

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	19 Jan 2024
Date of Next Fire Risk Assessment	19 Jan 2025
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

**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	Rachael Jarman
Scheme Tel. No	01274 816440
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Rachel Jarman
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

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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, 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	1
Overdue Annual Emergency Lighting tests	1
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	19/01/2024
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
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	01274 816440
Other staff in attendance	Rachel Jarman
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	Records of tests are available on ActiveH
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	All equipment labels are i date at the time of inspection
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?	No

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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's a commercial gas supply for the building

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

Comment Records are available on ActiveH

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

Comment Nogas supply to the residents flats

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

Comment Tunstall complete the annual check, mresults are  
recorded on ActiveH

## 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 communal areas but  
smoking is allowed in residents flats

Adequate security against arson? Yes

Comment There is a fob entry system at the scheme

Are refuse/recycling bin areas managed and suitably located? Yes

Comment Refuse stored away from the building

Are there communal cooking facilities at this scheme? Yes

Comment Only used for teas and coffee with a microwave

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? Yes

Comment There is an electrical extractor in the kitchen but not  
over the cooker

## Housekeeping

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

Comment	None found at the time of inspection
Are unnecessary accumulations of combustible materials or waste avoided?	Yes
Comment	All clear 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 in the communal lounge has the correct labels

**Other Significant Fire Hazards**

Are all other significant fire hazards adequately controlled?	Yes
Comment	No other hazards 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 and more than one direction of travel from the building. There is a pathway with emergency lighting around 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	Break glass bolts replaced with push pads throughout the building
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	All travel distance are within the guidelines
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Walkers and wheelchairs under stairs opposite flat 9 require removing	Internal - Medium	Independent Living Coordinator		



### Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	No
Comment	The communal door to the refuse room requires replacing, see observations
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	
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	
Loft hatches fire resisting?	Yes
Comment	All loft hatches are 1 hour fire resisting
As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?	N/A
Comment	No suspended ceiling
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Brick built construction
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	N/A
Comment	None fitted at the scheme
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	None fitted at the scheme



Observation	Priority	Referred To	Required By:	Task ID
Door to refuse area needs replacing, door or frame is warped. Replace with FD30s with a self-closer,	Repair - Non Emergency	Building Safety Manager		
				

### 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 emergency lighting is in good condition at the time of inspection
Records of monthly/annual testing available?	Yes
Comment	Scheme Manager checks and records monthly lighting tests and Tunstall complete the 3 hour drop test. All records are available on ActiveH

### 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?	No
Comment	There are too many y notices on display which may cause confusion. I have removed some signage that is not required.
Is there suitable LIFT signage i.e. do not use in case of fire?	Yes
Comment	
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	

### Means of giving Warning in case of Fire

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Is the scheme fitted with a communal area fire alarm?

Yes

Comment

Communal Fire alarm is zoned and not linked to flats

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

The alarm is tested weekly by the Scheme Manager and 6 monthly by Tunstall, all records are available on ActiveH

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 and working 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

Records are available on ActiveH

Observation

Priority

Referred To

Required By:

Task ID

Fire alarm panel and plan



## Fire Extinguishing Equipment

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

Yes

Comment

Extinguishers only supplied in high risk areas such as electrical and boiler room

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

As above

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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?	No
Comment	
Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	Labels on all extinguishers and recorded on ActiveH

## Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	Yes
Comment	
Will this FRA be shared with all Accountable Persons for the premises?	Yes
Comment	Risk assessment available in M-Files and on req
How will this sharing be achieved?	As above
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	This is an ILS
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?	N/A
Comment	
Offices - Are fire drills carried out at appropriate intervals?	N/A
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

Working 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

All records are available on ActiveH

## Premises Inspection Box

Is there a premises information box for fire & rescue service use?

No

Comment

One is on order and will be fitted within the next 2 months

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

The fire alarm and warden call system is monitored. Residents are also instructed to contact the fire service by dialing 999

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

There is signage throughout the building and the residents have received a letter and leaflets regarding Fire safety

Is general fire safety information disseminated to residents?

Yes

Comment

As above

## 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? Comment	Yes
Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos. Comment	Yes
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.	No
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**

<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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**