

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

Asset ID: 22 **Woodston Walk, Nottingham**

Cover Sheet

Photo



Date of Fire Risk Assessment

17 Jun 2025

Date of Next Fire Risk Assessment

17 Jun 2026

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

Lynn.betteridge GFire (Dip)NEBOSH

This scheme has a community area and several blocks.

The Scheme

| | |
|------------------------------------|--|
| Scheme Name | Woodston Walk |
| Scheme Address | Woodston Walk, Nottingham |
| Postcode | NG5 8LN |
| Region | East |
| Scheme Manager | |
| Scheme Tel. No | No Scheme phone line. |
| Scheme Inspection Completed | Yes |
| Enforcing Fire Authority | Nottinghamshire Fire and rescue service. |
| Other staff in attendance | Scheme manager |
| 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), Supported Housing (S50) |
| Build Date | Jan 1 1980 |
| Number Of Homes | 36 |
| Homes breakdown | Bedsit, Flat |
| External wall construction | Facing Brick |
| External wall finish | Facing Brick |
| Roof construction | Timber |
| Roof covering | Interlocking Pitched |
| PEEPs in place where necessary | Yes |
| Current Evacuation Strategy | Stay Put (Delayed) Evacuation |
| Conversion or purpose-built | Purpose Built |
| Number of storeys | 2 |
| Number of floors on which car parking is provided | 0 |
| Is there a habitable basement? | No |
| Number of internal Staircases (protected or unprotected?) | 1 in each Block. |
| 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: 22 **Woodston Walk, Nottingham**

| | |
|---|--------------------------------------|
| Fire Detection and Warning System | Flats and common areas linked |
| Grade of fire alarm | Grade C |
| Category of fire alarm | LD3 Minimum Protection |
| Emergency Lighting Provision | Non Maintained System - Common Areas |
| Portable Fire Extinguishers supplied/fitted | Yes |
| Fixed Fire Fighting Installations | No |

Customers

| | |
|--------------------------------|-------------------------------|
| Number of occupants | 28 |
| Occupant tenure type breakdown | CAT2 Housing for Older People |

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 | 0 |
| Overdue Annual Emergency Lighting tests | 1 |
| Overdue Weekly Fire Alarm Testing | 0 |
| Overdue Fire Panel - Six Monthly Testing | |
| Overdue Fire Safety Equipment tests | 2 |

Building Fire Safety Surveys - Communal Doors

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

Dwelling Doors

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

Fire Risk Assessment Survey Results

Scheme and Building Information

Photo



| | |
|--|--|
| Date of Fire Risk Assessment | 18/06/2024 |
| 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 | Lynn.betteridge GIFire (Dip)NEBOSH |
| | This scheme has a community area and several blocks. |
| Enforcing Fire Authority | Nottinghamshire Fire and rescue service. |
| Scheme Tel. No | No Scheme phone line. |
| Other staff in attendance | Scheme manager |
| 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 | 28 |
| 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 | 0 |
| Is there a habitable basement? | No |
| No. of internal staircases (protected/unprotected) | 1 in each Block. |
| Number of external staircases | None |

Fire Risk Assessment Survey Results

| | |
|---|--|
| External balcony part of escape route? | N/A |
| Unusual features | None |
| 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 C |
| Category of Fire Alarm | LD3 Minimum Protection |
| Emergency Lighting Provision | Non Maintained System - Common Areas |
| Portable Fire Extinguishers / Fire Blankets supplied / fitted | Yes |
| Water Extinguisher(s) present | Yes |
| Foam Extinguisher(s) present | 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 | On the day of inspection the electrical installations in the communal areas and community building were found to be in good working condition. |
| Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats) | Yes |
| Comment | The community areas blocks and flats an in date Electrical test certificate, which is uploaded to Active"H"and M files database. A sample flat No4 was checked and dated 23/11/2023 the community building test dated 30/6/2021. |
| Electrical App/PA Testing - tested within past 12 months? | Yes |

Comment

The electrical PAT test was completed 5/9/2024 by AAron services and uploaded to ActiveH and M files.

Absence of trailing leads and adapters?

Yes

Comment

No evidence of trailing leads within the communal areas and community building.

Evidence that mobility scooters are not being stored/charged in common areas?

No

Comment

Is there a purpose built mobility scooter store/charging area?

Yes

Comment

On this scheme a concrete slab garage construction houses the scooters and charging facilities on the day of inspection unable to gain access.

Does the building have a lightning protection system?

No

Comment

Gas installations

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

Yes

Comment

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

N/A

Comment

The flats are all covered by Gas safety inspections on an annual inspection sample flat No4 was completed on 19/9/2024.

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

Yes

Comment

See note above on flat gas safety. 3.1.62.

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

Yes

Comment

This is a independent living scheme and detection is tested on the day of Gas safety inspection.

Other Sources of Ignition

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

Yes

Comment

Communal areas are designated no smoking and residents are made aware and policy enforced, signage displayed in common areas.

Adequate security against arson?

Yes

Comment

This scheme has undergone upgrading of new access and exit front doors (final exit).
The doors are electrically operated by a fob internally an emergency opening button ensure operation.on day of inspection all blocks checked for functionality.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Are there communal cooking facilities at this scheme?

Yes

Comment

Small kitchen area minimal use as discussed with residents Coker ceramic hood.

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

Yes

Comment

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

Yes

Comment

The cooker ducting was cleaned on the 3/6/2025.

Housekeeping

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

Yes

Comment

On the door refurbishment the storage areas were all upgraded and secure on day of inspection.

Are unnecessary accumulations of combustible materials or waste avoided?

No

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?

Yes

Comment

Fire retardant labels attached to the furniture in the community areas at time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

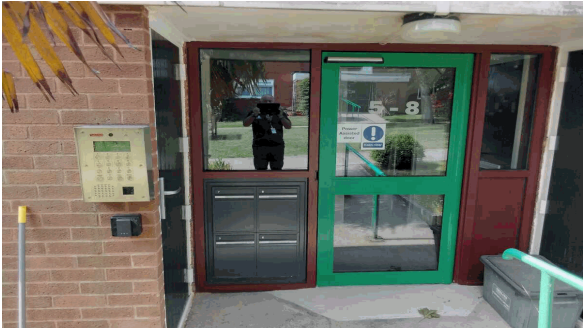

Comment

Means of Escape from Fire

Is it considered that the building is provided with reasonable means of escape in case of fire?

Yes

| | |
|---|--|
| Comment | The blocks of flats has a stay put policy the community area building has a simultaneous evacuation policy and the residents have been made aware and that they proceed to the assembly point. |
| Escape routes unobstructed and safe to use? | Yes |
| Comment | |
| Exits immediately openable without a key and/or failsafe's function correctly? | Yes |
| Comment | New upgraded final exit doors have emergency release if required. |
| 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 | All flats lead into a protected staircase communal area the travel distance are exceptable for this scheme. |

| Observation | Priority | Referred To | Required By: | Task ID |
|--|-----------|-------------|--------------|---|
| New final exit doors. | No Action | | | |
|  | | | |  |

Fire Spread and Development

| | |
|---|--|
| Is it considered that the compartmentation is of a reasonable standard? | Yes |
| Comment | Compartmentation surveys on independent living schemes carried out 2020. |
| Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)? | Yes |
| Comment | Sold brick walls the surface linings meet classification C-s3. |
| 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 | |

Loft hatches fire resisting?

No

Comment

The loft hatches in the blocks are not accesible as above communal stairwell,accessed as low risk due to location.

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 this includes blocks and community area.

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?

Yes

Comment

Kitchen area has a manually operated steel shutter checked on day of inspection for functionality.

Emergency Escape Lighting

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

Yes

Comment

The scheme has a fully functioning emergency lighting system which in an emergency lighting illuminates fire exit routes. The non maintained system meets the approved specification BS5266-1.

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

Yes

Comment

On inspection all light fittings found to be secure and functioning in the community area and blocks.

Records of monthly/annual testing available?

Yes

Comment

The emergency lighting system at this scheme has been tested monthly on the 5/6/2025 and the annual drop test was completed on the 5/6/2025 and uploaded to Active H and M files.

Fire Safety Signs and Notices

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

Yes

Comment

With the door replacement some signage removed,new notices given to housing partner to install.

Directional fire escape signage in place and adequate?

N/A

Comment

Single direction of travel and no requirement.

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

No

Comment

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

Yes

Comment

None in blocks but provision required in the community area building.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

The community building and stairwells of each block are connected by smoke detectors linked to Warden call system via stairwells and flats, calls go to the collecting station Astraline.

Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?

N/A

Comment

This scheme does not have a fire panel monitored by astraline and tested weekly by scheme manager.

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

Yes

Comment

Tested by scheme manager on a weekly basis and testing confirmation by collecting station.

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?

Yes

Comment

Doorgaurds fitted in community area and tested.

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?

N/A

Comment

No fire panel on this scheme.

Fire Extinguishing Equipment

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

Yes

Comment

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

Correct signage displayed by each fire extinguisher?

Yes

Comment

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| | |
|---|--|
| Fire blanket in communal kitchen, secured to the wall, complete with signage? | Yes |
| Comment | |
| Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves? | N/A |
| Comment | |
| Records available of fire fighting equipment servicing within past 12 months? | Yes |
| Comment | The fire extinguishers are tested annually by Morgan Fire recorded test date 9/2024. |

Management of Fire Safety

| | |
|--|--|
| Are these premises regulated by the Building Safety Regulator under the Building Safety Act? | No |
| Comment | This scheme is not an in scope building under the building safety act. |
| 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 | |
| How will this sharing be achieved? | |
| Is an office or IL scheme being inspected? | Yes |
| Comment | This scheme is a independent living site. |
| IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens? | Yes |
| Comment | The scheme manager is on site Monday to Friday office hours only. |
| Offices - Are there suitable arrangements for ensuring the premises are evacuated? | Yes |
| Comment | |
| Offices - Are there suitable arrangements for evacuating disabled people? | Yes |
| Comment | A PEEPS personal centred fire risk assessment is completed for all residents. The emergency evacuation plan is kept on site and the Emergency services can access in the event of a fire. The fire service are contacted by collecting station and keysafe opened. |

Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?

Yes

Comment

Only office hours.

Offices/IL Schemes - Is there a suitable assembly point?

Yes

Comment

Offices - Are fire drills carried out at appropriate intervals?

N/A

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

The alarm system is monitored by Astraline Warden call system. Residents in each flat pull a red cord.

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

When residents move into the flats they are given fire safety advice and also leaflets and a link into the website to look at fire safety related advice. The scheme manager is able to give evacuation advice and resident made aware of local fire officer, coffee mornings are organised and fire safety are invited.

Is general fire safety information disseminated to residents?

Yes

Comment

Fire routine notices are located in the communal areas and stairwells on fire exit routes. During the year campaigns are communicated on fire safety themes ie Christmas 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.

No

Are there fire related remedial works required at this property, that will affect the fabric of the building?

No

Comment

Note: THis scheme has undergone upgrades on final exit doors on each block access via a fob and all doors have Emergency release mechanisms.

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