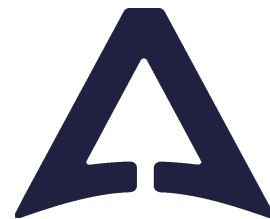


21 Feb 2025

## Fire Risk Assessment Report



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

**Asset ID: 9596**

**1-33 Chapman Court Block 1-33 Chapman Court, Middlesbrough**

### Cover Sheet

Photo



Date of Fire Risk Assessment

21 Feb 2025

Date of Next Fire Risk Assessment

21 Feb 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	Homerton Road
Scheme Address	1-33 Chapman Court Block 1-33 Chapman Court, Middlesbrough
Postcode	TS3 8NY
Region	North East
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cleveland
Other staff in attendance	Scheme manager
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 1988
Number Of Homes	32
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, UPVC Cladding
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?)	2 protected
Number of External Staircases	None
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: 9596**

**1-33 Chapman Court Block 1-33 Chapman Court, Middlesbrough**

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade A
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	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, 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	21/02/2025
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	Scheme manager
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)	2 protected
Number of external staircases	None
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 not linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	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 in good condition and secure
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last reported dated 21st September 2021
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Latest record dated 15th July 2024
Absence of trailing leads and adapters?	Yes
Comment	No leads identified during the 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?	Yes

Comment

Mobility scooter storage within the garden area positioned away from property with charging facilities.

Does the building have a lightning protection system?

No

Comment

Not required for the height of the building

## Gas installations

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

Yes

Comment

Gas supply to the commercial water boilers

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

Yes

Comment

Latest records dated 29th November 2024

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

No

Comment

No gas supply to flats communal only

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

Yes

Comment

Last inspected 17th April 2024

## 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/code entrance door all exit doors are alarmed and managed, CCTV in operation

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated bin and refuse stores managed well

Are there communal cooking facilities at this scheme?

Yes

Comment

Small kitchen utilised to warm foods ,hot drinks neever used to cook.

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

Yes

Comment

Cooking is dicouraged and manged well by SHP and customer's

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

No

Comment

Extraction system decommissioned

## Housekeeping

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

Yes

Comment

Cupboards are locked at all times and clear of any flammable material

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

Good housekeeping identified during inspection

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 identified furniture conforms to standards and displayed appropriate labeling

## 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 means of escape with minimal travel distance

Escape routes unobstructed and safe to use?

Yes

Comment

Sterile environment identified during inspection

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

Yes

Comment

Thumbturn operated exit doors main entrance has a push to open button

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

Yes

Comment

Minimal travel distance for dead end flats of 5 m 2 direction means of escape for rest of building

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

Yes

Comment

Clear means of escape

No Action



Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	Traditional construction of brick and mortar with plaser finised walls and ceilings suspended
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Plaster finish
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A
Comment	None provided
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	Yes
Comment	Sample inspection carried out and appears to be of satisfactory 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 carried our and appears to be of satisfactory standard
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	traditional construction brick and mortar and tiled roof
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?	N/A
Comment	None fitted



Designated bin and refuse store

No Action



Emergency Escape Lighting

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

Yes

Comment

Appears to be insalled 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 record dated 02 October 2024

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 property

Directional fire escape signage in place and adequate?

Yes

Comment

Positioned to comly with standards

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

Yes

Comment

Positioned on both ground and 1st floor

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

Yes

Comment



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	ILS
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Latest test record dated 17th April 2024
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	Ageing Maglock system but servicable and operated during assessment
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	

Fire detection

No Action



Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Portable fire extinguishers installed throuout the prmis
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
Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	Last tested 14th November 2024

Observation	Priority	Referred To	Required By:	Task ID
Extinguisher positioned correctly and clear	No Action			



## 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 solely by the SHP

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

N/A

Comment

Single person use of office

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

Yes

Comment

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

SHP or customer

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

Yes

Comment

Car park to front of premises

Offices - Are fire drills carried out at appropriate intervals?

N/A

Comment

Not applicable to single use staff have periodical training from e learning

## 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 operating during assessment

Is the lift fitted with a firefighters switch?

No

Comment

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

Yes

Comment

Last maintenance dated 13 August 2024  
Passenger Lift Insurance dated 30 January 2025

## 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 updates regularly

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

999 call from customer

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 news letters

Is general fire safety information disseminated to residents?

Yes

Comment

Signage Induction programme customer portal

## 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

Number of flat doors require remedial actions

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
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