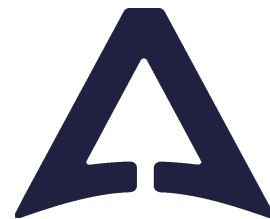


23 Jan 2025

Fire Risk Assessment Report



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

Asset ID: 9583

1-35 Argyll Court Block 1-35 Argyll Road, Stockton-on-Tees

Cover Sheet

Photo



Date of Fire Risk Assessment

23 Jan 2025

Date of Next Fire Risk Assessment

23 Jan 2026

FRA Frequency (Months)

12

Purpose of Fire Risk Assessment

Annual Re-Assessment

Type of Fire Risk Assessment

Type 1 (Common Parts Only - Non Destructive)

Fire & Safety Assessor

Kevin Jones

It is sensible to have arrangements in place to ensure the consistency of Fire Risk Assessments in terms of the assessment of risk and mitigations proposed. In this regard Accent peer validate around 20% of reports, which are available within our audit system.

The Scheme

Scheme Name	Blue Hall Estate
Scheme Address	1-35 Argyll Court Block 1-35 Argyll Road, Stockton-on-Tees
Postcode	TS20 2LY
Region	North East
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	No
Enforcing Fire Authority	Cleveland
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1985
Number Of Homes	34
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, Hung Tiles
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	2
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	4 Protected
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 9583

1-35 Argyll Court Block 1-35 Argyll Road, Stockton-on-Tees

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade A
Category of fire alarm	LD1 Maximum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	40
Occupant tenure type breakdown	CAT2 Housing for Older People, General Needs, Sheltered Schemes

Fire Safety Related Customer Safety Servicing

Overdue communal gas safety checks	0
Overdue domestic gas safety checks	0
Overdue communal electrical condition checks	0
Overdue domestic electrical condition checks	0
Overdue alarm call pull chord tests	0
Overdue communal PAT testing	0
Overdue customer mobility scooter PAT testing	0
Overdue Monthly Emergency Lighting Switch Tests	0
Overdue Annual Emergency Lighting tests	0
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	1
Overdue Fire Safety Equipment tests	1

Building Fire Safety Surveys - Communal Doors

Failing Communal Fire Doors	0
Communal Fire doors due for replacement within 5 years	0

Dwelling Doors

Failing Dwelling Fire Doors	0
Dwelling Fire doors due for replacement within 5 years	0

Fire Risk Assessment Survey Results

Scheme and Building Information

Photo



Date of Fire Risk Assessment	23/01/2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Kevin Jones
Enforcing Fire Authority	Cleveland
Scheme Tel. No	N/A
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	No
Number of occupants	40
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	2
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	4 Protected
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	None

Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD1 Maximum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	Yes
Foam Extinguisher(s) present	Yes
Dry Powder Extinguisher(s) present	Yes
Carbon Dioxide Extinguisher(s) present	Yes
Fire Blanket(s) present	Yes
Fixed Fire Fighting Installations supplied / fitted	No
Dry Riser(s) present	No
Wet Riser(s) present	No
Sprinkler System present	No
Hosereel(s) present	No
Automatic Opening Vent(s) present	No

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	All appear to be in good condition and secure
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Electrical safety certificate next due 14th May 2026
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last tested 16th July 2024
Absence of trailing leads and adapters?	Yes
Comment	Well maintained areas
Evidence that mobility scooters are not being stored/charged in common areas?	No
Comment	
Is there a purpose built mobility scooter store/charging area?	No

Asset ID: 9583

1-35 Argyll Court Block 1-35 Argyll Road, Stockton-on-Tees

Comment

Does the building have a lightning protection system?

No

Comment

Not required for the height of the property

Gas installations

Is there a commercial/domestic gas supply to the scheme?

Yes

Comment

Communal gss boiler supply only

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

Yes

Comment

Last tested 10th January 2025

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

N/A

Comment

No gas to flats

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

Yes

Comment

Results are uploaded to Active H

Other Sources of Ignition

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

Yes

Comment

Communal areas only

Adequate security against arson?

Yes

Comment

Key pad entry to main entrance all exit doors secure, CCTV in operation

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Dedicated refuse store room

Are there communal cooking facilities at this scheme?

Yes

Comment

Small kitchen used for warming good and hot drinks

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

Yes

Comment

Good housekeeping observed during assessment

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

Yes

Comment

No extraction system insalled above cooker, expelair fitted to external wall appears in good cindition and clean.

Housekeeping

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

Yes

Comment

Sterile intake cupboards identified during assessment

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

Good housekeeping observed during assessment

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

Yes

Comment

Sterile environment identified during assessment

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

Yes

Comment

Sample furniture inspected and appears to be compliant

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?

Yes

Comment

Two directional escape routes

Escape routes unobstructed and safe to use?

Yes

Comment

Sterile environment identified during assessment

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

No

Comment

lounge double door exit are key operated, work order 1251422 request for thumbturn handles

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

Yes


Comment

Minimal distance of travel

Escape routes lead to final exits and open in direction of escape where necessary?


Yes



Comment

Observation	Priority	Referred To	Required By:	Task ID
Items left under stairs SHP requested to remove email sent 24/01/2025	Internal - Medium	Housing Partner	19/06/2025	1912409
				

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	Sample inspectuon carried out appears to be of standard
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Plaster finish to walls and cieling of suspended ceiling material
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A
Comment	None supplied
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	Yes
Comment	
Loft hatches fire resisting?	Yes
Comment	
As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?	Yes
Comment	Sample inspection carried out appear to be of satisfactory standards
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Traditional construction of brick and mortar
If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?	N/A
Comment	None supplied
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A
Comment	Shutter to kitchen is managed and locked at all times

Observation	Priority	Referred To	Required By:	Task ID
Chair left holding door to quiet room open SHP requested to manage email sent 24/01/25	Internal - Medium	Housing Partner	17/07/2025	1912410
				

Observation	Priority	Referred To	Required By:	Task ID
number of communal fire doors requiring remedial works work orders 1250733 and 1250735 sent on 22/01/25	Internal - Medium	Project Manager (Building Safety)		
<div></div>				

Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?

Yes

Comment

Appears to be installed to the correct standards

Emergency lighting units in good condition and securely fixed to walls/ceilings?

Yes

Comment

All appear to be in good condition and secure

Records of monthly/annual testing available?

Yes

Comment

Last test 13 January 2025

Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?

Yes



Comment

Evident throughout the property

Directional fire escape signage in place and adequate?

Yes

Asset ID:	9583	1-35 Argyll Court Block 1-35 Argyll Road, Stockton-on-Tees
Comment	All meeting the correct standards	
Is there suitable LIFT signage i.e. do not use in case of fire?	Yes	
Comment	Situated on both ground and first floors	
Do common area fire doors display the correct signage on both sides where applicable?	Yes	
Comment		

Observation	Priority	Referred To	Required By:	Task ID
correct signage fitted throughout premis	No Action			
<div>   </div>				

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?	Yes
Comment	
Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?	Yes
Comment	
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Results are uploaded to Active H
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	All appear to be in good condition and secure
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	Tested periodically by SHP
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	Yes
Comment	
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	Yes
Comment	Periodically tested by SHP and contractors

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

Yes

Comment

Portable fire extinguishers positioned throughout premis.

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

Correct signage displayed by each fire extinguisher?

Yes

Comment

Fire blanket in communal kitchen, secured to the wall, complete with signage?

No

Comment

missing from kitchen area work order 1251426 submitted

Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?

N/A

Comment

None provided

Records available of fire fighting equipment servicing within past 12 months?

Yes

Comment

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

No

Comment

Are there other Responsible Persons who share or have fire safety duties in respect of the premises?

No

How will this sharing be achieved?

Is an office or IL scheme being inspected?

Yes

Comment

Small office used by Scheme manager

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?

N/A

Comment

Single use office

Offices - Are there suitable arrangements for ensuring the premises are evacuated?

Yes

Comment

Scheme manager only

Offices - Are there suitable arrangements for evacuating disabled people?

Yes

Comment

Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?

Yes

Comment

Office hours only

Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Car park to front of property
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	Scheme manager only

Passenger Lift

Is the scheme fitted with a passenger lift?	Yes
Comment	
Is the lift in full working order at the time of the FRA?	Yes
Comment	Observed operation during assessment
Is the lift fitted with a firefighters switch?	No
Comment	
Servicing and insurance inspection - Evidence of regular servicing/maintenance?	Yes
Comment	Results are uploaded to Active H

Premises Inspection Box

Is there a premises information box for fire & rescue service use?	Yes
Comment	
Are there arrangements to check the premises information box is kept up to date?	Yes
Comment	Sheme manager responsible for uodating cganges.

Evacuation Policy

Are there suitable arrangements for summoning the fire service?	Yes
Comment	999 call from scheme
Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?	Yes
Comment	

Engagement with Residents

Has information of fire procedures been disseminated to residents?	Yes
Comment	Induction programme, customer portsl, news letters
Is general fire safety information disseminated to residents?	Yes
Comment	See above

FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?

Yes

Comment

Miscellaneous

Are there any other observations/actions to raise that are not covered above.

No

Are there fire related remedial works required at this property, that will affect the fabric of the building?

Yes

Comment

Fire door remedials.

Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos.

Yes

Comment

Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).

Yes

Some fire doors did not fully close so works orders have been raised with our contractors.

Yes

Some minor works were required which have been raised with our contractors.

Yes

Unauthorised items were found in communal areas and arrangements were made for their removal.

Yes

Not all records were up to date, as noted in the table below. Arrangements have been made for these to be completed.

No

A number of fire doors were found to be wedged or propped open. Fire doors are there to keep you safe and me kept shut at all times.

No

Risk Calculator - Fire

The following risk estimator is based on the general health and safety risk level estimator contained within BS 8800: 1996. Guide to occupational health and safety management systems.

1. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from the fire (the probability of ignition) at this building is:

LOW



MEDIUM



HIGH



2. Taking into account the nature of the building, the occupants, the fire protection afforded and any procedural arrangements observed at the time of the assessment, it is considered that the consequences for life safety in the event of a fire would be:

MINOR



MAJOR



CRITICAL



The definition of the above terms is as follows:

FRA Review Frequency

MINOR	Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a bedroom in which a fire occurs).
MAJOR	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
CRITICAL	There is significant potential for serious injury or death of one or more occupants.

3. The above estimates are then read into the following matrix table to give the overall risk level for the site:

Fire Hazard	Minor	Major	Critical
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

When the level of risk is established, the action level can be read from the table below:

Risk Level	Guide to actions and appropriate timescales
Trivial	No action is required
Moderate	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
Substantial	Considerable resources may have to be allocated to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is taken.
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is:

Trivial