



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

Asset ID: 8665 Blk1 Group Home 2 Northfield 2 Northfield Road, Bradford

Cover Sheet

Photo



Date of Fire Risk Assessment	06 Mar 2025
Date of Next Fire Risk Assessment	06 Mar 2026
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Fire Risk Assessment	Type 3 (Common Parts and Flats - 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	Cross Banks
Scheme Address	Blk1 Group Home 2 Northfield 2 Northfield Road, Bradford
Postcode	BD6 1RA
Region	Yorkshire
Scheme Manager	
Scheme Tel. No	House Mobile 07767003560
Scheme Inspection Completed	Yes
Enforcing Fire Authority	West Yorkshire
Other staff in attendance	Duty staff 24/7
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Carers

The Building

Accommodation Type	Supported Housing (S50)
Build Date	Jan 1 1971
Number Of Homes	5
Homes breakdown	Room
External wall construction	Facing Brick
External wall finish	Insulation Render
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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?)	One protected
Number of External Staircases	One
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: 8665

Blk1 Group Home 2 Northfield 2 Northfield Road, Bradford

Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade D
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	2
Occupant tenure type breakdown	Supported Housing, Supported Housing Hostel

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	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	06/03/2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Quantity	1
Fire & Safety Assessor	Steven Manners Tech IOSH MIFSM MFPA
Enforcing Fire Authority	West Yorkshire
Scheme Tel. No	House Mobile 07767003560
Other staff in attendance	Duty staff 24/7
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Carers
Scheme Inspection completed	Yes
Number of occupants	2
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
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)	One protected
Number of external staircases	One
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 linked
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	Yes
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 conditionm at th time of inspection.
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	Last test date : - 27/09/2023
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	All equipment has a PAT Label Test Date : - 04/10/2024
Absence of trailing leads and adapters?	Yes
Comment	None found at th time of inspection.
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None on Scheme.
Is there a purpose built mobility scooter store/charging area?	No

Asset ID: 8665

Blk1 Group Home 2 Northfield 2 Northfield Road, Bradford

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

The property has a gas central heating boiler.

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

Yes

Comment

Gas certificate last test date :- 08/07/2024

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

N/A

Comment

not required for individual rooms.

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

N/A

Comment

The detectors are tested at the time of the gas
certificate.

Other Sources of Ignition

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

Yes

Comment

There is a no smoking policy throughout the building

Adequate security against arson?

Yes

Comment

there is an intercom system at the main entrance.
CCTV is also in operation.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Bins are stored away from the building

Are there communal cooking facilities at this scheme?

Yes

Comment

There is a kitchen that is used by the residents. Staff
supervise the cooking of meals.

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

Yes

Comment

As above staff supervise the cooking of meals.

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

N/A

Comment

None fitted

Housekeeping

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

Yes

Comment

None found at th time of inspection.

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

Nothing found at th time of inspection.

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

Yes

Comment

Nothing found at th time of inspection.

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

Yes

Comment

All furniture had the correct labeling at th time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

Nothing found at th 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

Ther is a protected internal staircase and an external staircase providing means of escape from the upper floor.

Escape routes unobstructed and safe to use?

No

Comment

There are items on the staircase that need removing and coats at the bottom of the stairs that have been highlighted in the past. Duty officer informed.

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

Yes

Comment

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

Yes

Comment

Distances 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
-------------	----------	-------------	--------------	---------

external means of escape				
--------------------------	--	--	--	--



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

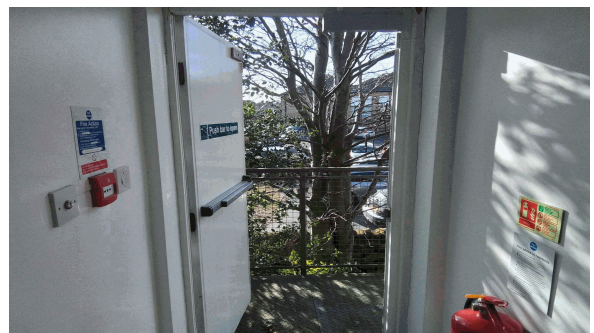
Fire exit on first floor leading to external stairs requires new door and frame. Push bar to open				
---	--	--	--	--

Repair - Non Emergency				
---------------------------	--	--	--	--

Project Manager (Building Safety)				
--------------------------------------	--	--	--	--

16/05/2025				
------------	--	--	--	--

1929772				
---------	--	--	--	--



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

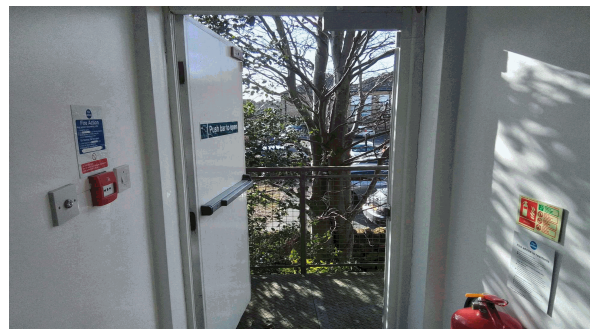
Fire exit on first floor leading to external stairs requires new door and frame. Push bar to open				
---	--	--	--	--



Repair - Non Emergency				
---------------------------	--	--	--	--



Project Manager (Building Safety)				
--------------------------------------	--	--	--	--

30/04/2025				
------------	--	--	--	--

1929772				
---------	--	--	--	--



Observation	Priority	Referred To	Required By:	Task ID
Items on stairs require removing. Coats on coat hooks need removing from means of escape. duty staff informed	Internal - Medium	Independent Living Coordinator	16/05/2025	1929772
<div></div>				

Observation	Priority	Referred To	Required By:	Task ID
Items on stairs require removing. Coats on coat hooks need removing from means of escape. duty staff informed	Internal - Medium	Independent Living Coordinator	30/04/2025	1929772
<div></div>				

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	all of good standard at the time of inspection.
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	No
Comment	Ther is a notice board in the kitchen that requires a glass fronted lockable board.
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?	N/A
Comment	No access to roof space at the time of inspection.
Loft hatches fire resisting?	Yes
Comment	

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 cross corridor doors.

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

Yes

Comment

Traditionally built brick with slate roof.

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 at top of steps, ease and adjust	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 units were in good condition at th time of inspection.

Records of monthly/annual testing available?

Yes

Comment

Tests are carried out by our contractors and recorded in ActiveH and M-Files.
Last test dates.
Annual drop test :- 30/04/2024
monthly test date : - 04/03/2025

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	As above
Is there suitable LIFT signage i.e. do not use in case of fire?	N/A
Comment	No lift fitted at this scheme.
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	


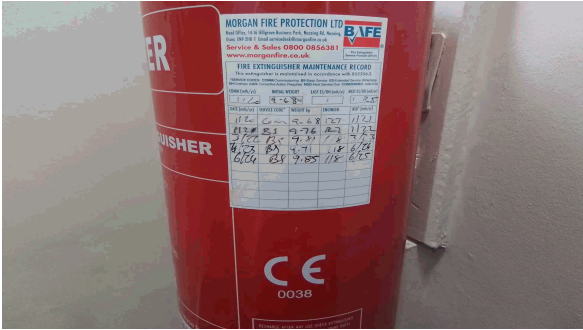
Means of giving Warning in case of Fire

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	This is a full evacuation system with a fire panel, call points detectors and sounders
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	All tests are carried out by Tunstall, records are available in ActiveH and M-Files. Last test dates: - 6 Monthly : - 12/11/2024 Weekly : - 04/03/2025
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	All components 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 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?	No
Comment	Staff are on site while residents are at home, staff sleep over

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	
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	Records are available in M-Files, there is a test label on each fire extinguisher.

Observation	Priority	Referred To	Required By:	Task ID
Water extinguisher				
<div></div>				

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?

Yes

Have all details required by regulations been shared with all other Responsible Persons?

Yes

Comment

A copy of the Fire risk Assessment will be sent to Affinity trust for their records.

Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?

N/A

Comment

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

Yes

Comment

As above.

How will this sharing be achieved?

Email and printed copy if requested.

Is an office or IL scheme being inspected?

No

Comment

Passenger Lift

Is the scheme fitted with a passenger lift?

No

Comment

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 staff are instructed to dial 999 and ask for the fire service.

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	The staff have regular toolbox talks with the residents.
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?	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

Observation	Priority	Referred To	Required By:	Task ID
PAT Test Label				



Refuse area



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