Communication.

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

Yes

Comment

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

All residents have been issued with information regarding the evacuation policy for the building, they have also received information about their fire doors(Flat entrance fire door) Information is provided on start of tenancy with other information available on the website.

Is general fire safety information disseminated to residents?

Yes

Comment

All residents have been issued with information regarding the evacuation policy for the building, they have also received information about their fire doors(Flat entrance fire door) Information is provided on start of tenancy with other information available on the website.

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. 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

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**