

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North East
Scheme Name :	Teesdale
Scheme Address :	1 - 38 Claremont Court Stockton TS176AP
Date of Assessment:	24/04/2025
Date of Next Assessment:	24/04/2026
FRA Frequency:	Annual Re-Assessment
Fire & Safety Assessor	Kevin Jones

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

ACCENT HOUSING - HEALTH & SAFETY ASSESSMENT



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Date of Assessment:	24/04/2025
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H&S Frequency:	Annual
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Scheme Details		Teesdale
Region:	North East	
Scheme Name:	Teesdale	
Site Address:	Street:	1 - 38 Claremont Court
	Town:	Stockton
	Post Code:	TS176AP
Block & Asset No.	Block 1 - 4 Ass No 9628	
	Block 5 - 8 Ass No 9629	
	Block 9 - 12 Ass No 9630	
	Block 14 - 17 Ass No 9631	
	Block 18 - 21 Ass No 9632	
	Block 22 - 25 Ass No 9633	
	Block 26 - 29 Ass No 9634	
	Block 30 - 33 Ass No 9635	
	Block 34 - 38 Ass No 9636	
Scheme Tel. No:	N/A	
Date of this Assessment	24/04/2025	
Date of Next Review	24/04/2026	
Fire Risk Assessment Frequency	Annual	
	Annual	
Purpose of Fire Risk Assessment	Annual Re-Assessment	
Fire & Safety Assessor	Kevin Jones	
Director of Customer Experience	Sue Mellon	
Customer Partnership Manager	Terri Fisher	
Contract Manager	Mike Williams	
Scheme Manager/Housing Partner	Robbie Millross	
Other staff in attendance	None	
Use of Building	General Needs	
Approximate Number of occupants	4	
Occupancy Profile	Young	
Familiarity of the occupants	Fully Familiar	
Likely state of the Occupants	Intoxicated (drugs or alcohol)	
PEEPs in place where necessary	N/A	
Number of on-site Accent staff	None	
Number of other (non-Accent) staff	None	
Support Agency (Supported Housing)	N/A	
Current Evacuation Strategy.	Stay Put (Delayed) 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	
	Purpose-built flats guide	

Building Details	Teesdale
Construction Date	1993
Construction Type	Concrete Frame
Roof Finish	Pitched-Clay Tile
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	38
Number of storeys above ground	Three
Number of storeys below ground	None
Is there a habitable basement?	N/A
Number of internal Staircases per Block (protected or unprotected?)	One-Unprotected per block
Number of External Staircases per Block	None
External Balcony part of escape route?	No
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 only
Grade of fire alarm	Grade D1
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	
Emergency Lighting Provision	Non Maintained System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Teesdale				24/04/2025		
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	No issues identified at time of assessment	Low		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	All ELCR unloaded to Active H	Low		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	All ELCR unloaded to Active H	Low		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	No Portable appliances identified within the common areas at time of assessment	.		
1.5	Absence of trailing leads and adapters	Yes	Non present within the common areas at time of assessment	Low		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No Scooters present at time of assessment	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	Yes	A Strict No-Smoking Policy within the Common areas.Tenants allowed to smoke within their flats	Med		
3	Tenants allowed to smoke within their own flats					
3.1	Adequate security against arson?	Yes	Secured entrance doors key entry	Low		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	Generally good housekeeping observed ,externally .	Low		
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	Non present within the common areas at time of assessment	.		
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	No communal cooking facilities within the common areas	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	None fitted	.		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	None fitted	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	Yes	No issues identified at time of assessment	Low		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	No	Office chair and plastic rubbish left in Block 5 -8 cupboard HP informed to remove via email sent 24/04/2025. Other blocks sterile environment and good houskeeping identified during inspection.	Med		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Sterile areas identified throughout.	Low		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes		Low		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	Yes	No issues identified at time of assessment	Low		
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	No Furniture/furnishings within the common areas	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	N/A		Low		

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 direction MOE and single staircase	Low		
10.2	Escape routes unobstructed and maintained in a sterile condition?	Yes	Checked-No issues at time of inspection	Low		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Fitted with thumbturn operating handle	Low		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Minimal travel distance single MOE route single stair.	Low		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Fitted with thumb turn operating handles-No issues at time of inspection	Low		
10.6	Do failsafe's on locked exit doors function correctly?	N/A	No failsafe's on locked exit doors in use	Low		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Single direction MOE and single staircase	Low		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	Traditional construction purpose built premis	Low		
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Sterile internal walls clear of all combustables.	Low		
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?	Yes		Low		
11.5	Loft hatches fire resisting?	Yes	60 minute FR Loft hatches	Low		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No suspended ceilings within the common areas	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	No smoke control systems within the common areas	.		
11.8	Roller shutter doors (fire resisting)	N/A	No roller shutters within the common areas	.		
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,	N/A	No additional communal area fire doors			
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	N/A	No additional communal area fire doors	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	No additional communal area fire doors	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	Single directional MOE route corridors and staircase.	Low		
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	No external balcony in premis	.		
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	None identified during inspection	.		
15	Emergency Escape Lighting:					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes	Appers to be installed to the correct standard	Low		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	Apper to be seccure and in good condition	Low		
15.9	Are records of monthly testing available?	Yes	Last record of monthly tests on ActiveH	Low		
15.10	Are records of annual testing available?	Yes	Last record of test recorded on ActiveH	Low		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	Positioned in block entrance.	Low		

16.3	Directional fire escape signage in place and adequate?	N/A	Single directional MOE route corridors and staircase.	.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No lift on site	.		
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				
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes	Appers to correctly specified.	Low		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Records available on ActiveH	Low		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	No service rooms within premis.	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes	Not remotly monitored maintainance and testing recorded on Active H	Low		
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	Individual smoke detection is tested under planned works.Tenants requested to carry out monthly tests	Low		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	Non fitted within the common areas	.		
18.2	Correct signage displayed by each fire extinguisher?	N/A		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
18.4	Hose Reels - fitted, maintained?	N/A	Non fitted within the common areas	.		
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	Non fitted within the common areas	.		
18.6	Records available of fire fighting equipment servicing within past 12 months	N/A		.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Residents will call 999	Low		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Fire risk assessment carried out periodically results uploaded to Active H.Housing partners carryout schme inspections periodically.	Low		
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		Yes	Purpose built premis stay put delayed evacuation policy in place	Low		
21	Miscellaneous					
21.1		No		Med		

Residents Front Doors						
Teesdale					24/04/2025	
Flat entrance doors to FD30s specification (Inspection to include - Door condition, construction, closure devices, intumescent/smoke seal condition, glazing systems, fire rated letterplate, door furniture and maximum gaps between door and frame/threshold.						
Flat No.	Access Gained	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:
30 No		22547	From external examination door appears to have excessive gap at bottom of the door	MED	24/04/2025	Repairs portal works order 1276769
31 No		22548	From external examination door appears to have excessive gap at bottom of the door	MED	24/04/2025	Repairs portal works order 1276767

Photographs - Fire	
24/04/2025	Teesdale

Flat doors with excessive gaps to bottom of door



Chair and rubbish in electrical cupboard block 5 - 8



Designated bin store for each block.



Electrical meter cupboards example block 1 - 4



Signage throughout all blocks



Designated Bin store exaple same in all blocks



Emergency lighting in good condition



Alarm panel



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	<input checked="" type="checkbox"/>	MEDIUM	<input type="checkbox"/>	HIGH	<input type="checkbox"/>
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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)

Heating Installat	<input type="checkbox"/>	MAJOR	<input checked="" type="checkbox"/>	CRITICAL	<input type="checkbox"/>
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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		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.