

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

**Asset ID: 6448**      **Oatfield Court/bankfields, Middlesbrough**

## Cover Sheet

Photo



Date of Fire Risk Assessment	10 Apr 2025
Date of Next Fire Risk Assessment	10 Apr 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	Oatfield Court/Bankfields
Scheme Address	Oatfield Court/bankfields, Middlesbrough
Postcode	TS6 0UD
Region	North East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cleveland
Other staff in attendance	
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	None

## The Building

Accommodation Type	General Needs (S30)
Build Date	Jan 1 1990
Number Of Homes	49
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	N/A
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?)	1 per block protected
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicle Access to one or more elevations

**Asset ID: 6448**      **Oatfield Court/bankfields, Middlesbrough**

Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D1
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Not fitted
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	35
Occupant tenure type breakdown	General Needs

**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	
Overdue Annual Emergency Lighting tests	
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	

**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	10/04/2025
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	
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	None
Scheme Inspection completed	Yes
Number of occupants	35
Personal Emergency Evacuation Plans in place	N/A
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)	1 per block 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	Mixed
Fire Detection and Warning System	Communal in blocks 14 - 16, 18 - 21 & 26 - 27. All flats
Grade of Fire Alarm	Grade D1
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Not fitted
Portable Fire Extinguishers / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
Fire Blanket(s) present	No
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	
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Results are uploaded to Active H
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	No portable appliances identified
Absence of trailing leads and adapters?	Yes
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	Yes

**Asset ID: 6448**      **Oatfield Court/bankfields, Middlesbrough**

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 premis height

**Gas installations**

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

Comment      Domestic heating boiler

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

Comment      No gas appliances in communal areas

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

Comment      Results are uploaded to Active H

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 signage displayed in each  
block

Adequate security against arson?      Yes

Comment      Key pad and swipe entrance to each block CCTV in  
operation.

Are refuse/recycling bin areas managed and suitably located?      Yes

Comment      2 designated bin store areas

Are there communal cooking facilities at this scheme?      No

Comment

**Housekeeping**

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

Comment      Each flat has an individual meter cupboard which is  
locked

Are unnecessary accumulations of combustible materials or waste  
avoided?      Yes

**Asset ID: 6448**

**Oatfield Court/bankfields, Middlesbrough**

Comment Sterile comunal areas

Are combustibile 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? N/A

Comment None provided in any of the blocks

**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 Single direction MOE and single exit door

Escape routes unobstructed and safe to use? Yes

Comment

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

Comment Push button opening operation

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

**Observation** **Priority** **Referred To** **Required By:** **Task ID**

---

Observation	Priority	Referred To	Required By:	Task ID
-------------	----------	-------------	--------------	---------

**Fire Spread and Development**

Is it considered that the compartmentation is of a reasonable standard?	Yes			
Comment		Purpose build traditional construction of brick and mortar.		
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes			
Comment		Surfaces are designed to minimize lateral and vertical fire spread no wall coverings in the vlocks		
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?	N/A			
Comment		Unable to access loft access in flats		
Loft hatches fire resisting?	N/A			
Comment		Unable to verify hatch's unaccessible		
As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?	N/A			
Comment		No cross corridor doors in premis		
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 in premis		
Are roller shutter doors that are required to be FR, fire resisting and self-closing?	N/A			
Comment		None fitted in premis		

## Emergency Escape Lighting

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

N/A

Comment

None fitted in premis

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

N/A

Comment

Records of monthly/annual testing available?

N/A

Comment

## Fire Safety Signs and Notices

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

Yes

Comment

Directional fire escape signage in place and adequate?

Yes

Comment

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

N/A

Comment

No lift in scheme

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

N/A

Comment

Not required no communal fire doors identified

## Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

## Fire Extinguishing Equipment

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

No

Comment

## Management of Fire Safety

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

Yes

Comment

Will this FRA be shared will all Accountable Persons for the premises?

Yes

**Asset ID: 6448**

**Oatfield Court/bankfields, Middlesbrough**

Comment

How will this sharing be achieved?

FRA Uploaded to Active H

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?

No

Comment

## Passenger Lift

Is the scheme fitted with a passenger lift?

No

Comment

## Premises Inspection Box

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

No

Comment

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Direct 999 call from customers

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 and signage throughout premises

Is general fire safety information disseminated to residents?

Yes

Comment

See 17.1.201

## 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.	Yes
Action leading to a repair	Yes
Internal administrative Action	Yes
Are there fire related remedial works required at this property, that will affect the fabric of the building? Comment	Yes
Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos. Comment	Yes
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.	No
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**