



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

Asset ID: 36

Hooton Road, Nottingham

Cover Sheet

Photo



Date of Fire Risk Assessment

18 Aug 2025

Date of Next Fire Risk Assessment

18 Aug 2028

FRA Frequency (Months)

36

Purpose of Fire Risk Assessment

3 year Re-Assessment

Type of Fire Risk Assessment

Type 1 (Common Parts Only - Non Destructive)

Fire & Safety Assessor

Lynn Betteridge GFireE (Dip) NEBOSH.

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	Hooton Road
Scheme Address	Hooton Road, Nottingham
Postcode	NG4 1FZ
Region	East
Scheme Manager	Storm Lakey
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Nottinghamshire Fire and Rescue Service.
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	Garage and Car Parking Bays (S45), General Needs (S30)
Build Date	Jan 1 1982
Number Of Homes	116
Homes breakdown	Flat, Garage
External wall construction	Facing Brick
External wall finish	Facing Brick, Hung Tiles
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	No
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	2, 3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	19. Locks protected.
Number of External Staircases	None.
External Balcony part of escape route?	No
Unusual features	The flats are spread across a 1-5 Hill slope.
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 36 **Hooton Road, Nottingham**

Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

Customers

Number of occupants	142
Occupant tenure type breakdown	Garage and Car Parking Bays, General Needs, Leasehold

Fire Safety Related Customer Safety Servicing

Overdue communal gas safety checks	0
Overdue domestic gas safety checks	0
Overdue communal electrical condition checks	0
Overdue domestic electrical condition checks	0
Overdue alarm call pull chord tests	0
Overdue communal PAT testing	0
Overdue customer mobility scooter PAT testing	0
Overdue Monthly Emergency Lighting Switch Tests	18
Overdue Annual Emergency Lighting tests	0
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	

Building Fire Safety Surveys - Communal Doors

Failing Communal Fire Doors	0
Communal Fire doors due for replacement within 5 years	0

Dwelling Doors

Failing Dwelling Fire Doors	0
Dwelling Fire doors due for replacement within 5 years	0

Fire Risk Assessment Survey Results

Scheme and Building Information

Photo	\\HMS-FS01\data\$\\AH Mobile Upload Photos\Compliance-L\20_43119_36_Camera_20250 818_09441930.jpeg
Date of Fire Risk Assessment	18/08/2025
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Lynn Betteridge GFireE (Dip) NEBOSH.
Enforcing Fire Authority	Nottinghamshire Fire and Rescue Service.
Scheme Tel. No	
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	142
Personal Emergency Evacuation Plans in place	No
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	19. Locks protected.
Number of external staircases	None.
External balcony part of escape route?	No
Unusual features	The flats are spread across a 1-5 Hill slope.
Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Flats only
Grade of Fire Alarm	Grade D
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas

Fire Risk Assessment Survey Results

Portable Fire Extinguishers / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
Fire Blanket(s) present	No
Fixed Fire Fighting Installations supplied / fitted	No
Dry Riser(s) present	No
Wet Riser(s) present	No
Sprinkler System present	No
Hosereel(s) present	No
Automatic Opening Vent(s) present	Yes

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	The electrical equipment at the time of inspection was found to be secure on each level of the 18 Blocks and secure.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Each block has a communal undated Electrical test certificate and tested at various stages through the 5 year certification this also applies to the flats as well sample flat identified for checking as No 79 Asset 2159 tested 7/2/2025. All recorded on Active "H" and "M" files.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	General needs blocks no portable electrical equipment to test.
Absence of trailing leads and adapters?	Yes
Comment	On the day of inspection no signs of leads or adapters.
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	Housing partner confirms no residents with mobility scooters.
Is there a purpose built mobility scooter store/charging area?	No
Comment	

Does the building have a lightning protection system?

No

Comment

This building does not require a lightning protection system under the code of practice.

Gas installations

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

Yes

Comment

The Gas is only provided to the flats and no gas appliances in communal areas.

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

N/A

Comment

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

Yes

Comment

On day of inspection a sample flat was selected No 70 Asset 2159 the gas certification was dated 7/7/2025 and uploaded to Active "H" and "M" files.

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

Yes

Comment

Gas safety inspection dated as above 7/7/2025 to include Heat/smoke/Co2 detectors.

Other Sources of Ignition

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

Yes

Comment

Residents can smoke in the flats,communal areas are no smoking zones and reminded by Housing partners and signage.

Adequate security against arson?

Yes

Comment

All main access and exit routes secure on day of inspection with various methods keypads,keysafes and trade.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Are there communal cooking facilities at this scheme?

No

Comment

Housekeeping

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

Yes

Comment

All block electrical intake cupboards locked and secure.

Are unnecessary accumulations of combustible materials or waste avoided?

N/A

Comment

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

N/A

Comment

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

N/A

Comment

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

N/A

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

Flats lead into a protected staircase the majority of blocks have smoke lobbies adjacent to the flats with communal fire door. Brick construction separating walls 60 min fire resistance with various numbers of communal fire doors to ground floor and alternative exits to safe air.

Escape routes unobstructed and safe to use?

Yes

Comment

Main exit routes internally and on Exit clear on the day of inspection.

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

Yes

Comment

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

Yes

Comment

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

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Discussion with the Housing partner with reference to some items in communal areas that require removal.	Internal - Low	Housing Partner		
 				

Fire Spread and Development

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

Yes

Comment

A comprehensive compartmentation survey was carried out on all blocks in 2019. Remedial works completed in each block 2021 each penetration sealed and marked by cert No. Bolster reports on "M"files.

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

Yes

Comment

Solid brick construction of all exit staircases and will not enable fire spread Approved Doc B-2 building safety regs.

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

N/A

Comment

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?

Yes

Comment

The complementation walks are continued through the roof space to the underside of the roof.

Loft hatches fire resisting?

Yes

Comment

Majority of blocks have 1 hour fire resisting loft hatches.

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?

N/A

Comment

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

Yes

Comment

The external walls doors and windows will not propagate fire spread around the envelope of the building.

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

N/A

Comment

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

N/A

Comment

Emergency Escape Lighting

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

Yes

Comment

All blocks have a non maintained system and all working on day of inspection and meets BS5266-1 and light levels on escape routes 0.5 lux.

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

Yes

Comment

On the day of inspection the lighting system was fully functioning and secure.

Records of monthly/annual testing available?

Yes

Comment

The Emergency lighting system at this scheme has been test in all blocks and recorded. Sample blocks dated monthly 1/8/2025 and annual drop test dated 24/10/24.

Fire Safety Signs and Notices

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

Yes

Comment

I have informed the Housing partner that I will be replacing with New fire routine notices and they will be provided to the HP to install in the same location adjacent to final exits.

Directional fire escape signage in place and adequate?

Yes

Comment

Final exits.

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

N/A

Comment

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

Yes

Comment

There are many communal doors across this scheme all are designated with signage.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

Flats have smoke detection.

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

No

Comment

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

No

Comment

This scheme is not inscope 3 floors only.

Are there other Responsible Persons who share or have fire safety duties in respect of the premises?

N/A

Have all details required by regulations been shared with all other Responsible Persons?

N/A

Comment

Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?

N/A

Comment

Will this FRA be shared with all other Responsible Persons for the premises?

N/A

Comment

The FRA is located in "M" files and residents can access on the portal.

How will this sharing be achieved?

Information to residents.

Is an office or IL scheme being inspected?

No

Comment

Passenger Lift

Is the scheme fitted with a passenger lift?

No

Comment

Premises Inspection Box

Is there a premises information box for fire & rescue service use?

No

Comment

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Residents call the fire and rescue services in the event of a fire.

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

Yes

Comment

"Stay put" policy all residents individually notified by post to ensure delivery if information in line with Reg156 Fire safety Act.

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

When residents move into there flats they are given fire safety advice and a link to the website. They are given details of the evacuation policy and made aware of there fire safety officer.

Is general fire safety information disseminated to residents?

Yes

Comment

Fire routine notices are display all final exit doors with procedure reminders. During the year campaigns are communicated on fire safety themes. Christmas/Fire works and winter safety.

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.

Yes

Action leading to a repair

Yes

Internal administrative Action

Yes

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).

No

Risk Calculator - Fire

The following risk estimator is based on the general health and safety risk level estimator contained within BS 8800: 1996. Guide to occupational health and safety management systems.

1. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from the fire (the probability of ignition) at this building is:

LOW



MEDIUM



HIGH



2. Taking into account the nature of the building, the occupants, the fire protection afforded and any procedural arrangements observed at the time of the assessment, it is considered that the consequences for life safety in the event of a fire would be:

MINOR



MAJOR



CRITICAL



The definition of the above terms is as follows:

FRA Review Frequency

MINOR	Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a bedroom in which a fire occurs).
MAJOR	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
CRITICAL	There is significant potential for serious injury or death of one or more occupants.

3. The above estimates are then read into the following matrix table to give the overall risk level for the site:

Fire Hazard	Minor	Major	Critical
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

When the level of risk is established, the action level can be read from the table below:

Risk Level	Guide to actions and appropriate timescales
Trivial	No action is required
Moderate	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
Substantial	Considerable resources may have to be allocated to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is taken.
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is:

Trivial