ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	**North East**
Scheme Name :	**Trident house**
Scheme Address :	**Falcon court Stockton on Tees TS18 3TX**
Date of Assessment:	**08/10/2026**
Date of Next Assessment:	**08/10/2027**
FRA Frequency:	**Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005**
Fire & Safety Assessor	**Kevin Jones GIFireE**

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

Scheme Details		Trident house
Region:		North East
Scheme Name:		Trident house
Site Address:	**Street:**	Falcon court
	Town:	Stockton on Tees
	Post Code:	TS18 3TX
Block & Asset No.		33965
Scheme Tel. No:		N/A
Date of this Assessment		08/10/2026
Date of Next Review		08/10/2027
Fire Risk Assessment Frequency		Annual
Purpose of Fire Risk Assessment		Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor		Kevin Jones GIFireE
Director of Customer Experience		Debbie Hinbest
Housing Partner Manager		Claire Knaggs
Contract Manager		Joanne Morris
Scheme Manager/Customer Partner		Lynda Hodgson
Other staff in attendance		None
Use of Building		Regional Office North East
Approximate Number of occupants		Approximately 1 - 30 without conducting an intuitive poll.
Occupancy Profile		Mixed
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Alert
PEEPs in place where necessary		N/A
Number of on-site Accent staff		Office users are Accent staff with additional occasional visitors.
Number of other (non-Accent) staff		Contract cleaners in common areas/occasional contractors
Support Agency (Supported Housing)		N/A
Current Evacuation Strategy.		Full (Simultaneous) Evacuation
Evidence that residents have been notified of the evacuation procedure		Fire Evacuation notices displayed in common areas and in place
History of fires in the building		None
Scope of Assessment		Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance		Offices and shops guide

Building Details	Trident house
Construction Date	Approximately 2008
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete Tile
External Wall Finish	Brick
Are there any areas of external wall cladding	None
Are there any balconies	None
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	N/A office space
Number of storeys above ground	2
Number of storeys below ground	0
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Unprotected
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	Light Commercial
Fire Provision Currently in Place	
Fire Detection and Warning System	Common areas only
Grade of fire alarm	Grade A
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non maintained common areas
Additional Comments:	
Portable Fire Extinguishers	Water
	Carbon Dioxide
	Fire Blanket
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Trident house					08/10/2026	
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 at the time of inspection	'		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Valid communal area EIC Reports uploaded to property file all In date at time of inspection Last Inspection 25/02/2026 Satisfactory	'		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	Yes	Inspection carried out 30/07/2026 appliances display certification.	'		
1.5	Absence of trailing leads and adapters	Yes	There were no trailing leads or adaptors within the communal areas at the time of inspection.	'		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	At the time of inspection there were no mobility scooters in the communal areas. There is no purpose built mobility scooter store on site.	'		
2	**Smoking:**					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is prohibited within the communal areas. Compliant no smoking signage is displayed throughout the communal areas. No significant concerns were identified at the time of inspection.	'		
3	**Arson:**					
3.1	Adequate security against arson?	Yes	Organisations identification card swipe entrance to main entrance.	'		

3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	There was no unnecessary fire loading in close proximity to the building at the time of inspection.	'		
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	There are no portable heaters in use within the communal area at the time of inspection.	'		
4.2	Are fixed heating installations subject to regular maintenance?	Yes	There are gas heating and water boilers fitted in the communal area and are inspected and tested on an annual programme.	'		
5	**Cooking:**					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Small kitchen provided for heating foods in microwave and water boiler for hot drinks.	'		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	No cooking in kitchen. See 5.1	'		
6	**Lightning Protection System:**					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	No lightning conductor system fitted	'		
7	**Housekeeping:**					
7.1	Is the standard of housekeeping adequate?	Yes	General housekeeping appears satisfactory at time of inspection.			
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	Cupboards are locked at all times and are free from any waste storage at time of inspection.			
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	No unauthorised stored items were identified adjacent to an ignition source during inspection	'		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	see 7.3	'		

7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No evidence of hazardous materials stored on site	'		
8	**Furniture/furnishings on escape routes and other communal areas:**					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	Yes	Office furniture provided in communal areas appears to meet standards. Sample inspection carried out and correct standard identification was evident.	'		
9	**Other Significant Fire Hazards:**					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	No further risks identified during inspection	'		
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	The escape provisions observed at the time of inspection are consistent with the recommendations contained within approved fire safety guidance.	'		
10.2	Escape routes unobstructed and safe to use?	Yes	There were no obstructions on the means of escape at the time of inspection.	'		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	All final exit doors can be opened without the use of a key.	'		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	See 10.1.	'		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	All escape routes lead to open air and a place of safety.	'		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	Checked and tested on day of inspection, satisfactory.	'		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Ramped ground floor entrance minimal threshold height, all communal doors are adequate widths.	'		
11	**Measures to Limit Fire Spread and Development:**					

11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	All compartmentation was of a reasonable standard at the time of inspection.			
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 coverings. Nothing was identified that would promote fire spread at time of inspection.	'		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A	None fitted within this scheme	'		
11.4	Compartmentation within roof spaces of a satisfactory standard?	N/A	This Office is a ground floor compartment with no access to loft areas.	'		
11.5	Loft hatches fire resisting?	N/A	See 11.4	'		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No Cross corridor doors in premiss			
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	No Automatic vents fitted at this scheme	'		
11.8	Roller shutter doors (fire resisting)	N/A	None fitted	'		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Traditional construction brick and mortar with UPVC double glazed windows.	'		
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 have been inspected and appear satisfactory at time of inspection			
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes	Compliant signage was correct and in place at time of inspection	'		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	No hold open devises fitted in office areas.	'		

15	**Emergency Escape Lighting:**					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes	Appears to be installed to correct standard, none maintained system.	'		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	All in good condition and secure at the time of inspection.	'		
15.9	Are records of monthly testing available?	Yes	Monthly test certs uploaded to M-Files and Active H In date at time of inspection. Last test date : - 04/08/2026	'		
15.10	Are records of annual testing available?	Yes	Annual test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - July 2026	'		
16	**Fire Safety Signs and Notices:**					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	The correct Notices are displayed throughout the scheme.	'		
16.3	Directional fire escape signage in place and adequate?	Yes	There is suitable and sufficient signage throughout the office areas at time of inspection.	'		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	Lift installed in communal entrance lobby for 1st floor use not required for Accent staff.	'		
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	Fire detection system is appropriate for office use.			
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2025	Yes	The fire detection system appears to be correctly specified.	'		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-6:2025)	Yes	All results uploaded to Active H and M-Files, last tested 6 monthly July 2026. Satisfactory.	'		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes	Electrical intake room has heat detection. No plant room in the office area.Not required for open plan kitchen area.	'		

17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	Fire alarm is not monitored.	'		
18	**Fire Extinguishing Equipment:**					
18.1	Portable fire extinguishers - appropriate type/number/position?	Yes	Portable extinguishers are provided in office areas.	'		
18.2	Correct signage displayed by each fire extinguisher?	Yes	There is suitable and sufficient signage displayed adjacent to each portable extinguisher position at time of inspection.	'		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	Yes	Fire blanket is securely fitted to the wall in the kitchen area and noticeable.	'		
18.4	Hose Reels - fitted, maintained?	N/A	None fitted.	'		
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	None fitted.	'		
18.6	Records available of fire fighting equipment servicing within past 12 months	Yes	Certificated Portable extinguishers and test recorded on Active H and M-Files 10/03/2026	'		
19	**Management of Fire Safety**					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Office users responsible for calling fire service.	'		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Office managers complete office inspections periodically.	'		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	At Trident House, fire wardens are not present due to the small size of the office and the limited number of colleagues on site, hybrid working does not allow for allocation of fire wardens. Fire safety awareness training provided to all Accent colleagues periodically. Additional fire warden support training provided 6 monthly from Fire risk assessor.	'		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes	See 19.3	'		

19.5	Offices - Are there suitable arrangements for evacuating disabled people?	Yes	See 19.3	'		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	Yes	See 19.3	'		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	Yes	Car park opposite office entrance	'		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A	See 19.3	'		
20	**Evacuation Policy**					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	The evacuation policy is correct for the purpose of building.	'		
21	**Miscellaneous**					
21.1						

Photographs - Fire	
08/10/2026	Trident house



Photo No. 1	Gas boiler and meter cupboard



Photo No. 2	Main entrance door

Photographs - Fire	
08/10/2026	Trident house



Photo No. 3	Correctly fitted signage



Photo No. 4	Emergency lighting secured and in good condition

Photographs - Fire	
08/10/2026	Trident house



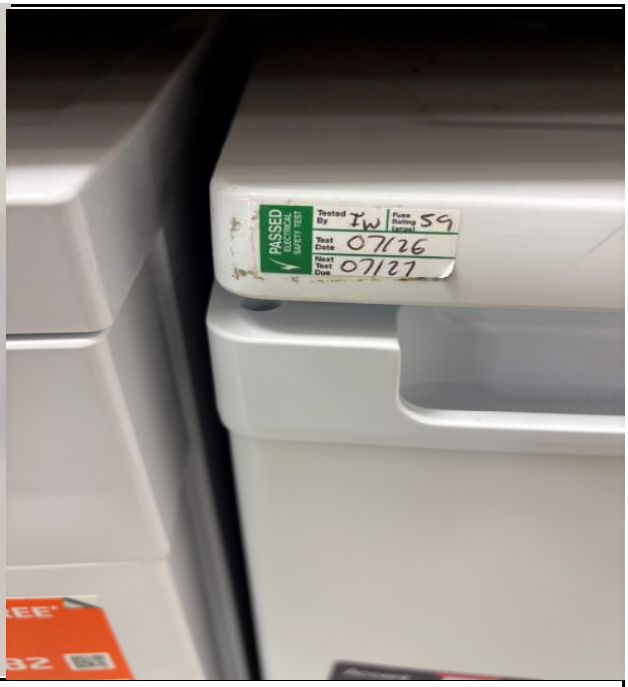


Photo No. 5	PAT certification





Photo No. 6	Portable fire extinguisher and fire blanket

Photographs - Fire	
08/10/2026	Trident house



Photo No. 7	Fire alarm panel



Photo No. 8	Kitchen area

Photographs - Fire	
08/10/2026	Trident house

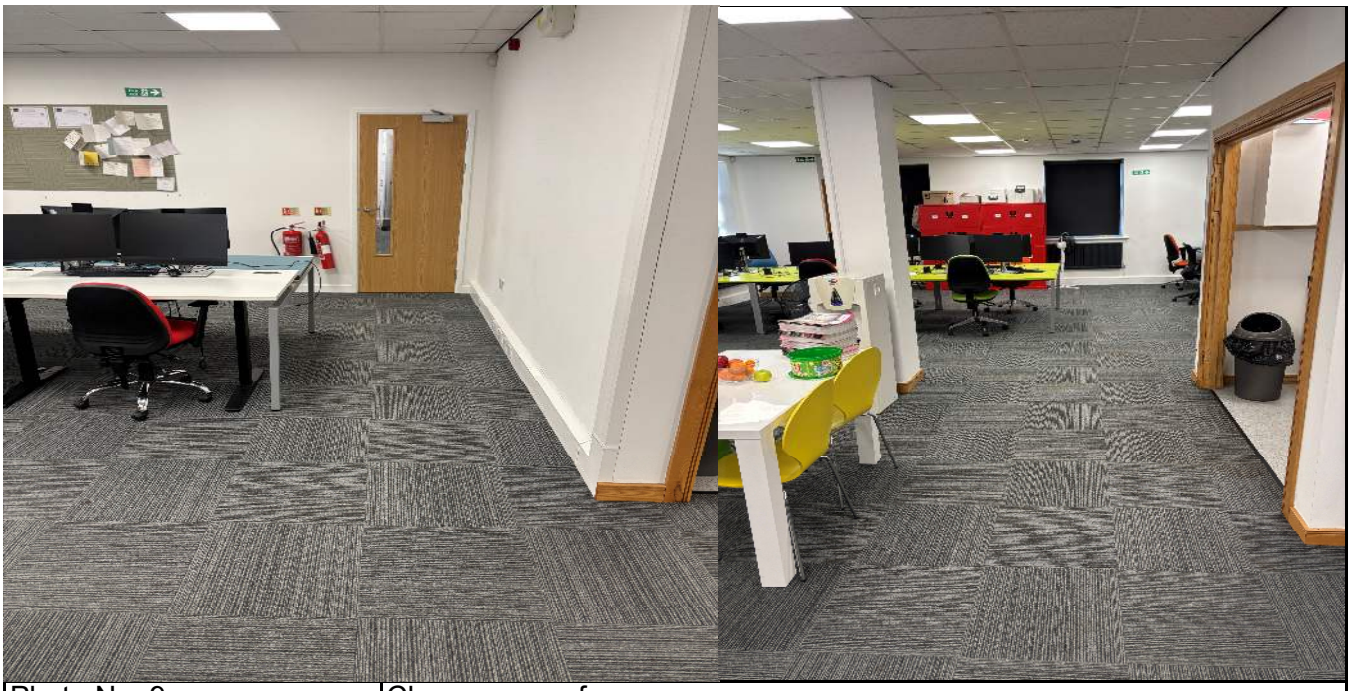


Photo No. 9	Clear means of escape



Photo No. 10	Door entry system

Photographs - Fire	
08/10/2026	Trident house



Photo No. 11	Communal furniture standard label

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
X		

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
		X

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

Action Plan - Fire					
Trident house			08/10/2026		
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?	#REF!	**#REF!**	**#REF!**	**#REF!**	
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.					
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?		-			
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)		-			
Do the external walls, windows, balconies etc pose a risk of significant fire spread?		-			
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?		-			
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					