



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

Asset ID: 9579 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

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 housekeeping 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 cipboards positioned in cupboards next to each flat
Are unnecessary accumulations of combustibile materials or waste avoided?	Yes
Comment	Clear of all combustable materials during assesment
Are combustibile 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 stanadrs.

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			




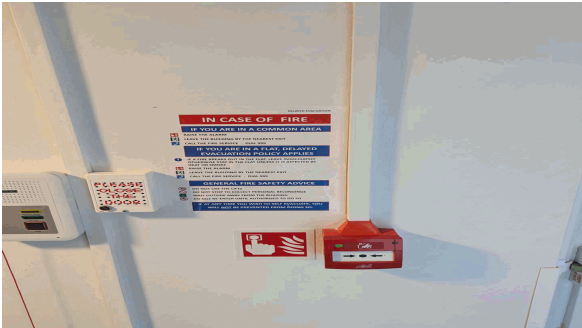
Emergency Escape Lighting

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			
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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	

Fire Extinguishing Equipment

Yes

CO2 in Boiler room

Yes

Yes

Yes

N/A

None fitted in scheme

N/A

No

No

Yes

Small office occupied by SHP only

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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

Comment 999 call to fire service by cutomer 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

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