

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North East
Scheme Name :	Malins Lodge
Scheme Address :	Eason Road Redcar TS10 1HJ
Date of Assessment:	07/11/2025
Date of Next Assessment:	07/11/2026
FRA Frequency:	Annual Re-Assessment
Fire & Safety Assessor	Kevin Jones GIFire

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		Malins Lodge
Region:		North East
Scheme Name:		Malins Lodge
Site Address:	Street:	Eason Road
	Town:	Redcar
	Post Code:	TS10 1HJ
Block & Asset No.		8513
Scheme Tel. No:		N/A
Date of this Assessment		07/11/2025
Date of Next Review		07/11/2026
Fire Risk Assessment Frequency		Annual
Purpose of Fire Risk Assessment		Annual Re-Assessment
Fire & Safety Assessor		Kevin Jones GFire
Director of Customer Experience		Jonathan Place
Customer Partnership Manager		Terri Fisher
Contract Manager		Mike Williams
Scheme Manager/Customer Partner		Soya Keaveny
Other staff in attendance		N/A
Use of Building		House in Multiple Occupation
Approximate Number of occupants		6
Occupancy Profile		Mixed
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Alert
PEEPs in place where necessary		No
Number of on-site Accent staff		Scheme Manager weekdays
Number of other (non-Accent) staff		None
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Full (Simultaneous) Evacuation
Evidence that residents have been notified of the evacuation procedure		Advice notices displayed in common areas
History of fires in the building		None
Business Continuity Plan in place?		Yes
Scope of Assessment		Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance		Sleeping Accommodation Guide

Building Details	Malins Lodge
Construction Date	1900
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Slate Tile
Conversion or purpose-built	Conversion
Number of flats (self-contained)/rooms (HMOS, shared houses)	6
Number of storeys above ground	Three
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Protected
Number of External Staircases per Block	None
External Balcony part of escape route?	N/A
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas linked.
Grade of fire alarm	Grade A
Category of fire alarm	LD1 Maximum Protection
Additional Comments:	
Emergency Lighting Provision	Non Maintained System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	Water
Additional Comments:	
Fixed Fire Fighting Installations	
Additional Comments:	Automatic Opening Vent

Significant Findings - Fire						
Malins Lodge				07/11/2025		
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	Electrical Sources of Ignition:					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	Yes	All common area sockets and fittings in a satisfactory condition on inspection.	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Valid communal area EIC Reports for all blocks uploaded to property file Activ H .	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	Valid General Needs flats EIC Reports uploaded to property file.	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A		.		
1.5	Absence of trailing leads and adapters	Yes	None evident during inspection.	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	None evident during inspection	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	No smoking policy, no smoking signs fitted to all entrances. See photo	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	Building secure , security designed front doors , electronic fob access, mechanical means to open doors. See photo	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	All areas sterile.	.		

4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.				
4.1	If portable heaters are used, are there suitable controls?	N/A		.	
4.2	Are fixed heating installations subject to regular maintenance?	N/A		.	
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A		.	
5	Cooking:				
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A		.	
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A		.	
6	Lightning Protection System:				
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A		.	
7	Housekeeping:				
7.1	Is the standard of housekeeping adequate?	Yes	Housekeeping is good , very tidy site.	.	
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	No	Cardboard waste evident during inspection. Email send to HP for removal 07/11/2025	.	Partnership Manager 1
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	No combustibles within close proximity to ignition sources evident during inspection.	.	
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	No	Mattress and other waste stored in cycle store outside block 1 - 2, email sent to HP for removal 07/11/2025	.	Partnership Manager 1

7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	Yes	No hazardous materials evident during inspection.	.		
8 Furniture/furnishings on escape routes and other communal areas:						
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A		.		
9 Other Significant Fire Hazards:						
9.1	Are there other significant fire hazards that are inadequately controlled?	No	No other significant fire hazards	.		
Fire Protection Measures						
10 Means of Escape from Fire:						
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	Single protected staircase , good means of escape	.		
10.2	Escape routes unobstructed and maintained in a sterile condition?	Yes	MOE all clear	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Exits are operated by thumb turn handle .Main entrance door block 3 - 6 operated with electronic push button	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Travel distance minimal.	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Single escape routes in both blocks , one direction only	.		
10.6	Do failsafe's on locked exit doors function correctly?	N/A		.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Ground floor only has reasonable arrangements for disabled access/ egress	.		
11 Measures to Limit Fire Spread and Development:						
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	Converted flats from single house assumption that building regs at the time were followed	.		

11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Surfaces are designed to minimise lateral / vertical fire spread - no wall or floor coverings in the blocks	.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A		.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Other	Unable to assess, loft access via flats .	.		
11.5	Loft hatches fire resisting?	N/A		.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A		.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	Yes	Records are uploaded to Activ H see photo	.		
11.8	Roller shutter doors (fire resisting)	N/A		.		
12	Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	Yes	All communal doors are solid timber FD30 internal self closer. All doors appear to be serviceable , unable to check internally as no-one was in residence. See photo 3.	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	Services door , signage complete.	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A		.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	Unable to inspect flat doors as no one in residence , external examination appeared to be satisfactory.Flat 4 door requires drop down seal replaced wo 1324962	.		

14	Flats with a single direction of escape to a single escape stairway. (External Balcony)				
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A	If yes, see "Residents Front Doors Sheet"	.	
14.2	Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?	N/A		.	
15	Emergency Escape Lighting:				
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes	Emergency lighting fitted to the communal areas, correctly specified and installed.	.	
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	Emergency lighting fixed and in good condition . See photo	.	
15.9	Are records of monthly testing available?	Yes	Monthly records of testing available, uploaded to Activ H	.	
15.10	Are records of annual testing available?	Yes	Annual records of testing available, uploaded to Activ H	.	
16	Fire Safety Signs and Notices:				
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	All suitable signage is fitted to the communal areas. See photo	.	
16.3	Directional fire escape signage in place and adequate?	Yes	Simple one directional route to final exit door , signage kept to a minimum.	.	
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A		.	
17	Means of giving Warning in case of Fire:				
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	Detection fitted to communal and flats ,linked.	.	
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes	The detection system is installed correctly	.	

17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	The detectors are tested annually and results uploaded to property file	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A		.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes	The system is checked in accordance with guidance, records uploaded to Activ H.	.		
17.6	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	Yes	Detectors are checked, results uploaded into property file , filed on Activ H	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes	Water extinguisher located in communal area. Of block 1-2, not required removal requested wo 1324953	.		
18.2	Correct signage displayed by each fire extinguisher?	Yes	Signage complete.	.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
18.4	Hose Reels - fitted, maintained?	N/A		.		
18.5	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	N/A		.		
18.6	Records available of fire fighting equipment servicing within past 12 months	Yes	All records uploaded to Activ H.	.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	999 call from customers	.		

19.2	Do relevant staff carry out regular fire safety checks	Yes	Annual and regular checks completed , recorded on Activ H	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A		.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
20	Evacuation Policy					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	The evacuation procedure is suitable for this scheme.	.		
21	Miscellaneous					
21.1				.		

Photographs - Fire	
07/11/2025	Malins Lodge



Photo No. 1	Sockets in good condition.
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Photo No. 2	Signs fitted to entrance.
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Photographs - Fire	
07/11/2025	Malins Lodge

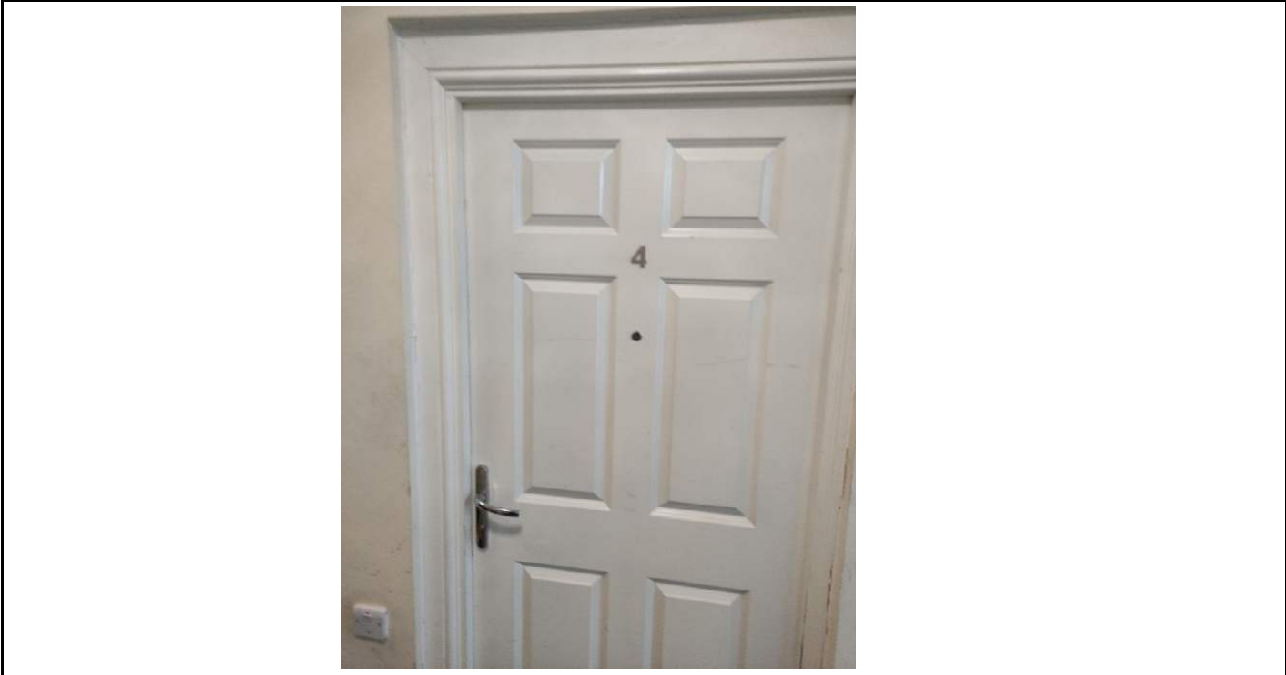


Photo No. 3	Typical fire door.
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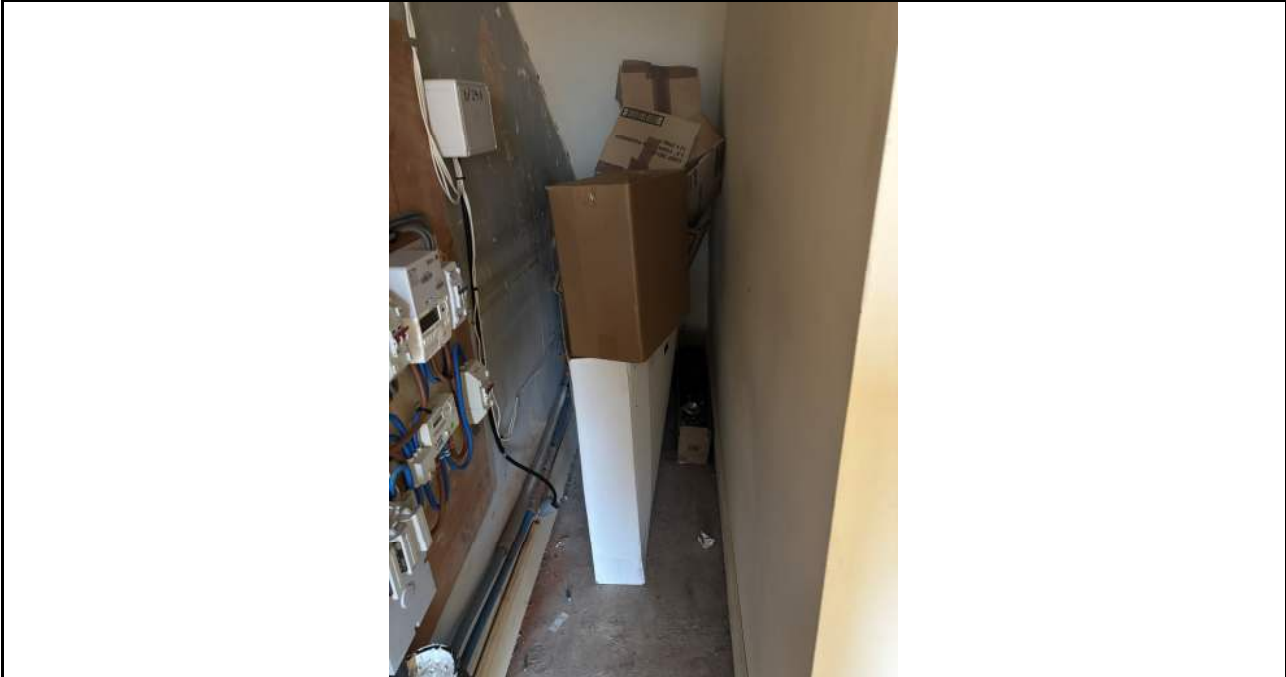


Photo No. 4	Service cupboard cardboard boxes stored
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Photographs - Fire	
07/11/2025	Malins Lodge



Photo No. 5	Emergency lighting
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Photo No. 6	Signage
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Photographs - Fire	
07/11/2025	Malins Lodge



Photo No. 7	Smoke vent control.
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Insert Photo

Photo No. 8

Photographs - Fire	
07/11/2025	Malins Lodge



Photo 9

Household waste stored in cycle store next to block 1-2

Photographs - Fire	
07/11/2025	Malins Lodge

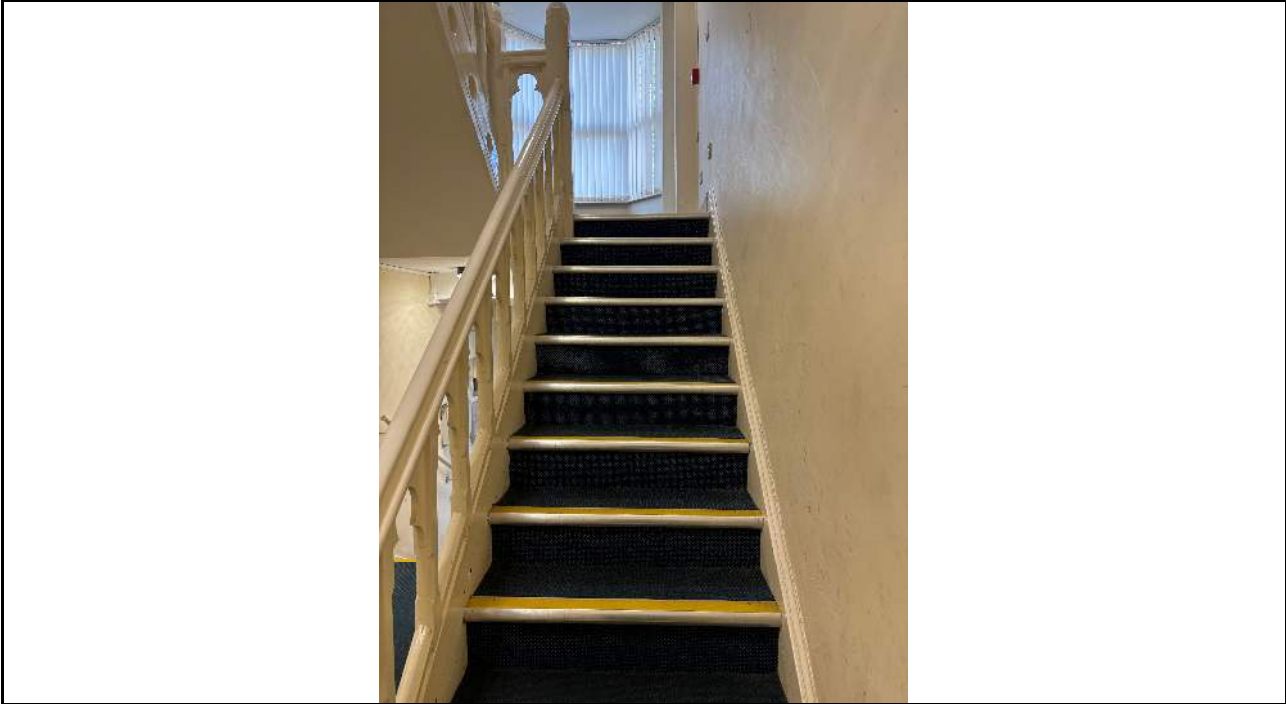


Photo 10	Sterile MOE
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Photographs - Fire	
00/01/1900	Malins Lodge



Photo 11

Designated bin store

6. 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:

(please insert x below)

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:

(please insert x below)

MINOR

☐

MAJOR



CRITICAL

☐

The definition of the above terms is as follows:

FKA 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
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

Action Plan - Fire					
Malins Lodge				07/11/2025	
Enter Risk Rating and Colour Code Here					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Electrical Sources of Ignition:					
Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) - any signs of obvious damage					
Valid Electrical Installation Condition Reports held on file.(Common Areas)		-			
Valid Electrical Installation Condition Reports held on file. (General Needs Flats)		-			
Electrical App/PA Testing - all portable appliances tested within past 12 months		-			
Absence of trailing leads and adapters		-			

Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat		-			
Smoking:					
Are there any risks associated with smoking in the building?		-			
Arson:					
Adequate security against arson?		-			
Absence of unnecessary fire load in close proximity to building?		-			
Heating Installations					
If portable heaters are used, are there suitable controls?		-			
Are fixed heating installations subject to regular maintenance?		-			
Valid LGSC held on file for each residential flat that contains gas appliances.		-			
Cooking:					

Are reasonable measures taken to prevent fires as a result of cooking?		-			
Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?		-			
Lightning Protection System:					
Does the building have a lightning protection system, If so, is it adequately maintained?		-			
Housekeeping:					
Is the standard of housekeeping adequate?		-			
Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Cardoard box's requested to be removed email sent to HP 07/11/2025	Mod			
Are combustible materials separated from ignition sources?		-			
Are unnecessary accumulations of combustible materials or waste avoided?		-			

Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)		-			
Furniture/furnishings on escape routes and other communal areas:					
Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.		-			
Other Significant Fire Hazards:					
Are there other significant fire hazards that are inadequately controlled?		-			
Fire Protection Measures					
Means of Escape from Fire:					
Is it considered that the building is provided with reasonable means of escape in case of fire?		-			
Escape routes unobstructed and maintained in a sterile condition?	Matteress and other items stored in cycle store .email sent 07/11/2025 to HP for removal	LOW	11/12/25	HP	
Exits easily and immediately openable where necessary, without a key?		-			
Reasonable distances of travel where there is a single/alternative direction of travel?		-			

Escape routes lead to final exits and open in direction of escape where necessary?		-			
Do failsafe's on locked exit doors function correctly?		-			
Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?		-			
Measures to Limit Fire Spread and					
Is it considered that the compartmentation is of a reasonable standard?		-			
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?		-			
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?		-			
Compartmentation within roof spaces of a satisfactory standard?		-			
Loft hatches fire resisting?		-			
Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard		-			

Smoke Control Systems (AOV's) Are records of annual testing available?		-			
Roller shutter doors (fire resisting)		-			
Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
Fire doors to FD30s standard and in a serviceable condition,		-			
"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.		-			
Hold open devices operate at the sounding of the alarm and are in a serviceable condition		-			
Flat entrance doors (Internal)					
Do flat entrance doors open onto internal escape routes?		-			
Flats with a single direction of escape to a single escape stairway. (External Balcony)					
Do the flat entrance doors that open onto an external balcony have to be passed during an escape?		-			

Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?		-			
Emergency Escape Lighting:					
Is the emergency lighting correctly specified and installed as per BS 5266-1:2016		-			
Are all emergency lighting units in good condition and securely fixed to walls/ceilings		-			
Are records of monthly testing available?		-			
Are records of annual testing available?		-			
Fire Safety Signs and Notices:					
Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?		-			
Directional fire escape signage in place and adequate?		-			
Is there a suitable LIFT sign i.e. do not use in case of fire.		-			
Means of giving Warning in case of Fire:					

Is the fire detection and warning system appropriate for the occupancy and fire risk?		-			
Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017		-			
Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)		-			
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?		-			
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?		-			
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)		-			
Fire Extinguishing Equipment:					
Portable fire extinguishers - appropriate type/number/position?	Extinguisher in block 1-2 removal requested as not required WSO 1324953	Low	07/11/25		

Correct signage displayed by each fire extinguisher?		-			
Fire blanket in communal kitchen, secured to the wall, complete with signage?		-			
Hose Reels - fitted, maintained?		-			
Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?		-			
Records available of fire fighting equipment servicing within past 12 months		-			
Management of Fire Safety					
Are there suitable arrangements for summoning the fire service?		-			
Do relevant staff carry out regular fire safety checks - SM/HM, BSO/Facilities, HO		-			
Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.		-			

Offices - Are there suitable arrangements for ensuring the premises are evacuated?		-			
Offices - Are there suitable arrangements for evacuating disabled people?		-			
Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?		-			
Offices/IL Schemes - Is there a suitable assembly point?		-			
Offices - Are fire drills carried out at appropriate intervals?		-			
Evacuation Policy					
Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?		-			
Miscellaneous					
0		-			