

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

**Asset ID: 9567**      **7-10 Red House Court Block 7-10 Red House Court, Stokesley**

## Cover Sheet

Photo



Date of Fire Risk Assessment	24 Jan 2023
Date of Next Fire Risk Assessment	24 Jan 2026
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	

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**This report has been validated by:**

**Name:**

**Date:**

**Comment:**

## The Scheme

Scheme Name	Red House Court
Scheme Address	7-10 Red House Court Block 7-10 Red House Court, Stokesley
Postcode	TS9 5AA
Region	North East
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	North Yorkshire
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 1983
Number Of Homes	4
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	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
Number of storeys	3
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1 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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Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

## Customers

Number of occupants	6
Occupant tenure type breakdown	General Needs, Leasehold

## 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	24/01/2023
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	
Enforcing Fire Authority	North Yorkshire
Scheme Tel. No	N/A
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	6
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
Number of Storeys	3
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	1 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	Flats only
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Maintained system - Common areas
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	Appeared in good condition
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Uploaded to Active H
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Uploaded to Active H
Absence of trailing leads and adapters?	Yes
Comment	None identified during FRA
Evidence that mobility scooters are not being stored/charged in common areas?	No
Comment	None identified
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 this height of property

### 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

Signage on all floors to remind customers

Adequate security against arson?

Yes

Comment

Secure final exit doors

Are refuse/recycling bin areas managed and suitably located?

No

Comment

Bins stored next to escape route windows

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?

No

Comment

Flat no.1 electrical meter cupboard door open and defective

Are unnecessary accumulations of combustible materials or waste avoided?

No

Comment

Stove and pram stored under stair

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

No

Comment

Bins stored against property, wooden boards left next to escape route window

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

N/A

Comment

None provided

Observation

Priority

Referred To

Required By:

Task ID

Items stored under staircase

Internal - Low

Customer Safety  
Manager



**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 stair 3 final exit doors on ground floor

Escape routes unobstructed and safe to use?

No

Comment

Bins stored adjacent to window on escape route

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

Yes

Comment

Thumb turn lock

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

Yes

Comment

Single stair 3 exits on ground floor

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

Yes

Comment

3 final exit doors

Observation	Priority	Referred To	Required By:	Task ID
Timber ceiling covering fire spread ,fire loading	Repair - Non Emergency	Customer Partner	01/02/2023	1613188



### Fire Spread and Development

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

Yes

Comment

Brick building with traditional construction

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

No

Comment

Timber tongue and groove ceiling on 2nd floor ceiling and stair from 1st to 2nd floor. The risk of fire developing within the stairwell is negligible as the walls and floors are exposed stone and brick construction. The second floor ceiling height is elevated to a vaulted room space and will provide extended travel distances. Housekeeping is good clear and free of combustible materials, minimum electrical fittings are present therefore the likelihood of the paneling supporting the spread of fire is negligible.

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

N/A

Comment

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

Yes

Comment

Unable to access loft space hatch in flats

Loft hatches fire resisting?

N/A

Comment

Unable to access loft space hatch in flats

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

None provided

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

Yes

Comment

Brick walls tiled roof



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

N/A

Comment

None provided

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

N/A

Comment

Observation	Priority	Referred To	Required By:	Task ID
Bins stored next to escape route window	Internal - High	Customer Partner	31/01/2023	1613187



### Emergency Escape Lighting

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

Yes

Comment

Appears to be installed correctly on all floors

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

Yes

Comment

Appears in good condition

Records of monthly/annual testing available?

Yes

Comment

Uploaded to Active H

Observation	Priority	Referred To	Required By:	Task ID
Emergency lighting installations	No Action			



### Fire Safety Signs and Notices

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

Yes

Comment

Signage on all final exit doors

Directional fire escape signage in place and adequate?

N/A

Comment

Not required due to single staircase and 1 direction of escape

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

N/A

Comment

No lift in premises

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

N/A

Comment

None provided

Observation

Priority

Referred To

Required By:

Task ID

Signage throughout premises

No Action



Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

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

Comment

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How will this sharing be achieved?	Available on Active H FRA report
Are there other Responsible Persons who share or have fire safety duties in respect of the premises?	Yes
Have all details required by regulations been shared with all other Responsible Persons?	Yes
Comment	Available on Active H FRA report
Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?	Yes
Comment	
Will this FRA be shared with all other Responsible Persons for the premises?	Yes
Comment	
How will this sharing be achieved?	Available on Active H FRA report
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	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	Initial induction
Is general fire safety information disseminated to residents?	Yes
Comment	Signage throughout the premises

## 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

Ceilings in stairway,

Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos.

No

Comment

Unknown surface material on existing ceilings

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.

No

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.

Yes

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**