



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

**Asset ID: 9579**      **2-42 Arlington Court Block 2-42 Arlington Court, Arlington Street, Stockton-on-Tees**

## Cover Sheet

Photo



Date of Fire Risk Assessment	06 Mar 2025
Date of Next Fire Risk Assessment	06 Mar 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	Arlington Court
Scheme Address	2-42 Arlington Court Block 2-42 Arlington Court, Arlington Street, Stockton-on-Tees
Postcode	TS18 3LT
Region	North East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
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	40
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Flat Roof, 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	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

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**2-42 Arlington Court Block 2-42 Arlington Court, Arlington Street, 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	42
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	06/03/2025
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	
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	42
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	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	No
Foam Extinguisher(s) present	No
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	Appears to be in good condition and secure
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last tested 23/07/24
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last inspection 07/24
Absence of trailing leads and adapters?	Yes
Comment	No trailing leads identified 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

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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

Commercial only - no gas in flats

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

Yes

Comment

Last tested 17th October 2024

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

No

Comment

No gas in flats

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

Yes

Comment

Last tested annually 26/ 09/24

## Other Sources of Ignition

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

Yes

Comment

Communal areas only customers are permitted to smoke in flats

Adequate security against arson?

Yes

Comment

Code entrance and all exit doors secured. CCTV in operation

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated refuse storage area on ground floor well maintained

Are there communal cooking facilities at this scheme?

Yes

Comment

Kitchen for use of customers used to warm food and for hot drinks only

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

Yes

Comment

Good houyskeeping observed during assessment

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

Yes

Comment

Cleaning conducted by contractors on a scheduled of maintainace.

## Housekeeping

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

Yes

Comment

Intake / meter cupboards positioned in cupboards next to each flat

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

Clear of all combustible materials during assesment

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

Yes

Comment

No storage of substances observed

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

Yes

Comment

Sample inspection of furniture identified appropriate stanadrds.

### 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

All escape routes where noted as sterile and well signposted with minimal travel distances.

Escape routes unobstructed and safe to use?

Yes

Comment

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

Yes

Comment

All final exits have thumbturn or push bar operation

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

Yes

Comment

Minimal travel diastances identified. Dead end situation 4 meters to cross coridor door seperation.

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

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Kitchen shutter does not operate on actuation of fire alarm. works ordr no.1263873 submitted	Internal - Medium	Project Manager (Building Safety)	15/05/2025	1929709
Observation	Priority	Referred To	Required By:	Task ID
Number of communal doors and flat 20 entrance door require ease and adjust	Internal - Medium	Project Manager (Building Safety)	15/05/2025	1929708

### Fire Spread and Development

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

Yes

Comment

sample insection carried out and noted to be of reasonable standards

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

Yes

Comment

Plaster walls and suspended tile ceilings

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

No

Comment

Communal Kitchen shutter does not lower when alarm actuates. Repair requested works order no.1263873 on repairs portal

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

Yes

Comment

Sample inspection above staircase identified compartmentation of a good standard

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 identified a satisfactory standard

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 fitted

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

No

Comment

Kitchen shutter inoperative

Observation	Priority	Referred To	Required By:	Task ID
Designated bin storage area	No Action			



### Emergency Escape Lighting

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

Yes

Comment

Appers to be installed to the current standards

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

Yes

Comment

All appears to be of good condition and secure

Records of monthly/annual testing available?

Yes

Comment

Last inspected 04/03/2025

Observation	Priority	Referred To	Required By:	Task ID
lighting corretly installed	No Action			




### Fire Safety Signs and Notices

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

Yes

Comment

Positioned throughout the premis

Directional fire escape signage in place and adequate?

Yes

Comment

Correctly sited

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

Yes

Comment

Positioned on the ground and first floor

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 through out property

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

Scheme is an ILS

Is the fire detection and warning system maintained/tested and all certificates saved on file?

Yes

Comment

last inspected 26/09/2024

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

Yes

Comment

All 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 by HP periodically

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

Observation	Priority	Referred To	Required By:	Task ID
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Fault identified on fire alarm panel. Repairs ongoing with contractor.	No Action			
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### Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	CO2 in Boiler room
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 fitted in scheme
Records available of fire fighting equipment servicing within past 12 months?	N/A
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 occupied by SHP only

IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	Single person use office
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes
Comment	SHP carries out regular training via e learning
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	Yes
Comment	
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Car park at the front of the premises
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	

## Passenger Lift

Is the scheme fitted with a passenger lift?	Yes
Comment	1 lift fitted from ground to 1st floor.
Is the lift in full working order at the time of the FRA?	Yes
Comment	Observed in operation
Is the lift fitted with a firefighters switch?	No
Comment	
Servicing and insurance inspection - Evidence of regular servicing/maintenance?	Yes
Comment	Last inspection 23/11/2024

## 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	SHP updated as and when required

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?	Yes
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Comment 999 call to fire service by customer and SHP

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 portal

Is general fire safety information disseminated to residents? Yes

Comment Induction programme, customer portal visit from fire brigade

## FRA Frequency

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

Comment ILS

## 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 Communal doors require ease and adjust  
Kitchen shutter requires repair  
Flat 20 entrance door requires ease and adjust

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**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**