

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	13 Mar 2024
Date of Next Fire Risk Assessment	13 Mar 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	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	Danielle Foy
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 linked
Grade of fire alarm	Grade A
Category of fire alarm	LD1 Maximum Protection
Emergency Lighting Provision	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

## Customers

Number of occupants	42
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	1
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	8
Communal Fire doors due for replacement within 5 years	0

## Dwelling Doors

Failing Dwelling Fire Doors	2
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	13/03/2024
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	
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 linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD1 Maximum Protection
Emergency Lighting Provision	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 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	Results are uploaded to Active H and certified on appliance
Absence of trailing leads and adapters?	No
Comment	Sterile environment identified during inspection
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 height of building

### Gas installations

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

Yes

Comment

Used for heating water boilers

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

Yes

Comment

Uploaded to Active H

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

N/A

Comment

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

Yes

Comment

### Other Sources of Ignition

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

Yes

Comment

No smoking in communal areas only

Adequate security against arson?

Yes

Comment

Code main entrance push exit bars to exit doors

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated bin store on ground and first floors

Are there communal cooking facilities at this scheme?

Yes

Comment

Small kitchen rarely used except used for hot drinks and warming foods

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

Yes

Comment

Clean and well kept kitchen area

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

Yes

Comment

Results are uploaded to Active H

### Housekeeping

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

No

Comment

Electrical intake cupboard on ground floor opposite the bin store ,desks picture frame and chairs stored inside . Customer partner informed to remove.

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

Sterile environment identified

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

Sample check carried out during inspection and furniture confirms to regulations

**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

Clear MOE

No Action



**Observation**

**Priority**

**Referred To**

**Required By:**

**Task ID**

Items of combustible materials left in electrical intake cupboard

Internal - Medium

Independent Living Coordinator

10/04/2024

1790487



**Other Significant Fire Hazards**

Are all other significant fire hazards adequately controlled?

Yes

Comment

Good housekeeping identified

**Means of Escape from Fire**

Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes
Comment	Number of communal and flat entrance fire doors require ease and adjustment. Consideration should be made to upgrade all communal doors in the near future planning as difficult to identify the correct standards being met.
Escape routes unobstructed and safe to use?	Yes
Comment	Sterile environment observed
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	Push bar and thumbturn operated
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	
<b>Fire Spread and Development</b>	
Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	Sample inspection over cross corridor doors all conform to standards
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes
Comment	
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	Yes
Comment	Kitchen shutter is defective reported on works progress tracker. Works order : 1142740
As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?	N/A
Comment	Unable to confirm as no access to roof void
Loft hatches fire resisting?	N/A
Comment	Unable to confirm loft hatch's are 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?	Yes
Comment	
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	No fitted



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

No

Comment

Kitchen service shutter faulty reported to Work progress traker

### Emergency Escape Lighting

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

Yes

Comment

Appears to be installed to correct standard

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

Yes

Comment

A number of lighting units not operating. Works order number : 1119070

Records of monthly/annual testing available?

Yes

Comment

Results are 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

Numerous throughout the property

Directional fire escape signage in place and adequate?

Yes

Comment

At change of direction and levels

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

Yes

Comment

On both ground and first floors

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

Yes

Comment

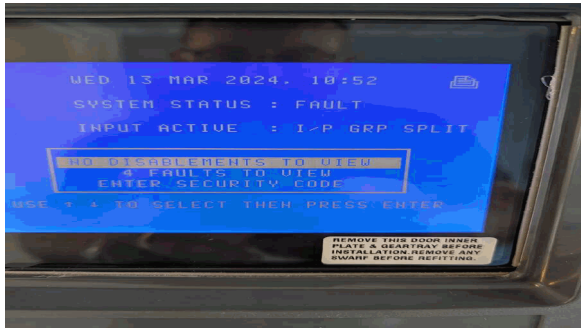
Observation	Priority	Referred To	Required By:	Task ID
Numerous signage throughout	No Action			



### 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	4 faults recorded on panel reported for emergency repair.Works order no.1166529
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
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

Observation	Priority	Referred To	Required By:	Task ID
Fire panel showing faults	Internal - High	Building Safety Manager		



### 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?	No.
Comment	CO2 extinguisher missing from Communal Kitchen. Order replacemt on Works progress tracker.
Correct signage displayed by each fire extinguisher?	Yes
Comment	

Fire blanket in communal kitchen, secured to the wall, complete with signage? Comment	Yes
Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves? Comment	N/A Not fitted
Records available of fire fighting equipment servicing within past 12 months? Comment	Yes Results are uploaded to Active H and certificated on apperatus

## Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act? Comment	Yes
Will this FRA be shared will all Accountable Persons for the premises? Comment	Yes
How will this sharing be achieved?	FRA uploaded to Active H
Are there other Responsible Persons who share or have fire safety duties in respect of the premises? How will this sharing be achieved?	No
Is an office or IL scheme being inspected? Comment	Yes Small office for scheme manager
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens? Comment	Yes All Accent staff undergo training via e learning
Offices - Are there suitable arrangements for ensuring the premises are evacuated? Comment	N/A Stay out policy in place
Offices - Are there suitable arrangements for evacuating disabled people? Comment	Yes
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information? Comment	Yes
Offices/IL Schemes - Is there a suitable assembly point? Comment	Yes
Offices - Are fire drills carried out at appropriate intervals? Comment	N/A Stay out policy in place used solely 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 working 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?	No
Comment	

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?	Yes
Comment	Call center or 999 call from 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 and signage throughout premis and customer portal
Is general fire safety information disseminated to residents?	Yes
Comment	During induction programme and signage throughout premis and customer portal

## 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?	No
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
<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**