

17 Sep 2025

Fire Risk Assessment Report



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

Asset ID: 9599

2-42 Cypress Court Block 2-42 Cypress Court, Stockton-On-Tees

Cover Sheet

Photo



Date of Fire Risk Assessment

17 Sep 2025

Date of Next Fire Risk Assessment

17 Sep 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 GFireE

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	Primrose Hill Sheltered Scheme (Ltd HAG)
Scheme Address	2-42 Cypress Court Block 2-42 Cypress Court, Stockton-On-Tees
Postcode	TS19 0HG
Region	North East
Scheme Manager	Vicki Boston
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cleveland fire authority
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 1991
Number Of Homes	40
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
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?)	3 protected
Number of External Staircases	0
External Balcony part of escape route?	No
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 9599

2-42 Cypress Court Block 2-42 Cypress Court, Stockton-On-Tees

Fire Detection and Warning System	Flats and common areas 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	General Needs, CAT2 Housing for Older People, 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	1
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	17/09/2025
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 GFireE
Enforcing Fire Authority	Cleveland fire authority
Scheme Tel. No	
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	Yes
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)	3 protected
Number of external staircases	0
External balcony part of escape route?	No
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 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	No
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 in good condition and secured
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last tested 03/09/2021
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last tested July 2025
Absence of trailing leads and adapters?	Yes
Comment	Good housekeeping observed during assessment
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

Comment

Does the building have a lightning protection system?

No

Comment

Not required for the height of the building

Comment

Observation	Priority	Referred To	Required By:	Task ID
Electrical intake cupboard and fitting in good condition	No Action			



Gas installations

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

No

Comment

Other Sources of Ignition

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

Yes

Comment

Communal areas only customers permitted to smoke in flats

Adequate security against arson?

Yes

Comment

Key code main entrance door, all exit doors locked during assessment

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated refuse area

Are there communal cooking facilities at this scheme?

Yes

Comment

Small kitchen limited use for occasional hot drinks

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

Yes

Comment

Infrequently used by customers

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

Yes

Comment

Contract in place to clean kitchen and extractors

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?	Yes
Comment	Clear of all waste materials
Are unnecessary accumulations of combustible materials or waste avoided?	Yes
Comment	A Sterile environment throughout building identified during assessment
Are combustible materials and substances separated from ignition sources and stored appropriately?	Yes
Comment	
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	Yes
Comment	Sample inspection made all furniture complies to correct standard

Observation	Priority	Referred To	Required By:	Task ID
Sterile corridors and stair case	No Action			
				

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	Clear well designated escape routes
Escape routes unobstructed and safe to use?	Yes
Comment	
Exits immediately openable without a key and/or failsafe's function correctly?	Yes

Comment All exits fitted with push bar or thumb turn operations

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

Comment Minimal travel distances

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

Comment

Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard? Yes

Comment Traditional construction brick and mortar plaster finished walls and suspended tile ceilings and concrete floors

Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)? Yes

Comment Plaster finished no decoration attached to walls

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products? N/A

Comment None fitted

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard? Yes

Comment Compartmentation observed in roof space all appears to be satisfactory

Loft hatches fire resisting? No

Comment Loft hatch in store room 1st floor has a latch broken and left open, others are fire resistant

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 Compartmentation appeared to be sound

Do external walls, doors, windows and anything attached to the exterior, limit fire spread? Yes

Comment Traditional construction

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available? N/A

Comment None fitted or required

Are roller shutter doors that are required to be FR, fire resisting and self-closing? N/A

Comment None fitted

Observation	Priority	Referred To	Required By:	Task ID
Loft hatch in 1st floor store/boiler room broken latch remains open	Internal - Medium	Project Manager (Building Safety)	17/10/2025	2021253



Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?	Yes
Comment	Appear to be fitted to correct standards
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	All lighting appears to be in good condition and secured
Records of monthly/annual testing available?	Yes
Comment	Last tested October 2024 results available on Active H

Observation	Priority	Referred To	Required By:	Task ID
Lighting in good condition and secured	No Action			



Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Correctly sighted throughout property
Directional fire escape signage in place and adequate?	Yes
Comment	Correctly sited throughout

Is there suitable LIFT signage i.e. do not use in case of fire?

Yes

Comment

Positioned on both levels

Do common area fire doors display the correct signage on both sides where applicable?

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Fire safety signs correctly fitted	No Action			
				

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 updated to Active H last tested 01/04/2025

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

System appears to be in good condition and secured

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?

Yes

Comment

Tested periodically by Housing Partner

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?

Yes

Comment

All appear in good condition and secured

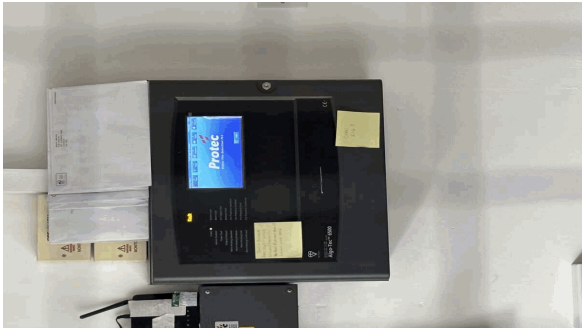
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?

Yes

Comment

Last tested 11/09/2025

Asset ID: 9599		2-42 Cypress Court Block 2-42 Cypress Court, Stockton-On-Tees		
Observation	Priority	Referred To	Required By:	Task ID
Alarm system in good condition	No Action			



Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Provision of Extinguishing equipment under review
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?	Yes
Comment	
Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?	N/A
Comment	None installed on site
Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	Last tested 03/2025

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 Housing partner

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

N/A

Comment

Used by one individual with fire safety training periodically

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

N/A

Comment

Stay put policy

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

Week days office hours

Offices/IL Schemes - Is there a suitable assembly point?

Yes

Comment

car park to the front of building

Offices - Are fire drills carried out at appropriate intervals?

N/A

Comment

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 in use during assessment

Is the lift fitted with a firefighters switch?

No

Comment

Servicing and insurance inspection - Evidence of regular servicing/maintenance?

Yes

Comment

Results uploaded to Active H

Premises Inspection Box

Is there a premises information box for fire & rescue service use?

Yes

Comment

Containing PEEPS

Are there arrangements to check the premises information box is kept up to date?

Yes

Comment

HP updates periodically

Evacuation Policy

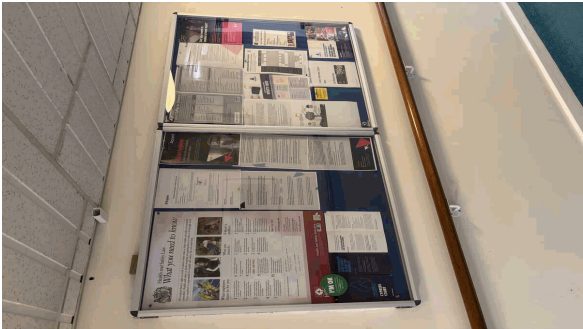
Are there suitable arrangements for summoning the fire service?

Yes

Asset ID:	9599	2-42 Cypress Court Block 2-42 Cypress Court, Stockton-On-Tees
Comment	Alarm monitored and 999 call from Customer s	
Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?	Yes	
Comment	Purpose built Independent living scheme	

Engagement with Residents

Has information of fire procedures been disseminated to residents?	Yes
Comment	Induction programme, Customer portal
Is general fire safety information disseminated to residents?	Yes
Comment	Signage throughout scheme

Observation	Priority	Referred To	Required By:	Task ID
signage throughout building	No Action			
				

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	
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.	No
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