FIRE RISK ASSESSMENT
1-25 PRIMROSE COURT, BLACKHALL, HARTLEPOOL
TS27 4NX

JUNE 2026

STORM TEMPEST
PROPERTY CONSULTANCY

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1	Fire Risk Assessment
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1.0 INTRODUCTION

Unique Identifier:	9176798
Client UPRN:	3PRIM1_Ext_Com
The Client:	Believe Housing Association
Instruction:	This fire risk assessment of the building was undertaken in accordance with an instruction received from Emma Jorgenson, Compliance Manager, Believe Housing.
Responsible Person:	Alan Smith, Chief Executive, Believe Housing
Other Responsible Persons:	Emma Jorgenson, Compliance Manager, Believe Housing.
Competent Person Appointed by Responsible Person:	Storm Tempest Ltd., 3 Apollo Court, Koppers Way, Monkton Business Park South, Hebburn, Tyne and Wear. NE31 2ES.
The Premises / Extent of Site:	1-25 Primrose Court, Blackhall, TS27 4NX
Person Responsible for Fire Safety on Premises:	Emma Jorgenson, Compliance Manager, Believe Housing.
Person(s) Consulted:	No staff member on site.
Fire Risk Assessor:	Dave Stilling, BSc (Hons), AssocRICS, CMAPS, MCIOB, FSIDip, AIFireE, MIFSM, NFRAR Advanced
Validator:	Joe Abbott. MSc. BSc (Hons). MIFireE. MIFSM. Advanced NFRAR. DipFD. CertIOSH.
Date of Validation:	29th June 2026

Date of Assessment:	18/06/26
Date of Previous Fire Risk Assessment:	20/11/25
Is There an Alterations Notice in Force:	No
Scope and Purpose of the Fire Risk Assessment:	The Regulatory Reform (Fire Safety) Order 2005 [RR(FS)O] applies to all non-domestic premises, including any voluntary sector and self-employed people with premises separate from their homes.

A fire risk assessment is an organised and methodical look at your premises. The fire risk assessment procedure identifies the activities carried out at the premises and assesses the likelihood of a fire starting. The aim of a fire risk assessment is to:

- Identify the hazards.
- Reduce the risk of those hazards causing harm to as low as reasonably practicable.
- Decide what physical fire precautions and management policies are necessary to ensure the safety of people in your premises if a fire does start.

The fire risk assessment was carried out in accordance with the Department for Communities and Local Government (DCLG) 'sleeping accommodation' and Purpose Built Blocks of Flats guidance document.

This building has been audited to highlight to the Client, any non-compliant issues with regard to relevant aspects of UK fire safety legislation and best practice. The principal documents relevant to this building being:

- Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020, 2022 and 2025 amendments.
- BS9991 2024 Fire safety in the design, management and use of residential buildings – Code of practice.
- Local Government Association - Fire safety in purpose-built blocks of flats (hereafter referred to as the LGA Guide).
- HM government Fire Safety Risk Assessment – Sleeping Accommodation.

- NFCC Guide for 'Fire Safety in Specialised Housing'.
- LACORS – Housing – Fire Safety – Guidance on fire safety provisions for certain types of existing housing.
- Fire Safety Act 2021
- Fire Safety (England) Regulations 2022
- The Building Safety Act 2022, section 156.

This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order'), which requires that a risk assessment be carried out.

Limitations of the Fire Risk Assessment:

The RR(FS)O places a burden of responsibility firmly on the head of a 'responsible person' regarding the fire safety of the occupants of the premises to which they have been assigned. The responsible person is required to co-ordinate all fire safety related issues including the carrying out of a fire risk assessment and production of associated documentation. The responsible person may nominate a 'competent person' to assist in the implementation of any measures deemed necessary to ensure the fire safety of the occupants of the premises.

There are many factors that impact upon what may constitute adequate measures to assess the fire safety of the occupants. Storm Tempest Ltd are not the responsible person and are unable to determine, on behalf of the organisation, the steps it should or must take to comply with its duties under the RR(FS)O. The fire risk assessment will cover all of the areas within the property. We will also comment upon the areas surrounding the building.

This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

Fire Risk Assessment Type Undertaken:

We normally state this as 'A Type 3 Common parts and dwellings (non-intrusive) Fire Risk Assessment (as detailed within BS 9792:2025 Fire Risk Assessment - Housing - Code of Practice) was carried out'.

Recommended Review Period:

The RR(FS)O does not stipulate the required review period for a particular building. It should also be borne in mind that this FRA may cease to be valid when a material alteration takes place, when a significant change occurs in the "given" factors that were considered when the FRA was carried out or a significant change in fire precautions occurs. We recommend a review of this type of building every year.

Recommended Renewal Period:	Not exceeding four years from the date of this fire risk assessment.
Areas / Locations Not Accessed / Inspected & Further Action Required:	We accessed a sample of the roof voids and a sample of voids above the suspended ceilings. We accessed all areas other than the following: • Cupboard adjacent to the communal shower room • Cupboard adjacent to the laundry • Cupboard in the small communal lounge Flats 5, 10 & 14 were also accessed.
Revisit Undertaken:	No
Previous Recommendations:	The client has supplied Storm Tempest with the previous Fire Risk Assessment for these premises. Should there be any recommendations previously identified which are still to be addressed, we will highlight these in Appendix 2.
Prioritisation of Recommendations:	To assist in the development of a strategy and action plan for addressing recommendations in the fire risk assessment report, a priority rating is attached to each recommendation. The following is an explanation of each rating: High Priority: Immediate action required to prevent risk to the health and safety of relevant persons. Medium Priority: Planned action to improve fire safety within the premises. Low Priority: Features that comply with current regulations but which the responsible person may consider upgrading.

2.0 THE PREMISES

2.1	Building Use:	Residential sleeping accommodation
2.2	Occupancy Profile:	Over 55's
2.3	Building Location:	1-25 Primrose Court, Blackhall, Hartlepool TS27 4AX
2.4	Property Designation:	Detached / purpose built block of flats
2.5	Approx. Maximum No. of Occupants at Any One Time:	55
2.6	Approx. Maximum Nr. of Employees at Any One Time:	Approximately 2 which includes the Scheme Manager and cleaner, there will also be occasional staff attendance.
2.7	Staff / Occupant Ratio During Day:	None.
2.8	Staff / Occupant Ratio During Night:	None.
2.9	Number, Description & Location of any Non-Ambulant Occupants:	We were not advised and there was no information available to confirm if any occupants are classed as vulnerable who would require assistance to evacuate.
2.10	Any Other Comments:	Waking watch operative on site at time of assessment.

Occupants Especially at Risk from Fire

2.11	Sleeping Occupants:	Yes
2.12	Occupants in Remote Areas:	Occasional contractors and staff.
2.13	Location of Any Non-Ambulant Occupants:	We were not advised and there was no information available to confirm if any occupants are classed as vulnerable who would require assistance to evacuate.

2.14	Young Persons:	Potential for young persons within scheme	
2.15	No of Flats / Bedrooms:	25 and one guest room.	
2.16	Year Built:	1982	
2.17	No of Storeys:	2	
2.18	Approximate Floor Area of Each Storey (m^2):	Basement	0
		Lower Ground	0
		Ground	948
		First	822
		Second	0
		Third	0
		Fourth	0
2.19	No. of Floors at Ground Level & Above:	Two	
2.20	No. of Floors Entirely Below Ground Level:	None	
2.21	Floors on which Car Parking is Provided:	None	
2.22	Any Other Comments:	No	

Construction Details

2.23	Construction:	Traditional masonry construction
2.24	Roof Covering:	Concrete tiles
2.25	Roof Structure:	Timber frame
2.26	Roofline Material:	UPVC
2.27	Rainwater Goods:	UPVC
2.28	External Walls:	Brick and block

2.29	External Wall Finishes:	Barefaced brickwork
2.30	Are There any Existing Spandrel Panels:	No
2.31	Is a fire risk appraisal and assessment of Cladding / External Wall Construction Required:	The building is such that the risk of fire spread up the external wall is sufficiently low that a FRAEW is not considered necessary.
2.32	Is Cladding Type Known to Pose a Major Hazard in The Event of a Fire:	NA
2.33	Are balconies constructed from combustible materials present:	NA
2.34	Windows:	Upvc
2.35	External Doors:	Composite / aluminium
2.36	Internal Walls/Finish:	Masonry /plasterboard with plaster skim finish
2.37	Ground Floor:	Concrete slab
2.38	Upper Floors:	Masonry block and beam
2.39	Heating System:	Communal gas boiler
2.40	No of Staircases:	Three staircases
2.41	Passenger Lifts:	One
2.42	Fire Fighting Lifts:	None
2.43	No of Final Exits:	Seven

2.44	Car Parking Facilities:	Immediately adjacent to access footpath. To the rear and front of the building.
2.45	Access for Fire & Rescue:	Fire service access to the front and the rear of the building.
2.46	Does Building Have Lightning Protection:	Yes
2.47	Any Other Comments:	None

3.0 FIRE HAZARDS

Sources of Fuel

The sources of fuel within the premises were assessed as follows:

3.1	Electrical PVC insulation Throughout:	Yes
3.2	Timber construction materials (in particular, within the roof space):	Yes
3.3	Typical Household Items Within Flats:	Yes
3.4	Refuse Stored Within the Wheelie Bins:	Yes
3.5	Gas Boilers / Supply:	Yes
3.6	Escape Route:	Carpet and vinyl floor coverings, soft window furnishings and chair near office.
3.7	Dwellings:	Typical household items
3.8	Sources of Oxygen:	Natural airflow through doors and windows etc. There were no chemicals with oxidising agents noted within the property. We were not aware of any residents using Oxygen at the time of the assessment.
3.9	Any Other Comments:	We noted furniture throughout the communal areas which had no Furniture and Furnishings (Safety) Regulations 1988 labels. However, the furniture appeared to be relatively modern and in good condition, the client should inspect their records and confirm if compliant with the above. Large volume of books in the large communal lounge. Single ply roof covering to plant room.

The canopy to the primary entrance exit door is constructed partially of timber. Although this is low risk, we would recommend that this is either coated with a fire resistant finish or replaced with a non-combustible material during the next decoration/refurbishment programme.

Sources of Ignition

The sources of ignition within the premises were assessed as follows:

3.10	Fixed Electrical Wiring Installation – Communal Parts:	Yes
3.11	Fixed Electrical Wiring Installation – Dwellings:	Yes
3.12	Heating Systems:	Communal gas boilers
3.13	Portable Heaters:	We noted portable heaters within the plant room and large communal lounge. We do not recommend the use of convector including (fan heaters) heaters as they require:

- A clear space around them to work effectively, that must be kept clear of combustible material to ensure they do not overheat,
- Anything draped over the heater may cause a fire,
- Obstructed air grilles may cause the heater to overheat and lead to a fire,
- One common location for small electric (fan) heaters is under desks particularly in cramped or untidy workspaces – these may be a potential risk and source of fire, as it is difficult to maintain proper clearances for adequate air flow and other combustible materials which can accidentally fall or be kicked into the area around the heater.

Whilst it is recognised that additional heating may be required by persons during inclement weather, it is recommended that oil filled radiant type heaters are used as they are less likely to be affected by

		conditions that may cause them to overheat. We recommend the existing heaters are replaced with oil filled type heaters. Failure to do so increases the risk of a fire as described.
3.14	Portable Appliances:	In communal areas and Scheme Managers office.
3.15	Arson:	The risk of an arson attack is considered low as the doors have access code/fobs and CCTV is in operation.
3.16	Hot Works:	There were no hot works taking place at the time of the assessment. The client should ensure that there are adequate procedures in place to control the risk associated with hot works.
3.17	Smoking:	We noted smoking paraphernalia externally immediately adjacent to the primary final exit door. We would recommend that the client reminds residents not to smoke in close primary to the building.
3.18	Cooking:	Cooking takes place in residence flats and the communal kitchen.
3.19	Housekeeping:	Satisfactory
3.20	Typical Household Items Within flats:	Yes
3.21	Other Significant Sources / Process Hazards:	Scooter charging points within designated scooter charging area, fire doors fitted to enclosure with automatic detection within.
3.22	Any Other Comments:	None.

4.0 MEANS OF ESCAPE

4.1 The building and means of escape provision have been designed on the assumption that the stairwells, corridors, and lobbies remain free from obstructions.

4.2 Internally: Entrance Lobby with office, scooter store, lounge with small kitchen, laundry, service cupboards, stores and resident accommodations off. There are three stairs for connecting the ground and first floors. Cross corridor doors are positioned at regular intervals throughout the means of escape and at the top and bottom of the three escape stairs.

4.3 Externally: All final exits discharge to open air where hardstanding is provided from all exits. Exits from the small communal lounge, southernmost corridor and bin stores are negotiated via steps.

The entrance door is a powered sliding door with a manual override button; we cannot confirm that the doors will failsafe when the fire alarm is activated.

4.4 External Escape Stairs: None

4.5 Disabled Person Egress: It is expected that some of the occupants will have varying degrees of disabilities although there was no evidence on site at the time of assessment.

The Responsible Person has a responsibility to ensure Personal Emergency Evacuation Plans are in place for the residents, if required. Residents who have severe limited mobility are classed as vulnerable persons under the RR(FS)O. It was identified that PEEP`s are held within an onsite health and safety file for the residents.

Persons who have severe limited mobility are classed as vulnerable persons under the RR(FS)O.

PEEPs are currently not applicable in general needs properties, however a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate, if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their

representative to help to reduce risk from fire and where necessary involve other agencies.

4.6 Any Other Comments: Surface linings of walls and ceilings on any circulation spaces appear to meet the classifications B-s3, d2 as identified within approved document B of the Building Regulations 2019.

5.0 COMPARTMENTATION

Fire Doors

5.1 The Regulatory Reform (Fire Safety) Order 2005 / Fire Safety Act 2021 makes it a legal requirement to ensure that fire resisting doors and escape doors are correctly installed and adequately maintained for them to be fit for purpose. BS9999 states that all fire doors should be inspected every six months. However, depending on the type of building the "responsible person" is required to influence the frequency of fire door inspections subject to their use. The responsible person should ensure an adequate routine for inspections and maintenance is in place and should be undertaken by a competent person.

5.2 Dwelling Doors: We inspected the entrance doors to Flats 5, 10 & 14 which appeared to be a certified timber-based fire doors in good condition, fitted with swing free overhead closers, combined intumescent and cold smoke seals, 1.5 pairs of fire rated hinges, single action thumb turn locking mechanism, fire rated letterbox and door viewer conforming to BS 8214. We noted the following defects:

- Flats 10 & 14 - doors closing hard into frame

We would recommend the doors are adjusted to ensure they close into their frames slowly to prevent any damage occurring to the door or surrounding compartment wall.

5.3 Communal Doors: We sample inspected the communal doors which appeared to be timber-based fire doors in good condition, fitted with overhead closers (where required), combined intumescent and cold smoke seals (where required) , 1.5 pairs of fire rated hinges, single action thumb turn locking mechanism (where required) conforming to BS 8214. Where doors were glazed etching confirmed that the glazing was fire resistant. The doors were a combination of FD30s and FD60s fire doors. We noted the following defects:

- Office – door slamming hard into frame
- Communal kitchen – door not fully closing into frame

We would recommend the above defects are remediated by a third party approved contractor using approved fire door repair techniques.

Ceilings / Walls / Floors

5.4	Ceilings:	We noted what appear to be non-fire rated PVC discs to the ceilings within the means of escape. We would recommend that the client confirms if these have been fire stopped beneath and if not, suitable fire resistant material should be installed to maintain the compartmentation in these areas.
5.5	Walls:	No breaches noted.
5.6	Floors:	No obvious breaches noted.
5.7	Any Other Comments:	We undertook a sample inspection of the compartmentation within the premises including some of the roof spaces and above the suspended ceilings within the means of escape. We noted evidence of significant fire stopping remedial works which were accompanied with certification labels. No obvious breaches were noted based on a visual inspection only.

6.0 FIRE ALARM AND DETECTION SYSTEM

6.1	System Type - Common Parts:	There are smoke detectors in all areas of the premises including all means or escape routes and within all ancillary rooms. The Fire Detection and Alarm System appears to be a Grade A, L1 standard system in accordance with BS5839 which is acceptable for this type of premises.
6.2	System Type – Dwellings:	We accessed Flats 5, 10 & 14 and noted a range of Fire Detection and Alarm Systems. Within Flats 5 & 10 we noted what appeared to be a Grade D1, LD1 system with smoke detectors in the bedrooms, living room, hallways and cupboards containing the electrical distribution panels in addition to a heat detector in the kitchens. We also noted the Part 1 system has been extended into the hallway of the flats. These systems are appropriate for the flats accessed and meet the minimum requirements as detailed in BS5839. Within Flat 14 we noted detection in the hallway, bedroom and the cupboard containing the electrical distribution panel. Within the open plan lounge / kitchen only a heat detector is provided. We would recommend that a smoke detector is installed within the living room area to meet the minimum requirements of a Grade D1, LD1 system.
6.3	Panel Location:	Main entrance corridor
6.4	Zone Plan:	Yes
6.5	Faults:	None on the day of the assessment
6.6	Any Other Comments:	None

7.0 EMERGENCY LIGHTING

7.1	System Type:	3 hour, self-contained, combination of maintained and non-maintained emergency lighting is installed.
7.2	Internal Areas:	Throughout the means of escape and communal areas.
7.3	External Areas:	Above final exit doors
7.4	Faults:	None
7.5	Any Other Comments:	There is a small internal bin store to the northerly end of the premises which is not provided with emergency lighting. We would recommend that emergency lighting is installed in this location to ensure it would be adequately illuminated during an emergency evacuation.

8.0 FIRE SAFETY SIGNS & NOTICES

8.1 Different types of BS 5499 signage are currently in use throughout the building some of which are accompanied by supplementary text. The signage is a combination of rigid polypropylene photoluminescent signs fixed to the walls and double sided, plastic signs fitted directly below emergency lights and self-adhesive, vinyl signs fixed to wall mounted emergency lights

8.2 Fire Action Notices: Fire action notices are installed throughout the building which communicate that a full simultaneous evacuation strategy is in place. We have recommended that a 'Stay Put' policy would now be appropriate following the significant level of remediation works that have been undertaken. We would recommend that all of the existing Fire Actions notices are replaced with Fire Action notices that illustrate the 'Stay Put' policy for those occupants in the flats and a 'Simultaneous Evacuation' for occupants who may be in the communal areas of the premises during an emergency evacuation.

8.3 Directional Signage: Throughout premises internally. It was noted that the directional signage within the means of escape in the first floor lift lobby appeared to be confusing and may incorrectly direct evacuees during an emergency evacuation. We would recommend that the directional signage in this location is reviewed and adjusted accordingly to ensure it clearly identifies the quickest escape route.

8.4 Final Exits: Externally, all emergency doors are appropriately signed other than the exit door from the small communal lounge and the northerly bin store. If these are to remain as a fire exit, we would recommend fitting a 'Fire Exit Keep Clear' sign externally above the door.

8.5 Fire Door Signage: Yes, satisfactory

8.6 Smoking: Adequate 'No smoking' signage is displayed in prominent positions throughout the premise.

8.7 External Exits: It was noted that not all of the final exits are signed externally. We would recommend that all final exits are provided with appropriate signage externally to reduce the risk of them becoming obstructed.

8.8 Assembly Point: Front carpark away from external walls of the building.

8.9 Any Other Comments: We observed the following signage deficiencies:

- No push bar signage to refuse exit door
- Evacuation chair signage – no evacuation chairs provided
- No maximum occupancy signage in either of the two communal lounges
- Manual call point signs not positioned / missing adjacent to manual call points

We recommend the above deficiencies are rectified in accordance with BS 5499 Safety signs, including fire signs.

9.0 MANAGEMENT PROCEDURES

9.1	Fire Loss Experience:	We have not been advised of any fires or near misses at this premises.
9.2	Do Permit to Work Systems Exist:	There was no evidence of any permit to works in the building at the time of the assessment. A permit to work is appropriate in situations of high hazard/risk. The client should ensure that where necessary, there is a formal procedure confirming that a safe system of work is being followed.
9.3	Are Routine in-house Inspections of Fire Precautions Undertaken:	There was no evidence available at the time of the assessment to show that routine in-house inspections of fire precautions, including fire doors, are undertaken. The fire protection measures including, fire doors need to be maintained in good condition and efficient working order. It is therefore necessary, to have in place arrangements for routine inspection, testing and maintenance, a typical check list is provided in the Home Office guide "A guide to making your small block of flats safe from fire". The client has ensured us that this takes place. Fire door information to the effect that (a) fire doors should be kept shut when not in use; (b) residents or their guests should not tamper with the self-closing devices; and c) residents should report any faults or damages with doors immediately to the responsible person is provided to residents. This is required to be provided to new residents when they first move in and reissued annually to all residents. Management should confirm that it provides information about fire doors, as required by the Fire Safety (England) Regulations 2022, to new residents when they move in and reissue this to all residents annually. The fire door information provided should be to the effect that (a) fire doors should be kept shut when not in use; (b) residents or their guests should not tamper with the self-closing devices; and (c) residents should report any faults or damages with doors immediately to the responsible person. The client has confirmed that the above is undertaken.

9.4	Is There a Suitably Located Premises Information Box Provided:	Not required.
9.5	Are There Procedures in Place To Keep The Premises Information Box Up To Date:	N/A
9.6	Any Other Comments:	Fire Safety document box provided.

Evacuation

9.7	Current Policy:	Full simultaneous evacuation
9.8	Is Current Policy Considered Suitable:	We understand that the evacuation strategy currently in place was implemented as a temporary measure due to determination that the building, in its previous form, could not support a 'Stay Put' strategy. During the period whilst the 'Full Evacuation' strategy is operated a 'waking watch' has also been implemented. A 'Stay Put' Policy (within the dwellings only) would be appropriate for Purpose Built Blocks of Flats on the proviso that all relevant fire safety measures are adequate, including adequate compartmentation and fire doors. Following our assessment we would recommend that the building now appears to be capable of supporting a 'Stay Put' evacuation policy. Notwithstanding, the cause and effect of the automatic fire detection system should be reconfigured to support this strategy together with replacement of the fire action notices illustrating the correct action to take in the event of a fire prior to a change of strategy. We would further recommend that this is communicated to all occupants of the building to ensure everyone clearly understands the action to take in the event of a fire.
9.9	Personal Emergency Evacuation Plans:	See Section 4.5
9.10	Occupant Communication:	The Fire Safety (England) Regulations 2022 require the responsible person to provide all residents, regardless of the height of the building, with fire safety information. This includes displaying fire safety

instructions within conspicuous parts of the building. The instructions must cover;

- The evacuation strategy for the building (i.e. stay put or simultaneous evacuation)
- Instructions on how to report a fire.
- Any other instructions which inform the residents what they must do when a fire has occurred.

This is required to be issued to new Tenants when they first move in and be reissued annually to all Tenants.

Fire Action notices are on display throughout the premises.

9.11 Any Other Comments: None

Training

9.12 Staff: We believe that the premises are only staffed on a part time basis. As firefighting equipment is provided persons who are expected to use this should be trained in its use. There were no records available to confirm if staff have received such training, we would recommend that staff are trained in fire safety awareness and the use of firefighting equipment.

9.13 Fire Drills: There was no evidence of fire drills being undertaken. Providing the evacuation policy that is operated is that of a 'Stay Put' then fire drills would not be required.

9.14 Any Other Comments: None

Equipment / Equipment Maintenance

9.15 Fire Alarm & Detection System: The fire detection & alarm System (FDAS) is required to be tested in accordance with BS5839 which requires weekly tests of the call points and six-monthly inspection and testing of the system by a competent contractor.

The automatic fire alarm and detection system was last subject to a 6 monthly service by a competent engineer on 13/08/25. There were no

		records available to confirm the last weekly test date of the manual call points. We would recommend that the fire detection & Alarm System is maintained in accordance with BS5839.
9.16	Emergency Lighting System:	The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short duration tests and annual full discharge tests which should be detailed in a Fire Logbook. There are no records of regular testing of the emergency lighting system. The client should ensure that the emergency lighting system is subject to testing in accordance with BS5266.
9.17	Passenger Lifts:	There was no evidence to confirm that the passenger lift is regularly serviced in accordance with the manufacturers recommendations and the LOLER requirements. The client should ensure that the passenger lift is maintained in accordance with the manufacturers recommendations in addition to the Lifting Operations and Lifting Equipment Regulations 1998.
9.18	Fire Extinguishers:	Serviced during May 2026
9.19	Fire Blankets:	Inspected during May 2026
9.20	Hose Reels:	None provided
9.21	Fire Fighting Lifts:	None provided
9.22	Heating System:	There were no records on site to confirm the date when the communal gas boilers were last serviced. We would recommend that the client ensures the gas boiler systems are maintained in accordance with the Gas Safety (Installation and Use) Regulations 1998 (GSIUR).
9.23	Laundry Equipment:	There were no records on site to confirm the date when the communal laundry equipment was last tested / inspected. We would recommend that the client ensures the laundry equipment is maintained in accordance with the manufacturers recommendations.
9.24	Evacuation Alert Systems:	None provided

9.25	Automatic Exit Doors:	Front Entrance
9.26	Electric Hoists:	Not aware of any hoists.
9.27	Fixed Electrical Wiring Installation:	All electrical installations are required to be tested regularly to the standards defined by the IET Wiring Regulations (BS 7671). The mains electrical supply and distribution installation and wiring (common areas and rented dwellings) should be tested at least every five years by a registered NICEIC contractor to satisfy compliance with the requirements of the Electricity at Work Regulations 1989 in addition to the IET Wiring Regulations BS7671:2018 18th edition. We sample inspected several communal electrical distribution panels, all had labels attached confirming they have been tested within the last 5 years other than the panel in the Scheme Managers office and the lift motor room. We would recommend that all fixed electrical wiring installations are maintained in accordance with the above Regulations. We inspected the electrical distribution panels in Flats 5, 10 & 14, all had labels attached confirming they have been tested within the last 5 years.
9.28	Portable Appliances:	We undertook a sample inspection of portable appliances throughout the premises. The majority of items inspected were last tested during September 2025. However, we noted a number of items which did not have any labels to confirm their last test date. Under "The Electricity at Work Regulations 1989", portable electrical equipment is required to be checked at regular intervals. The length of these intervals depends on the type of equipment. Guidance notes and leaflets are available through The Health & Safety Executive. The law requires an employer to ensure that their electrical equipment is maintained in order to prevent danger. There was no evidence on site to confirm the portable electrical equipment within the premises is maintained by a competent person in order to prevent danger. We recommend the client confirms the portable electrical equipment within the premises is maintained in accordance with HSE Guidance INDG236.

		It is advised that a survey of the portable electrical equipment is carried out and that all portable electrical equipment is included in an inventory and a system put in place to ensure that all the equipment is subject to an annual test. Failure to do so could result in some equipment not being tested and faulty equipment going unnoticed.
9.29	Lightning Protection System:	There is a lightning protection system installed although there were no maintenance records available at the time of assessment. We recommend the client ensures that the system is maintained in accordance with BS EN 62305 and BS7671.
9.30	Any Other Comments:	None

Logbook / Records

9.31	Is a Fire Logbook Available on Site:	Yes
9.32	Is Logbook Fully Complete & Legible:	No. The keeping of accurate and time-chronicled records is essential to demonstrate that all reasonable precautions and all due diligence has been taken to comply with the requirements of fire safety law. The client should ensure that a logbook is maintained and available for inspection.
9.33	Any Other Comments:	None

Security

9.34	CCTV:	Yes
9.35	Access Control:	Yes
9.36	Any Other Comments:	None

Cooperation & Communication

9.37	Other Premises Occupiers:	None

9.38	Occupiers in Adjacent Premises:	None
9.39	Emergency Services:	Cleveland Fire Brigade
9.40	Any Other Comments:	None

Fire Risk Assessor David Stilling BSc (Hons), MCIOB, CMAPS, AssocRICS, FSIDip, AIFireE, MIFSM, FDIS, NFRAR Advanced

Signed



.....
On Behalf of Storm Tempest Ltd

20/06/26

Validator

Signed



.....
On Behalf of Storm Tempest Ltd

Date 30/06/26

APPENDIX 1
FIRE RISK ASSESSMENT

FIRE RISK ASSESSMENT

Likelihood of fire occuring	***Potential consequences of fire***		
	Slight Harm	***Moderate harm***	***Extreme harm***
Low	**Trivial**	**Tolerable**	**Moderate**
Medium	**Tolerable**	**Moderate**	**Substantial**
High	**Moderate**	**Substantial**	**Intolerable**

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low		**Medium**	**x**	**High**	

Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight Harm		**Moderate Harm**	**x**	**Extreme Harm**	

In this context, a definition of the above terms is as follows:

Slight Harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate Harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme Harm	Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Moderate Risk

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

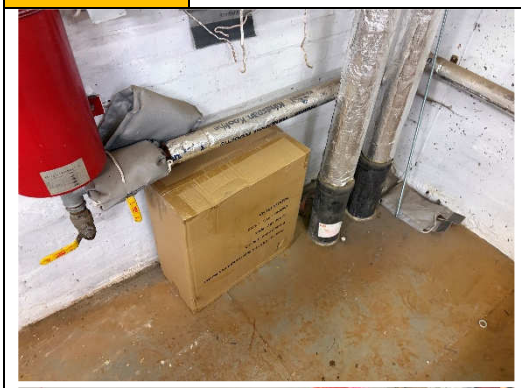
Risk level	Action
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need or reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

APPENDIX 2
ACTION PLAN

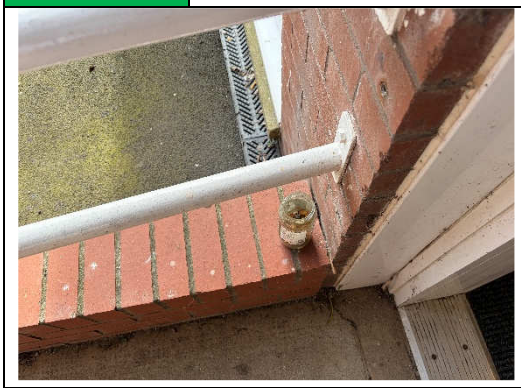
Note:
Severity for each action identified as follows:

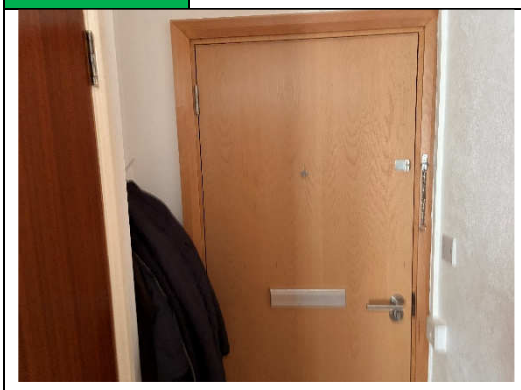
Red:	Extreme Harm
Orange:	Moderate Harm
Green:	Slight Harm

Fire Hazards

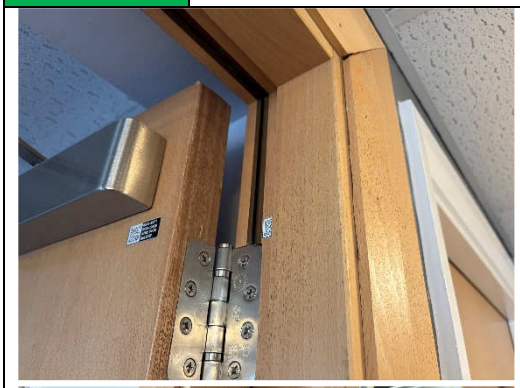
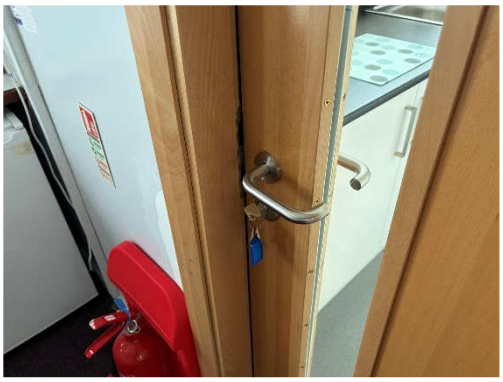
<table>
<tr><td>MEDIUM</td><td>1</td><td></td></tr>
<tr><td colspan="2">
</td><td>Fire Risk Assessors Observations:
We noted portable heaters within the plant room and large communal lounge. We do not recommend the use of convector including (fan heaters) heaters as they require:

• A clear space around them to work effectively, that must be kept clear of combustible material to ensure they do not overheat,
• Anything draped over the heater may cause a fire,
• Obstructed air grilles may cause the heater to overheat and lead to a fire,
• One common location for small electric (fan) heaters is under desks particularly in cramped or untidy workspaces – these may be a potential risk and source of fire, as it is difficult to maintain proper clearances for adequate air flow and other combustible materials which can accidentally fall or be kicked into the area around the heater.</td></tr>
<tr><td>Date First Identified:</td><td>20/11/25</td><td rowspan="3"><u>Recommended Action:</u>
Whilst it is recognised that additional heating may be required by persons during inclement weather, it is recommended that oil filled radiant type heaters are used as they are less likely to be affected by conditions that may cause them to overheat. We recommend the existing heaters are replaced with oil filled type heaters. Failure to do so increases the risk of a fire as described.</td></tr>
<tr><td>Date of FRA:</td><td>18/06/26</td></tr>
<tr><td>Rectify Within: (months)</td><td>3</td></tr>
</table>

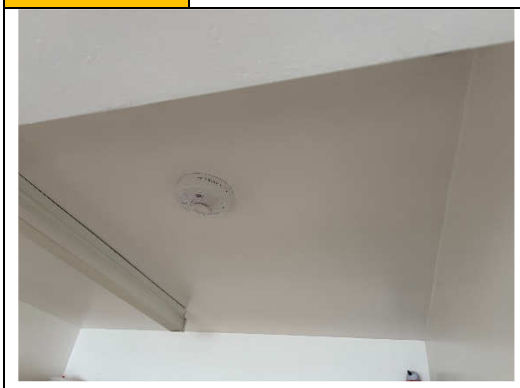
LOW	2	
		**Fire Risk Assessors Observations:** We noted smoking paraphernalia externally immediately adjacent to the primary final exit door.
Date First Identified:	18/06/26	**Recommended Action:** We would recommend that the client reminds residents not to smoke in close primary to the building.
Date of FRA:	18/06/26	
Rectify Within: (months)	6	

LOW	3	
		**Fire Risk Assessors Observations:** We inspected the entrance doors to Flats 5, 10 & 14 which appeared to be a certified timber-based fire doors in good condition, fitted with swing free overhead closers, combined intumescent and cold smoke seals, 1.5 pairs of fire rated hinges, single action thumb turn locking mechanism, fire rated letterbox and door viewer conforming to BS 8214. We noted the following defects: • Flats 10 & 14 - doors closing hard into frame
Date First Identified:	18/06/26	**Recommended Action:** We would recommend the doors are adjusted to ensure they close into their frames slowly to prevent any damage occurring to the door or surrounding compartment wall.
Date of FRA:	18/06/26	
Rectify Within: (months)	6	

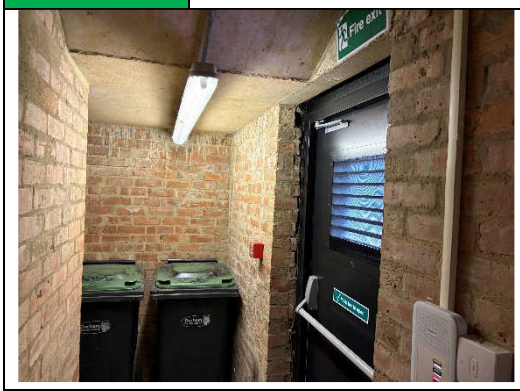
<table>
<tr><td>LOW</td><td>4</td><td></td></tr>
<tr><td colspan="2"></td><td>Fire Risk Assessors Observations:
We noted, what appeared to be, non-fire rated PVC discs to the ceilings within the means of escape.</td></tr>
<tr><td>Date First Identified:</td><td>18/06/26</td><td rowspan="3">Recommended Action:
We would recommend that the client confirms if these have been fire stopped beneath and if not, suitable fire-resistant material should be installed to maintain the compartmentation in these areas.</td></tr>
<tr><td>Date of FRA:</td><td>18/06/26</td></tr>
<tr><td>Rectify Within: (months)</td><td>6</td></tr>
</table>

<table>
<tr><td>LOW</td><td>5</td><td></td></tr>
<tr><td colspan="2">
</td><td>Fire Risk Assessors Observations:
We sample inspected the communal doors which appeared to be timber-based fire doors in good condition, fitted with overhead closers (where required), combined intumescent and cold smoke seals (where required), 1.5 pairs of fire rated hinges, single action thumb turn locking mechanism (where required) conforming to BS 8214. We noted the following defects:
• Office – door slamming hard into frame
• Communal kitchen – door not fully closing into frame</td></tr>
<tr><td>Date First Identified:</td><td>18/06/26</td><td rowspan="3">Recommended Action:
We would recommend the above defects are remediated by a third party approved contractor using approved fire door repair techniques.</td></tr>
<tr><td>Date of FRA:</td><td>18/06/26</td></tr>
<tr><td>Rectify Within: (months)</td><td>6</td></tr>
</table>

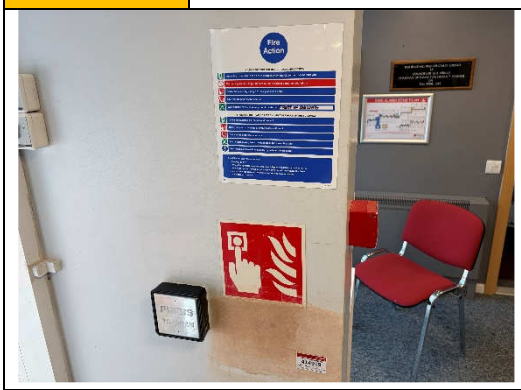
Fire Detection & Alarm System

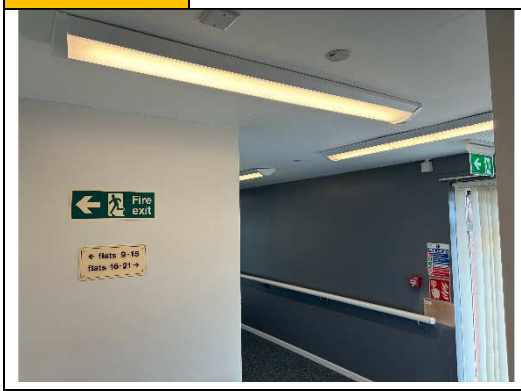
MEDIUM	6	
		**Fire Risk Assessors Observations:**
		Within Flat 14 we noted detection in the hallway, bedroom and the cupboard containing the electrical distribution panel. Within the open plan lounge / kitchen only a heat detector is provided. We would recommend that a smoke detector is installed within the living room area to meet the minimum requirements of a Grade D1, LD1 system.
Date First Identified:	18/06/26	**Recommended Action:**
Date of FRA:	18/06/26	We would recommend that a smoke detector is installed within the living room area to meet the minimum requirements of a Grade D1, LD1 system.
Rectify Within: (months)	3	

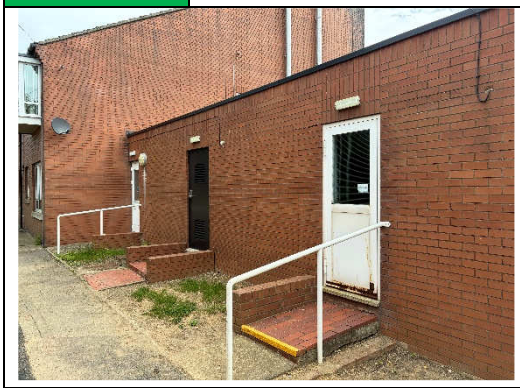
Emergency Lighting

LOW	7	
		**Fire Risk Assessors Observations:**
		There is a small internal bin store to the northerly end of the premises which is not provided with emergency lighting.
Date First Identified:	18/06/26	**Recommended Action:**
Date of FRA:	18/06/26	We would recommend that emergency lighting is installed in this location to ensure it would be adequately illuminated during an emergency evacuation.
Rectify Within: (months)	6	

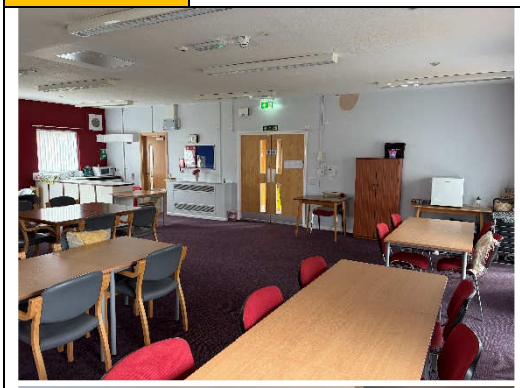
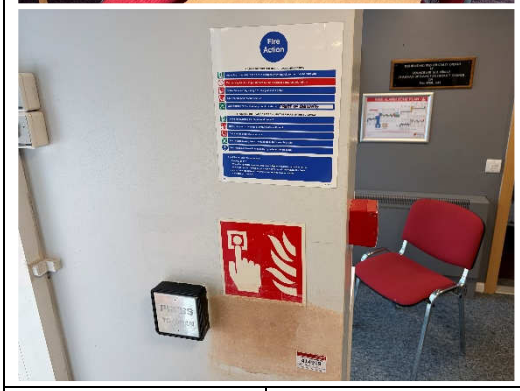
Fire Safety Sign and Notices

MEDIUM	**8**	
		**Fire Risk Assessors Observations:** Fire action notices are installed throughout the building which communicate that a full simultaneous evacuation strategy is in place.
Date First Identified:	18/06/26	**Recommended Action:** We have recommended that a 'Stay Put' policy would now be appropriate following the significant level of remediation works that have been undertaken. We would recommend that all the existing Fire Actions notices are replaced with Fire Action notices that illustrate the 'Stay Put' policy for those occupants in the flats and a 'Simultaneous Evacuation' for occupants who may be in the communal areas of the premises during an emergency evacuation.
Date of FRA:	18/06/26	
Rectify Within: (months)	3	

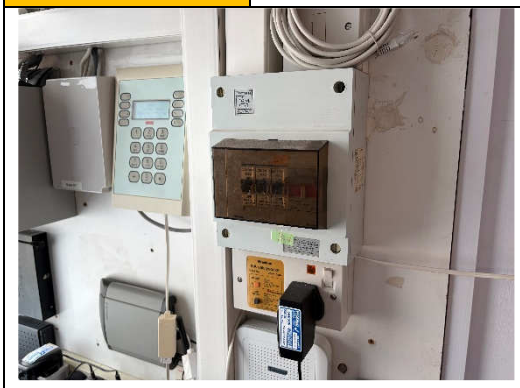
MEDIUM	**9**	
		**Fire Risk Assessors Observations:** It was noted that the directional signage within the means of escape in the first-floor lift lobby appeared to be confusing and may incorrectly direct evacuees during an emergency evacuation.
Date First Identified:	18/06/26	**Recommended Action:** We would recommend that the directional signage in this location is reviewed and adjusted accordingly to ensure it clearly identifies the quickest escape route.
Date of FRA:	18/06/26	
Rectify Within: (months)	3	

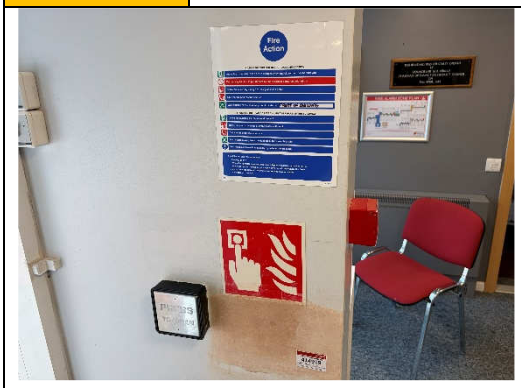
LOW	10	
		**Fire Risk Assessors Observations:**
		Externally, all emergency doors are appropriately signed other than the exit door from the small communal lounge and the northerly bin store.
Date First Identified:	18/06/26	**Recommended Action:**
Date of FRA:	18/06/26	If these are to remain as fire exits, we would recommend fitting a 'Fire Exit Keep Clear' sign externally above the doors.
Rectify Within: (months)	6	

Fire Safety Signage

<table>
<tr><td>MEDIUM</td><td>11</td><td></td></tr>
<tr><td colspan="2">
</td><td>Fire Risk Assessors Observations:
We observed the following signage deficiencies:

• No push bar signage to refuse exit door.
• Evacuation chair signage – no evacuation chairs provided.
• No maximum occupancy signage in either of the two communal lounges
• Manual call point signs not positioned correctly / missing adjacent to manual call points.</td></tr>
<tr><td>Date First Identified:</td><td>18/06/26</td><td rowspan="3">Recommended Action:
We recommend the above deficiencies are rectified in accordance with BS 5499 Safety signs, including fire signs.</td></tr>
<tr><td>Date of FRA:</td><td>18/06/26</td></tr>
<tr><td>Rectify Within: (months)</td><td>3</td></tr>
</table>

MEDIUM	12	
		**Fire Risk Assessors Observations:** All electrical installations are required to be tested regularly to the standards defined by the IET Wiring Regulations (BS 7671). The mains electrical supply and distribution installation and wiring (common areas and rented dwellings) should be tested at least every five years by a registered NICEIC contractor to satisfy compliance with the requirements of the Electricity at Work Regulations 1989 in addition to the IET Wiring Regulations BS7671:2018 18th edition.
Date First Identified:	20/11/25	**Recommended Action:** We sample inspected several communal electrical distribution panels, all had labels attached confirming they have been tested within the last 5 years other than the panel in the Scheme Managers office and the lift motor room. We would recommend that all fixed electrical wiring installations are maintained in accordance with the above Regulations.
Date of FRA:	18/06/26	
Rectify Within: (months)	3	

<table>
<tr><td>MEDIUM</td><td colspan="2">13</td><td></td></tr>
<tr><td colspan="2"></td><td colspan="2">Fire Risk Assessors Observations:
We understand that the evacuation strategy currently in place was implemented as a temporary measure due to determination that the building, in its previous form, could not support a ‘Stay Put’ strategy. During the period whilst the ‘Full Evacuation’ strategy is operated a ‘waking watch’ has also been implemented. A ‘Stay Put’ Policy (within the dwellings only) would be appropriate for Purpose Built Blocks of Flats on the provision that all relevant fire safety measures are adequate, including adequate compartmentation and fire doors.</td></tr>
<tr><td>Date First Identified:</td><td>18/06/26</td><td rowspan="3"><u>Recommended Action:</u>
Following our assessment we would recommend that the building now appears to be capable of supporting a ‘Stay Put’ evacuation policy. Notwithstanding, the cause and effect of the automatic fire detection system should be reconfigured to support this strategy together with replacement of the fire action notices illustrating the correct action to take in the event of a fire prior to a change of strategy. We would further recommend that this is communicated to all occupants of the building to ensure everyone clearly understands the action to take in the event of a fire.</td></tr>
<tr><td>Date of FRA:</td><td>18/06/26</td></tr>
<tr><td>Rectify Within: (months)</td><td>3</td></tr>
</table>

LOW	14	
		**Fire Risk Assessors Observations:**
		We believe that the premises are only staffed on a part time basis. As firefighting equipment is provided persons who are expected to use this should be trained in its use.
Date First Identified:	18/06/26	**Recommended Action:**
Date of FRA:	18/06/26	There were no records available to confirm if staff have received such training, we would recommend that staff are trained in fire safety awareness and the use of firefighting equipment.
Rectify Within: (months)	6	

LOW	15	
No photo		**Fire Risk Assessors Observations:**
		The automatic fire alarm and detection system was last subject to a 6 monthly service by a competent engineer on 13/08/25. There were no records available to confirm the last weekly test date of the manual call points.
Date First Identified:	18/06/26	**Recommended Action:**
Date of FRA:	18/06/26	We would recommend that the fire detection & Alarm System is maintained in accordance with BS5839.
Rectify Within: (months)	6	

LOW	16	
No photo		**Fire Risk Assessors Observations:** There are no records of regular testing of the emergency lighting system.
Date First Identified:	18/06/26	**Recommended Action:** The client should ensure that the emergency lighting system is subject to testing in accordance with BS5266.
Date of FRA:	18/06/26	
Rectify Within: (months)	6	

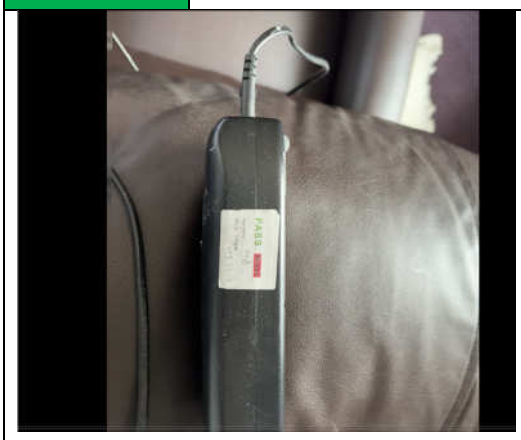
LOW	17	
No photo		**Fire Risk Assessors Observations:** There was no evidence to confirm that the passenger lift is regularly serviced in accordance with the manufacturers recommendations and the LOLER requirements.
Date First Identified:	18/06/26	**Recommended Action:** The client should ensure that the passenger lift is maintained in accordance with the manufacturers recommendations in addition to the Lifting Operations and Lifting Equipment Regulations 1998.
Date of FRA:	18/06/26	
Rectify Within: (months)	6	

LOW	18	
No photo		**Fire Risk Assessors Observations:** There were no records on site to confirm the date when the communal gas boilers were last serviced.
Date First Identified:	18/06/26	**Recommended Action:** We would recommend that the client ensures the gas boiler systems are maintained in accordance with the Gas Safety (Installation and Use) Regulations 1998 (GSIUR).
Date of FRA:	18/06/26	
Rectify Within: (months)	6	

LOW	19	
No photo		**Fire Risk Assessors Observations:** There were no records on site to confirm the date when the communal laundry equipment was last tested / inspected.
Date First Identified:	18/06/26	**Recommended Action:** We would recommend that the client ensures the laundry equipment is maintained in accordance with the manufacturers recommendations.
Date of FRA:	18/06/26	
Rectify Within: (months)	6	

LOW	20	
No photo		**Fire Risk Assessors Observations:** There is a lightning protection system installed although there were no maintenance records available at the time of assessment.
Date First Identified:	18/06/26	**Recommended Action:** We recommend the client ensures that the system is maintained in accordance with BS EN 62305 and BS7671.
Date of FRA:	18/06/26	
Rectify Within: (months)	6	

LOW	21	
No photo		**Fire Risk Assessors Observations:** The keeping of accurate and time-chronicled records is essential to demonstrate that all reasonable precautions and all due diligence has been taken to comply with the requirements of fire safety law.
Date First Identified:	20/11/25	**Recommended Action:** The client should ensure that a logbook is maintained and available for inspection.
Date of FRA:	18/06/26	
Rectify Within: (months)	6	

<table>
<tr><td>LOW</td><td>22</td><td></td></tr>
<tr><td colspan="2"></td><td>Fire Risk Assessors Observations:
We undertook a sample inspection of portable appliances throughout the premises. The majority of items inspected were last tested during September 2025. However, we noted a number of items which did not have any labels to confirm their last test date. Under “The Electricity at Work Regulations 1989”, portable electrical equipment is required to be checked at regular intervals. The length of these intervals depends on the type of equipment. Guidance notes and leaflets are available through The Health & Safety Executive. The law requires an employer to ensure that their electrical equipment is maintained in order to prevent danger. There was no evidence on site to confirm the portable electrical equipment within the premises is maintained by a competent person in order to prevent danger.</td></tr>
<tr><td>Date First Identified:</td><td>18/06/26</td><td rowspan="3">Recommended Action:
We recommend the client confirms the portable electrical equipment within the premises is maintained in accordance with HSE Guidance INDG236. It is advised that a survey of the portable electrical equipment is carried out and that all portable electrical equipment is included in an inventory and a system put in place to ensure that all the equipment is subject to an annual test. Failure to do so could result in some equipment not being tested and faulty equipment going unnoticed.</td></tr>
<tr><td>Date of FRA:</td><td>18/06/26</td></tr>
<tr><td>Rectify Within: (months)</td><td>6</td></tr>
</table>