

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

**Asset ID: 9583**      **1-35 Argyll Court Block 1-35 Argyll Road, Stockton-on-Tees**

## Cover Sheet

Photo



Date of Fire Risk Assessment	01 Feb 2024
Date of Next Fire Risk Assessment	01 Feb 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	Blue Hall Estate
Scheme Address	1-35 Argyll Court Block 1-35 Argyll Road, Stockton-on-Tees
Postcode	TS20 2LY
Region	North East
Scheme Manager	Teresa Mardula
Scheme Tel. No	N/A
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	34
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, Hung Tiles
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?)	4 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 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	General Needs, 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	1
Overdue Annual Emergency Lighting tests	
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	01/02/2024
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
Scheme Tel. No	N/A
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	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)	4 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	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	Appears to be in good condition and secured
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	Test results uploaded to Active H
Absence of trailing leads and adapters?	Yes
Comment	No leads identified during inspection
Evidence that mobility scooters are not being stored/charged in common areas?	No
Comment	None identified during inspection
Is there a purpose built mobility scooter store/charging area?	No

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Comment

Does the building have a lightning protection system?

No

Comment

Not required for building height

## Gas installations

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

Yes

Comment

Certificate uploaded to Active H

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

Yes

Comment

Certificate uploaded to Active H

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

N/A

Comment

No gas supply in flats

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

Yes

Comment

Test results uploaded to Active H

## Other Sources of Ignition

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

Yes

Comment

Smoking permitted in flats only

Adequate security against arson?

Yes

Comment

Secure entrance doors key fob and key entry

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated bin store

Are there communal cooking facilities at this scheme?

Yes

Comment

Small kitchen area mainly used for drinks and warming foods

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

Yes

Comment

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

N/A

Comment

None identified

## Housekeeping

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

Yes

Comment	Secure cupboards locked at all times access via manager, clear of combustibles.
Are unnecessary accumulations of combustible materials or waste avoided?	No
Comment	Combustible materials left next to building at the rear of the premis. Scheme manager advised to remove assp
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	All furniture / furnishings in good condition and certified

### 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	Mostly Two directional MOE with limited travel distance.
Escape routes unobstructed and safe to use?	Yes
Comment	Sterile environment observed during inspection
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	All final exit doors thumbturn operated
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	Minimal distances
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Number of flat entrance doors require ease and adjust and replacement parts repairs. 1,2,7,10,17,19,20,25,26,28,33,35. Communal doors requiring ease and adjust alteration's. Parts replacement. Kitc	Internal - Medium	Customer Safety Manager		

**Fire Spread and Development**

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	Traditional construction of brick and mortar and plaster finish
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	Plaster finish and managed communal areas maintaining sterile environment
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	Yes
Comment	Bin shute duct provided with fire service access point
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	No
Comment	Fire stopping and compartmentaltion requires a compartmentation assessment from an accredited surveyor to confirm compliance.Long distance between fire stopping and cross corridors do not align with fire stopping curtains/partitions
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?	No
Comment	See 8.1.106
Do external walls, doors, windows and anything attached to the exterior, limit fire spread?	Yes
Comment	Traditional construction of brick and mortar UPVC windows



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

No

Comment

Request for electrical/ mechanical test and decision to de commission requested on Works progress traker LISTS

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

N/A

Comment

None identified during inspection

Observation	Priority	Referred To	Required By:	Task ID
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Compartmentation is questionable , compartmentation survey requested on Works progress traker LISTS to confirm conformity	Internal - Medium	Building Safety Manager		
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Observation	Priority	Referred To	Required By:	Task ID
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Ventilation ducting in 4 corners of premis unable to establish if operational. Ducting tube detached from outlet in roof space next to flat32. Requested electrical and mechanical test to determine if	Internal - Medium	Building Safety Manager		
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Observation	Priority	Referred To	Required By:	Task ID
Rubbish left in rear garden area against property. Scheme manager requested to remove as soon as possible	Internal - High	Independent Living Coordinator		



Observation	Priority	Referred To	Required By:	Task ID
Holes in the Boiler room ceiling compromising compartmentation. Requested repair via Works progress tracker LISTS.	Internal - High	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	Results are currently available for inspection on active H

### Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Available throughout premises

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Directional fire escape signage in place and adequate? Yes

Comment

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

Comment

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

Is the fire detection and warning system maintained/tested and all certificates saved on file? Yes

Comment

Results are uploaded to Active H

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

Regularly tested and results uploaded to Active H

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

Results are uploaded to Active H

## 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

Correct signage displayed by each fire extinguisher? Yes

Comment

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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 identified during the inspection

Records available of fire fighting equipment servicing within past 12 months?

Yes

Comment

Test dates and results updated on extinguisher and uploaded to Active H

## 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

How will this sharing be achieved?

FRAreport is 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?

Yes

Comment

Managers office used weekdays office hours

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

N/A

Comment

Training is provided annually to all Accent staff via e learning

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

N/A

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

Front car park when required

Offices - Are fire drills carried out at appropriate intervals?

N/A

Comment

Only used by scheme manager

## 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 operateing 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 and are current

## 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	Periodically updated by scheme manager

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?	Yes
Comment	Alarm raised to contact centre or 999 call from scheme manager and residence
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	During induction programme, via customer portal engagement with Accent staff
Is general fire safety information disseminated to residents?	Yes
Comment	Notices throughout the property

## FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?	Yes
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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 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. 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. 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
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