



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

Asset ID: 8669

Aprilia Court Hunters Park Avenue, Bradford

Cover Sheet

Photo



Date of Fire Risk Assessment

17 Jan 2025

Date of Next Fire Risk Assessment

17 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	Aprilia Court
Scheme Address	Aprilia Court Hunters Park Avenue, Bradford
Postcode	BD14 6TE
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	01274 816440
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Zehnum Hussain
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	31
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, Hung Tiles
Roof construction	Timber
Roof covering	Flat Roof, 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 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: 8669

Aprilia Court Hunters Park Avenue, Bradford

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade A
Category of fire alarm	LD1 Maximum Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	45
Occupant tenure type breakdown	CAT1 Housing for Older People, CAT2 Housing for Older People, 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	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	17/01/2025
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	01274 816440
Other staff in attendance	Zehnum Hussain
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	45
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 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 A
Category of Fire Alarm	LD1 Maximum 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	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
Fire Blanket(s) present	Yes
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 in good condition at the time of inspection.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Electrical condition report certificates are available on ActiveH Last test date :- 30/11/2020
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Labels visible on electrical equipment. Last test date :- 08/07/2024
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 on this scheme. None found at the time of inspection.
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	

Gas installations

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	There is a boiler room on site, the boilers produce heating for the entire scheme.
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	Yes
Comment	All gas certs are available on ActiveH Last test date :- 27/07/2024
Valid LGSR held on file for residential flats that contains gas appliances?	N/A
Comment	No gas in residents flats.
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Tested by Tunstall Annually.

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Smoking is not allowed within the communal areas, Residents are allowed to smoke within their flats. No smoking signs are visible throughout the building
Adequate security against arson?	Yes
Comment	There is a fob entry system to the main entrance, fire exits are openable from inside onkly with exception to the exits from the communal lounge, these doors have a digi lock fitted.
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	There is an external refuse area. There is also an internally accessed store accessible on the ground floor.
Are there communal cooking facilities at this scheme?	Yes
Comment	There is a small kitchen within the communal lounge which is mainly used for tea and coffee making.
Are reasonable measures taken to prevent fires as a result of cooking?	Yes

Comment

There is heat detection within the kitchen, An extrctor fan is situated in the kitchen but it isnt above the cooker.

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

N/A

Comment

The extraction fan has no filters.

Housekeeping

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

No

Comment

Some items were found in the electrical room which were removed at the time of inspection by the SHP.

Are unnecessary accumulations of combustibile materials or waste avoided?

Yes

Comment

None found at the time of inspection.

Are combustibile materials and substances separated from ignition sources and stored appropriately?

Yes

Comment

Nnone found at the time of inspection.

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

Yes

Comment

Furniture is only allowed within the communal lounge, all furniture found at the time of inspection. conforms to regulations.

Observation

Priority

Referred To

Required By:

Task ID

Combustible items in corridor requires removing. SHP informed and dealing, has spoken to resident at the time of inspection.

Internal - Low



Observation

Priority

Referred To

Required By:

Task ID

Items stored in electrical cupboard adjacent to laundry room need removing. SHP dealing.

Internal - Medium



Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

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 is more than one direction of travel throughout the scheme, all travel distances are within the guidelines

Escape routes unobstructed and safe to use?

Yes

Comment

Escape routes clear although some combustable items were found within the corridor which were dealt with by the SHP at the time of inspection.

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

Yes

Comment

One fire exit was a little stiff but openable. The SHP is dealing and has reported it for repair.

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

Yes

Comment

As above.

Escape routes lead to final exits and open in direction of escape where necessary?

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
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Tools and items of equipment along escape routes require removing. SHP Dealing, a garden shed will be provided to store equipment safely



Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	Compartmentation within service rooms 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	All notices are behind a glass notice board.
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A
Comment	No access at the time of inspectin to the refuse area at the time of inspection.
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	N/A
Comment	No Access at the time of inspection.
Loft hatches fire resisting?	Yes
Comment	1 hour loft hatches installed throughout the scheme.
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 coridor doors have a Wired glass panel to the ceiling.
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	This building is of a traditional 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
Communal Fire door opposite flat 9 requires ease and adjusting to close to rebate. Work Order 1249398	Repair - Non Emergency	Project Manager (Building Safety)	31/03/2025	1909872



Observation	Priority	Referred To	Required By:	Task ID
Ground floor refuse door requires replacement FD60S door warped and doesn't close to latch Work Order 1249396	Repair - Non Emergency	Project Manager (Building Safety)	31/03/2025	1909871



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 and in working order at the time of inspection.

Records of monthly/annual testing available?

Yes

Comment

All records are available on ActiveH.
Last Monthly test :- 14/01/2025
Last Drop Test :-24/04/2024

Fire Safety Signs and Notices

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

Yes

Asset ID: 8669

Aprilia Court Hunters Park Avenue, Bradford

Comment	Signage visible throughout the Scheme at the time of inspection.
Directional fire escape signage in place and adequate?	Yes
Comment	There is adequate escape signage throughout the Scheme.
Is there suitable LIFT signage i.e. do not use in case of fire?	Yes
Comment	Signage visible adjacent to lift on both floors.
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	
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Weekly Tests carried out by THe Scheme Manager , 6 monthly tests carried out by Tunstall and recorded on ActiveH Last 6 Month teat date :- 05/11/2024
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
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?	Yes
Comment	All in good condition 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	As Above

Observation Priority Referred To Required By: Task ID

Secondary Fire Panel and map



Fire Extinguishing Equipment

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

Yes

Comment

Only provided in high risk areas, there are no extinguishers within communal areas.

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

Tested on 06/09/224

Management of Fire Safety

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

No

Comment

Not in scope.

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

Asset ID: 8669

Aprilia Court Hunters Park Avenue, Bradford

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	ILS
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes
Comment	There is a communal fire alarm for residents?visitors?contractors who may be in the communal areas, signage directs them to evacuate by the nearest exit.
Offices - Are there suitable arrangements for evacuating disabled people?	Yes
Comment	Each resident will have a PCFRA to determine if a PEEP is required.
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	ILS
Offices/IL Schemes - Is there a suitable assembly point?	No
Comment	There is direction to assemble in the carpark but there is no assembly point signage at the time of inspection. A works order will be raised to provide one.
Offices - Are fire drills carried out at appropriate intervals?	N/A
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	
Is the lift fitted with a firefighters switch?	No
Comment	
Servicing and insurance inspection - Evidence of regular servicing/maintenance?	Yes
Comment	All certificates are available on ActiveH. Last service date :- 08/11/2024

Premises Inspection Box

Is there a premises information box for fire & rescue service use?	No
Comment	A PIB will be fitted in the near future.

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

There is a monitored fire alarm system within the communal area and each flat has a warden call system Monitored by Astraline.

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 provided with leaflets explaining the evacuation procedure for their scheme, Information on Fire doors has also been delivered to the residents. All information is also available on the company website. New residents are given the information within their induction pack.

Is general fire safety information disseminated to residents?

Yes

Comment

All residents have been provided with leaflets explaining the evacuation procedure for their scheme, Information on Fire doors has also been delivered to the residents. All information is also available on the company website. New residents are given the information within their induction pack.

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.

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.

Yes

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. Yes

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**