

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

Asset ID: 9675 **1-6 Red House Block 1-6 Red House, Stokesley**

Cover Sheet

Photo



| | |
|-----------------------------------|--|
| Date of Fire Risk Assessment | 17 Jan 2024 |
| Date of Next Fire Risk Assessment | 17 Jan 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 | Red House Rehabilitations |
| Scheme Address | 1-6 Red House Block 1-6 Red House, Stokesley |
| Postcode | TS9 5AA |
| Region | North East |
| Scheme Manager | |
| Scheme Tel. No | |
| Scheme Inspection Completed | Yes |
| Enforcing Fire Authority | North Yorkshire |
| Other staff in attendance | None |
| 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 2 1900 |
| Number Of Homes | 7 |
| Homes breakdown | Bedsit, Flat |
| External wall construction | Facing Brick |
| External wall finish | Artificial/Natural Stone, 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 unprotected |
| 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: 9675 **1-6 Red House Block 1-6 Red House, Stokesley**

| | |
|---|----------------------------------|
| 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 | 1 |
| Overdue Annual Emergency Lighting tests | 1 |
| 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 | 17/01/2024 |
| 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 | North Yorkshire |
| Scheme Tel. No | |
| Other staff in attendance | None |
| 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 unprotected |
| 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 | Minimal electrical installations identified light fittings and conduate appear in good condition and secured |
| Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats) | Yes |
| Comment | Reports uploaded to Active H |
| Electrical App/PA Testing - tested within past 12 months? | N/A |
| Comment | No portable appliance evident |
| Absence of trailing leads and adapters? | N/A |
| Comment | No portable appliance evident |
| 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 |

Asset ID: 9675

1-6 Red House Block 1-6 Red House, Stokesley

Comment

Does the building have a lightning protection system?

No

Comment

None identified

Gas installations

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

Yes

Comment

Gas meters stored in ground floor cupboard

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

Yes

Comment

Reports Uploaded to Active H

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

Yes

Comment

Reports uploaded to Active H

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

Yes

Comment

Reports 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 throughout premises

Adequate security against arson?

Yes

Comment

All entrance doors fitted with key operated and internally thumbturn handled

Are refuse/recycling bin areas managed and suitably located?

No

Comment

Wheelie bins stored underneath single glazed wooden windows from single escape route staircase and adjacent to rear final exit fire escape door and single glazed window. Housing Partner contacted to move bins to safe place, contract manager requested to complete project to create secure and safe location

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

Electrical intake cupboards to each flat unsecured required to have locks replaced

Are unnecessary accumulations of combustibile materials or waste avoided?

No

Comment

Large amount of combustibles stored in gas meter cupboard, HP contacted to remove and manage , dust sheet left under stairs on ground floor HP contacted for removal and to manage areas.

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

No

Comment

Gas meter cupboard as above

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

No

Comment

None provided in scheme

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 stair leading to 2 directional MOE to 3 final exit doors

Escape routes unobstructed and safe to use?

Yes

Comment

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

Yes

Comment

Externally key operated lock and internal thumb turn lock

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

Fire Spread and Development

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

Yes

Comment

Traditional construction of brick and mortar in MOE corridors

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

Yes

Asset ID: 9675

1-6 Red House Block 1-6 Red House, Stokesley

Comment

Traditional construction

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?

N/A

Comment

Unable to confirm no access to loft space loft hatch's in flats

Loft hatches fire resisting?

N/A

Comment

Unable to confirm no access to loft space

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 identified

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

No

Comment

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

N/A

Comment

None fotted

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

N/A

Comment

None fitted

Observation

Priority

Referred To

Required By:


Task ID

Large amount of combustible materials stored in gas meter cupboard, HP contacted for removal and management of the cupboard.

Internal - Medium

Housing Partner



| Observation | Priority | Referred To | Required By: | Task ID |
|--|-------------------|-------------------------|--------------|---------|
| <p>Wheelie bins stored under and adjacent to windows and final exit doors</p>  | Internal - Medium | Building Safety Manager | | |

Emergency Escape Lighting

| | |
|---|---|
| Is the emergency lighting correctly specified and installed as per current standards? | Yes |
| Comment | |
| Emergency lighting units in good condition and securely fixed to walls/ceilings? | Yes |
| Comment | Appears to be in good condition and secured |
| Records of monthly/annual testing available? | Yes |
| Comment | Reports uploaded to Active H |

Fire Safety Signs and Notices

| | |
|--|---|
| Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas? | Yes |
| Comment | Signage displayed throughout the property |
| Directional fire escape signage in place and adequate? | N/A |
| Comment | Single direction MOE not required |
| Is there suitable LIFT signage i.e. do not use in case of fire? | N/A |
| Comment | No lift in premis |
| 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? | 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 with all Accountable Persons for the premises? Yes

Comment

How will this sharing be achieved? FRA report 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 999 call from customer

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance? Yes

Comment Building converted into multiple living accommodation flats compartmentation unable to confirm.

Engagement with Residents

| | |
|--|-----------------------------------|
| Has information of fire procedures been disseminated to residents? | Yes |
| Comment | Induction process customer portal |
| Is general fire safety information disseminated to residents? | Yes |
| Comment | Induction process customer portal |

FRA Frequency

| | |
|---|---|
| Taking the findings of this assessment into account, is the frequency of the FRA correct? | Yes |
| Comment | High number of residents turn over drug usage |

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 | See observations |
| 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. | 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

| | |
|-----------------|---|
| 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: **Moderate**