



ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North East
Scheme Name :	1- 6 Red House Court
Scheme Address :	Bridge Road Stokesley TS95AA
Date of Assessment:	08/01/2026
Date of Next Assessment:	08/01/2027
FRA Frequency:	Annual Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor	Kevin Jones GFIreE

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

Scheme Details		1- 6 Red House Court
Region:		North East
Scheme Name:		1- 6 Red House Court
Site Address:	Street:	Bridge Road
	Town:	Stokesley
	Post Code:	TS95AA
Block & Asset No.		Block 1- 6 Ass No 9675
Scheme Tel. No:		N/A
Date of this Assessment		08/01/2026
Date of Next Review		08/01/2027
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 GFIreE
Director of Customer Experience		Debbie Hinbest
Housing Partner Manager		Lydia Hodgson
Contract Manager		Mike Williams
Scheme Manager/Customer Partner		Paul Cornforth
Other staff in attendance		None
Use of Building		General Needs living Sleeping accommodation
Approximate Number of occupants		Approximately 4 without conducting an intuitive poll.
Occupancy Profile		Families
Familiarity of the occupants		Fully Familiar
Likely state of the Occupants		Sleeping Familiar
PEEPs in place where necessary		N/A
Number of on-site Accent staff		None
Number of other (non-Accent) staff		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		LACORS Guide

Building Details	1- 6 Red House Court
Construction Date	1900's approximately
Construction Type	Concrete Frame
Roof Finish	Pitched-Clay Tile
External Wall Finish	Brick
Are there any areas of external wall cladding	No
Are there any balconies	No
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?	No
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats only
Grade of fire alarm (Flats)	Grade D
Category of fire alarm (Flats)	LD3 Minimum Protection
Grade of fire alarm (Communal)	Currently no alarm see fire action plan
Category of fire alarm (Communal)	
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non Maintained System -
Additional Comments:	Common Areas
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
1- 6 Red House Court				08/01/2026		
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 Date 13/07/2025.Satisfactory	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	Valid General Needs flats EIC Reports uploaded to M-Files and ActiveH.In date at time of inspection. Satisfactory	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	There are no portable appliances within the communal area.	.		
1.5	Absence of trailing leads and adapters	N/A	None within the communal areas	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No evidence or reports that any of the residents own a mobility scooter	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed in the communal areas. Smoking is only permitted within flats. There are smoking signs present within the communal areas.	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	Key Locked final exit doors, secured at time of assessment.	.		

3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	Good housekeeping observed during assessment designated bin storage area	.		
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 within the communal area.	.		
4.2	Are fixed heating installations subject to regular maintenance?	N/A	Not required as there are no portable heaters within the communal area.	.		
4.3	Valid LGSR held on file for each residential flat that contains gas appliances.	Yes	Valid General Needs flats LGSR Reports uploaded to M-Files and ActiveH. In date at time of inspection. Satisfactory	.		
5	Cooking:					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	No	Cooking only permitted within flats. Flat 1 has kitchen extraction fan exhausts into communal corridor on ground floor, Customer contacted to carryout remedial works to remove vent, Leasehold and Homeownership Partner working to carry out works. Email sent to remind customer 09/01/2026	High		Housing Partner
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	No communal cooking provided	.		
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?	No	See 7.2	.		
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	No	Gas intake/meter cupboard has excessive fire loading and refuse bins stored within. Email sent to HP 08/01/2026 to have removed and managed	High	8/2/26	Housing Partner
7.3	Are combustible materials separated from ignition sources and stored appropriately?	No	See 7.2	.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	No	See 7.2	.		

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.	N/A	Furniture not permitted in communal areas at general needs schemes	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		.		
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, single stair leading to ground floor 2 directional MOE	.		
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 fitted with thumb turn furniture.	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Minimal travel distances.	.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	1 single stair leading to 2 directional ground floor escape routes with 3 final exit doors.	.		
10.6	Do failsafe's on locked exit doors function correctly?	Yes	All locks working correctly at time of assessment.	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	PCFRA conducted to establish individual customer needs.	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	No	Communal areas Traditional construction of brick and mortar and concrete floors and stair. No access to flats unable to confirm compartmentation in flats. Compartmentation survey requested works order no.1343696 14/01/2026 see 11.2		8/2/26	Building Safety Project manager

11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	No	Timber cladding secured to ceilings in gas meter cupboard, side entrance corridor and 2nd floor communal areas. Removal and replacement requested works order no 1343857 & 1343703.	.	8/2/26	Building Safety Project manager
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	No Access to roof space from Common Area	.		
11.5	Loft hatches fire resisting?	N/A	None fitted within the communal area.	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No Cross Corridor Doors at this scheme	.		
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	Not fitted at this scheme.	.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Traditional construction brick and mortar.	.		
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	Gas meter/intake cupboard is only communal fire door within this block.	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes		.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	No Hold open devices at this scheme	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	If yes, see "Residents Front Doors Sheet"	.		
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		.		
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. Appears to meet BS 5266-1:2016 standards.	.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	No	Number of Emergency lighting units not working requested 08/01/2026 Work order 1342152	Med	8/2/26	Building Safety Project
15.9	Are records of monthly testing available?	Yes	Monthly test certs uploaded to M-Files and Active In date at time of inspection. Last test 24/12/2025	.		
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 18/10/2025	.		
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?	No	Final exit signs missing for 3 doors. Signs ordered 15/01/2026. Single direction means of escape 1st and 2nd floor.	Med	8/2/26	
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No lift present at this scheme.	.		
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?	No	There are no detectors within the communal area. This scheme has a Full (Simultaneous) Evacuation policy. This property is a conversion to flats.see 17.2	High	8/2/26	Building Safety Project manager

17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-6:2017	No	Recommendation to upgrade to Grade A with LD2 minimum. Email sent to Project manager fire safety 08/01/2026	High	8/2/26	Building Safety Project manager
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-6:2017)	Yes	Detectors are tested during gas safe testing programme and test records on Active H	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	No	No Fire detection within the Gas meter/ intake cupboard. See 17.1,17.2	High	8/2/26	Building Safety Project
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	No Fire alarm Panel at this scheme. See 17.1	.		
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 on Activ H All up to date and Passed	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	No Portable extinguishers within the scheme.	.		
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		.		
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	N/A		.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Residents responsible for calling fire service	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Housing Partners do scheme inspections.	.		

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 policy is correct for this type of building. The flats were Converted so a Full (Simultaneous) Evacuation policy is required.	.		
21	Miscellaneous					
21.1						

Residents Front Doors						
1- 6 Red House Court					08/01/2026	
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:
1	No		Appears from corridor in good working order and recently fitted	Low		
2	No		Appears from corridor in good working order and recently fitted	Low		
3	No		Appears from corridor in good working order and recently fitted	Low		
4	No		Appears from corridor in good working order and recently fitted	Low		
5	No		Appears from corridor in good working order and recently fitted	Low		
6	No		Appears from corridor in good working order and recently fitted	Low		
				-		
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Photographs - Fire

08/01/2026

1- 6 Red House Court



Photo No. 1

Final exit door

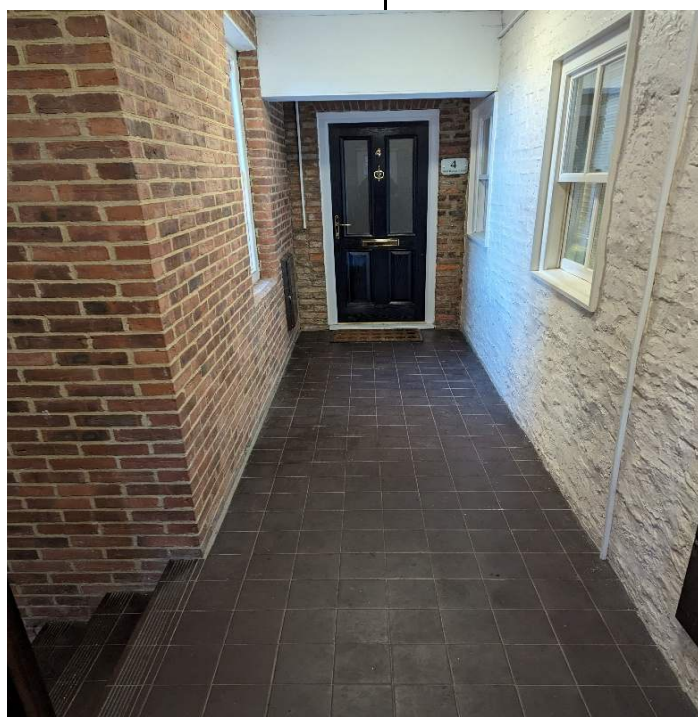
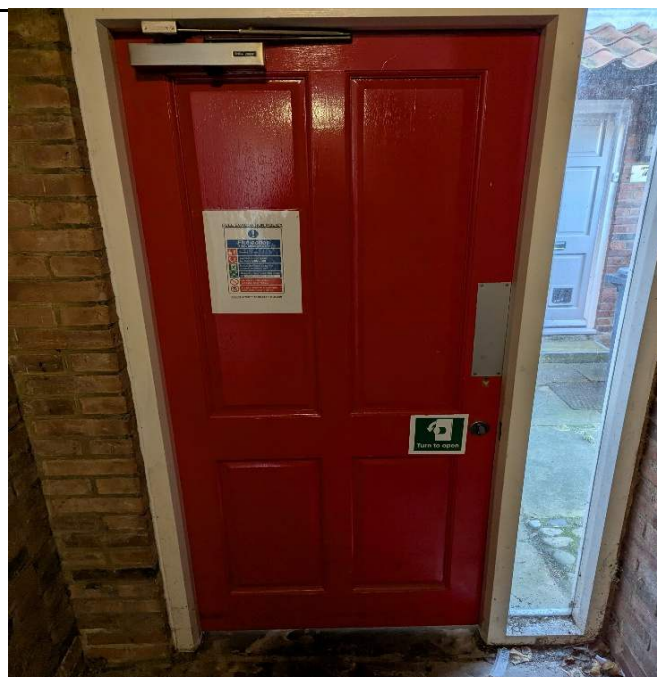


Photo No. 2

Clear corridors



Photographs - Fire

08/01/2026

1- 6 Red House Court

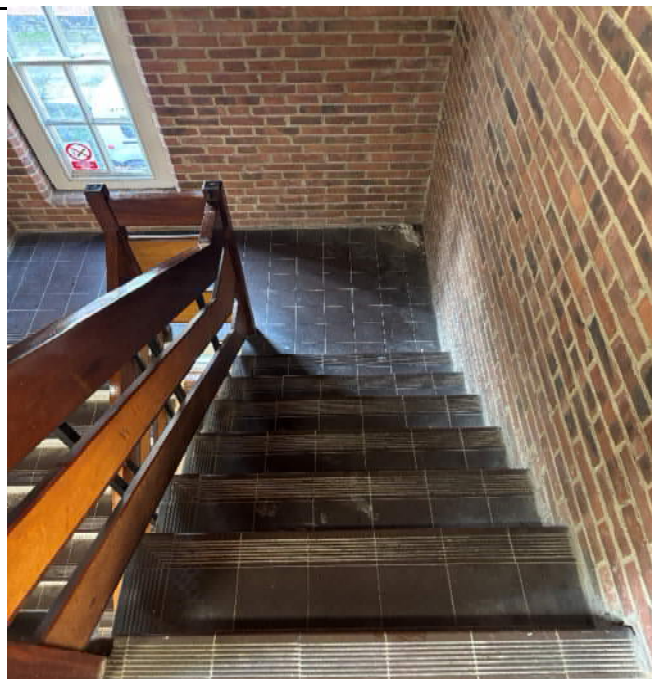
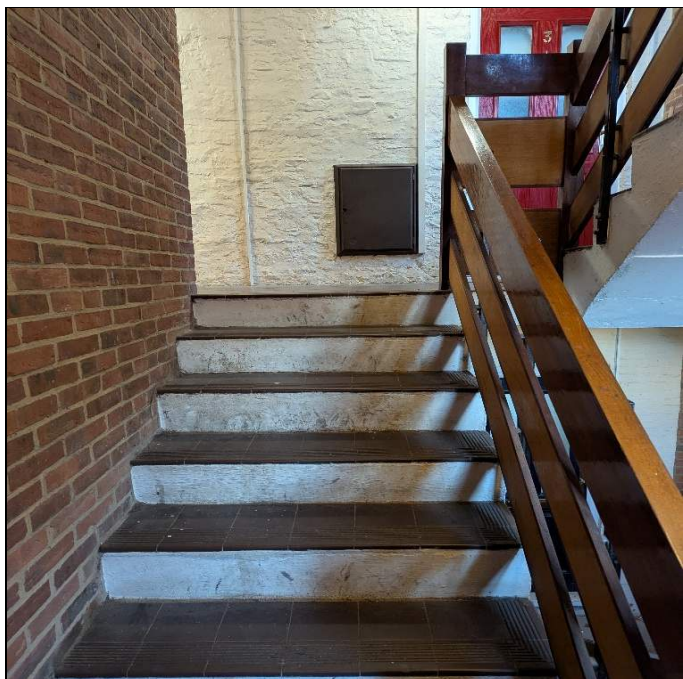


Photo No. 3

Clear Staircase



Photo No. 4

Emergency lighting in good condition on ground floor only



Photographs - Fire

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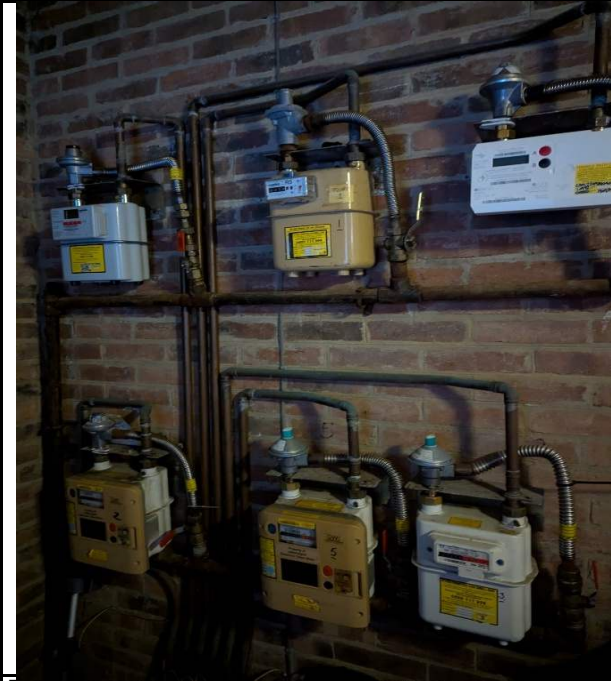


Photo No. 5

Items stored in Gas meter cupboard

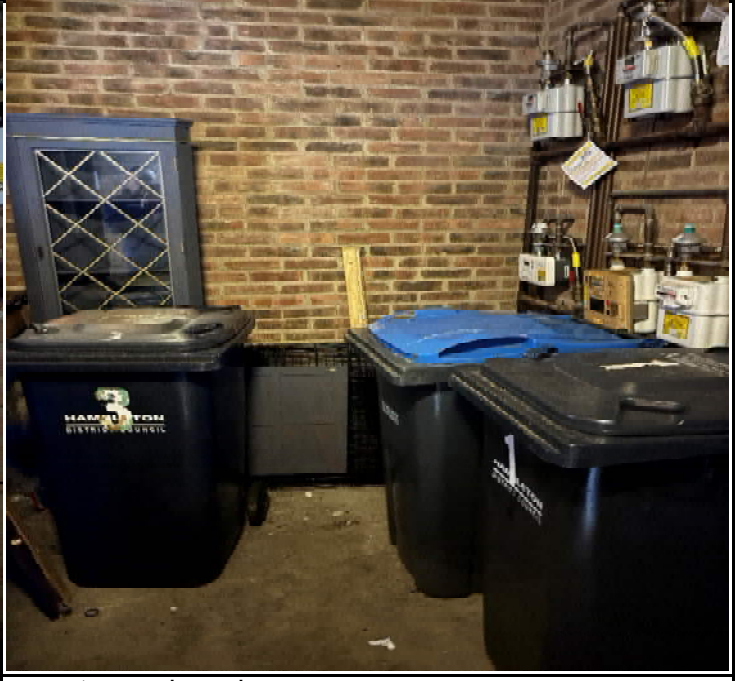
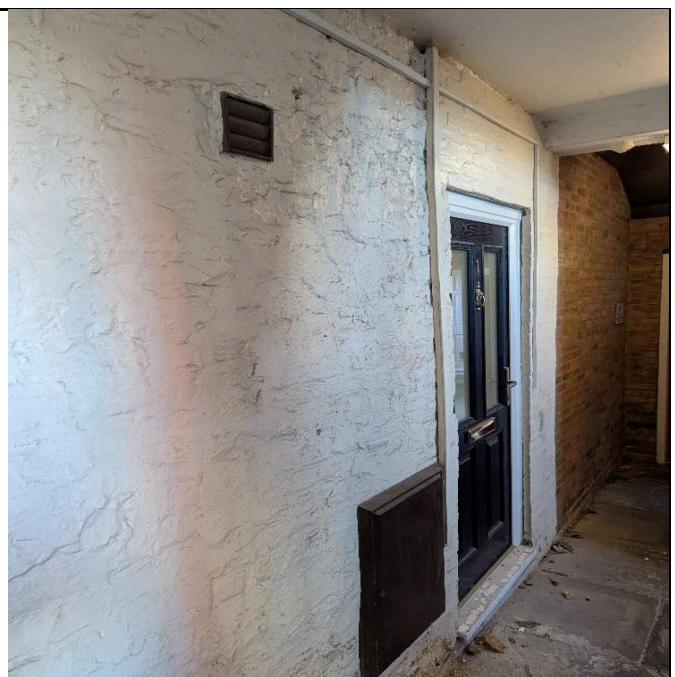


Photo No. 6

Ventilation ducting terminating in communal corridor



Photographs - Fire

08/01/2026

1- 6 Red House Court



Photo No. 7

Signage throughout property



Photo No. 8

Electrical meter cupboards

Photographs - Fire

08/01/2026

1- 6 Red House Court



Photo No. 9

Typical flat entrance door

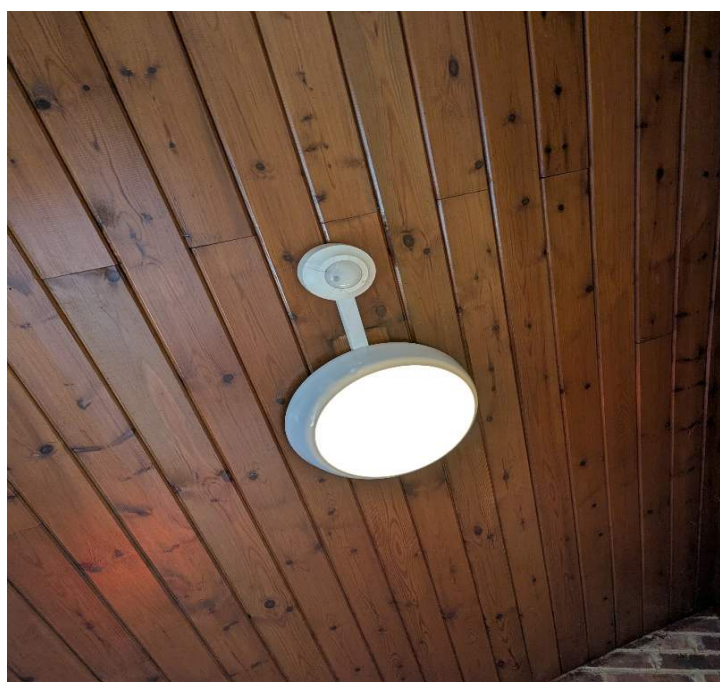


Photo No. 10

Timkber cladding to ceilings

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:

RRA 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					
1- 6 Red House Court				08/01/2026	
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					
Cooking:					
Are reasonable measures taken to prevent fires as a result of cooking?	Cooking only permitted within flats. Flat 1 has kitchen extrication fan exhausts into communal corridor on ground floor, Customer contacted to carryout remedial works to remove vent, Leasehold and Homeownership Partner working to carry out works. Email sent to remind customer 09/01/2026	High	00/01/00	HP	
Housekeeping:					
Is the standard of housekeeping adequate?	Refuse bins and items stored in gas intake / meter cupboard. Email sent to HP 08/01/2026 to have items removed and to manage cupboard.	High	10/02/26	HP	
Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	See above	High			
Are combustible materials separated from ignition sources?	See above	High			
Are unnecessary accumulations of combustible materials or waste avoided?	See above	High			
Other Significant Fire Hazards:					
Are there other significant fire hazards that are inadequately controlled?		-			

Measures to Limit Fire Spread and Development:					
Is it considered that the compartmentation is of a reasonable standard?	Unable to confirm, Compartmentation survey requested from Martin Colins work order no.1343696, 14/01/2026	High		Martin Collins	
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Timber cladding secured to ceilings in gas meter cupboard, side entrance corridor and 2nd floor communal areas. Removal and replacement requested works order no.1343857 & 1343703.	high		Martin Collins	
Means of giving Warning in case of Fire:					
Is the fire detection and warning system appropriate for the occupancy and fire risk?	There are no detectors within the communal area. This scheme has a Full (Simultaneous) Evacuation policy. This property is a conversion to flats.see below	High		Project manger, Fire Safety	
Is the fire detection and warning system correctly specified and installed as per BS 5839-6:2019	No communal detectors, converted flats, Full evac strategy, no detectors in gas meter intake cupboard.Recommenation to upgrade to Grade A or C with LD2 minimum. Email sent to Project manager fire safety 08/01/2026	High		Project manger, Fire Safety	
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	There is no fire detection in Gas intake cupboard. See above	High		Project manger, Fire Safety	
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	No alarm panel in scheme.see above	High		Project manger, Fire Safety	
Miscellaneous					
0	0				

Action Plan - Residents Front Doors						
1- 6 Red House Court				08/01/2026		
Flat No.	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
1	0	Appears from corridor in good working order and recently fitted	Low			
2	0	Appears from corridor in good working order and recently fitted	Low			
3	0	Appears from corridor in good working order and recently fitted	Low			
4	0	Appears from corridor in good working order and recently fitted	Low			
5	0	Appears from corridor in good working order and recently fitted	Low			
6	0	Appears from corridor in good working order and recently fitted	Low			
			-			