

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

Asset ID: 9599 **2-42 Cypress Court Block 2-42 Cypress Court, Stockton-On-Tees**

Cover Sheet

Photo



| | |
|-----------------------------------|--|
| Date of Fire Risk Assessment | 24 Oct 2024 |
| Date of Next Fire Risk Assessment | 24 Oct 2025 |
| 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 | Primrose Hill Sheltered Scheme (Ltd HAG) |
| Scheme Address | 2-42 Cypress Court Block 2-42 Cypress Court, Stockton-On-Tees |
| Postcode | TS19 0HG |
| Region | North East |
| Scheme Manager | |
| Scheme Tel. No | |
| Scheme Inspection Completed | Yes |
| Enforcing Fire Authority | Cleveland fire authority |
| 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 1991 |
| Number Of Homes | 40 |
| 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 | No |
| 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 | 0 |
| 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: 9599

2-42 Cypress Court Block 2-42 Cypress Court, 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 | 40 |
| 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 | 1 |
| Overdue Annual Emergency Lighting tests | 1 |
| Overdue Weekly Fire Alarm Testing | 1 |
| 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 | 24/10/2024 |
| 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 fire authority |
| 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 | 40 |
| Personal Emergency Evacuation Plans in place | No |
| 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 | 0 |
| 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 | LD1 Maximum Protection |
| Emergency Lighting Provision | Non 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 | 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 secured |
| 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? | Yes |
| Comment | Certificate identified on al portable appliances |
| Absence of trailing leads and adapters? | No |
| Comment | Good housekeeping identified |
| 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?

No

Comment

Other Sources of Ignition

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

Yes

Comment

No smoking within communal areas

Adequate security against arson?

Yes

Comment

Key pad entry main door and closed exit doors throughout premises

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated refuse area

Are there communal cooking facilities at this scheme?

Yes

Comment

Small kitchen used mainly for warming food and serving hot drinks

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

Yes

Comment

Limited use by customers

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

Yes

Comment

Contractors employed to periodically clean ventilation system

Housekeeping

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

No

Comment

Fuse cupboard in lounge area has excessive amounts of flammable materials stored. SHP requested to remove and manage cupboard

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

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

No

Comment

See 5.1.80

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

Yes

Comment

Sample chairs inspected and confirm to regs

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

means of escape within standard specifications

Escape routes unobstructed and safe to use?

Yes

Comment

Good housekeeping identified throughout premis

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

Yes

Comment

Push bar or thumbturn operation

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

Yes

Comment

Travel distances within standards

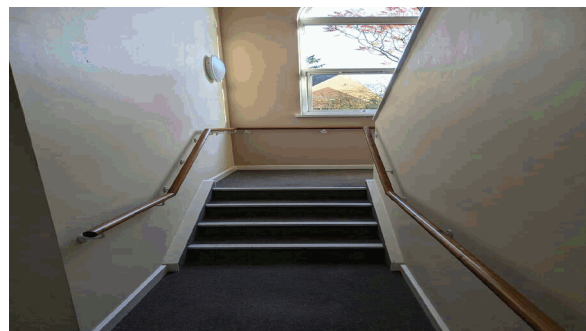
Escape routes lead to final exits and open in direction of escape where necessary?

Yes

Comment

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

Sterile means of escape



Fire Spread and Development

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

Yes

Comment

Traditional construction of brick and mortar and tiled roof with plaster finish walls and suspended ceilings

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

Yes

Comment

Plaster ceilings and suspended ceilings

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?

Yes

Comment

Inspection carried out and appears to be in a 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 out and no issues identified

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?

Yes

Comment

Small shutter to kitchen area

| Observation | Priority | Referred To | Required By: | Task ID |
|---|-------------------|-----------------------------------|--------------|---------|
| Door closer to door at bottom of stairs next to flat 22 broken. | Internal - Medium | Project Manager (Building Safety) | 21/12/2024 | 1880466 |

| Observation | Priority | Referred To | Required By: | Task ID |
|---|-------------------|-----------------------------------|--------------|---------|
| Door guard to laundry room doir faulty.works no.1226565 | Internal - Medium | Project Manager (Building Safety) | 21/12/2024 | 1880465 |

Emergency Escape Lighting

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

Yes

Comment

Appears to be installed to current standards

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

No

Comment

A number of emergency lights inoperable. Repair request submitted by SHP

Records of monthly/annual testing available?

Yes

Comment

Results are uploaded to Active H

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

| | | | | |
|--|-----------|--|--|--|
| Emergency lighting in good condition and secured | No Action | | | |
|--|-----------|--|--|--|



Fire Safety Signs and Notices

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

Yes

Comment

Clearly positioned throughout the premis

Directional fire escape signage in place and adequate?

Yes

Comment

Positioned at change of level and direction, mixture of eliminated signs and sticker type signs

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

Yes

Comment

Positioned at ground and 1st floor openings

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 synage throughout premis | 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 | |
| Is the fire detection and warning system maintained/tested and all certificates saved on file? | Yes |
| Comment | Results are uploaded to Active J |
| Fire alarm components in good condition and securely fixed to walls/ceilings? | Yes |
| Comment | 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 periodically and faults reported to the repair portal |
| 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? | No |
| Comment | |

| Observation | Priority | Referred To | Required By: | Task ID |
|---|-------------------|-----------------------------------|--------------|---------|
| Smoke detectirs bleeping as fitted to incorrect plate, two differsnt systems causing faukt. reported on reoairs portal works no.1226561 | Internal - Medium | Project Manager (Building Safety) | 20/12/2024 | 1880464 |

Fire Extinguishing Equipment

| | |
|---|---|
| Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme? | Yes |
| Comment | |
| Portable fire extinguishers - appropriate type/number/position? | Yes |
| Comment | positioned in high risk rooms and throughout the premis |
| 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? | N/A |
| Comment | None fittef |

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 for the exclusive use by the Specialist housing partner |
| IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens? | N/A |
| Comment | Singular person use 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 | |
| Offices/IL Schemes - Is there a suitable assembly point? | Yes |
| Comment | Car park |
| Offices - Are fire drills carried out at appropriate intervals? | N/A |
| Comment | Singular person uses office. |

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 inspection |
| Is the lift fitted with a firefighters switch? | No |
| Comment | |
| Servicing and insurance inspection - Evidence of regular servicing/maintenance? | Yes |
| Comment | Results are uploaded to Active H |

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 periodically and when changes to customers exist

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

999 telephone call from customer or 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, signage tgrughout premis and cudomer portal

Is general fire safety information disseminated to residents?

Yes

Comment

Fire service visits,leafleting

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

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. | No |
| 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. | 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

| | |
|-----------------|---|
| 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**