

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	19 Jun 2024
Date of Next Fire Risk Assessment	19 Jun 2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Lynn.betteridge GIFire (Dip)NEBOSH This scheme has a community area and several blocks.

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	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	8
Overdue Annual Emergency Lighting tests	8
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	19/06/2024
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
External balcony part of escape route?	N/A

Fire Risk Assessment Survey Results

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	The community area and the flats have an indate Electrical test certificate which is uploaded to Active H and M files. Dated30/6/2021
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Sample general needs flat 1 checked as dated 15/11/22.
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	The electrical PAT completed on 16/4/2024 all tests for community area.
Absence of trailing leads and adapters?	Yes
Comment	

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

Yes

Comment

A purpose built scooter store is located within the grounds 6 mtrs from existing buildings.

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

Yes

Comment

Detailed as above scooters charging also PAT tested.

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)

Comment

Community area tested and uploaded to Active H and M files.

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

Comment

Yes

Sample flat checked on day of inspection Gas safety inspection recorded as 24/5/2024 Uploaded to Active H and M files.

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

Comment

Yes

As previous tested and recorded by Gas safety contractors.

Other Sources of Ignition

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

Comment

Yes

Adequate security against arson?

Comment

Yes

All doors secure on scheme at the time of inspection.

Are refuse/recycling bin areas managed and suitably located?

Comment

Yes

Bin storage managed and generally a well kept scheme.

Are there communal cooking facilities at this scheme?

Comment

Yes

Ceramic hob cooker but very occasionally used.

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

Comment

Yes

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

Yes

Comment

Housekeeping

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

Yes

Comment

Each block and community building have secure locked electrical intake cupboards which are clear on inspection.

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

Generally the scheme is well managed so no accumulations identified on inspection.

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 room area at time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

This scheme does not have a laundry facility only kitchen area.

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 residents have been made aware and signage denotes in community area to evac to Assembly point.

Escape routes unobstructed and safe to use?

Yes

Comment

At time of inspection corridors were clear on all blocks and community area.

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

Yes

Comment

Community area pushbar.

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

Yes

Comment

Two directions of travel from community area.

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

Yes

Comment

Simultaneous evacuation from community area.

Fire Spread and Development

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

Yes

Comment

Community room has FD30 fire doors between office area and communal room.

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

Yes

Comment

All finishes will not enable fire spread.

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 block are in unaccessible area's from staircase landing has been added to planned works. Accessed at present as a low risk.

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 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?

Yes

Comment

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

Emergency Escape Lighting

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

Yes

Comment

Combination of maintained and none maintained in blocks, non maintained in community area building.

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

Yes

Comment

On inspection found to be fully functioning and secure.

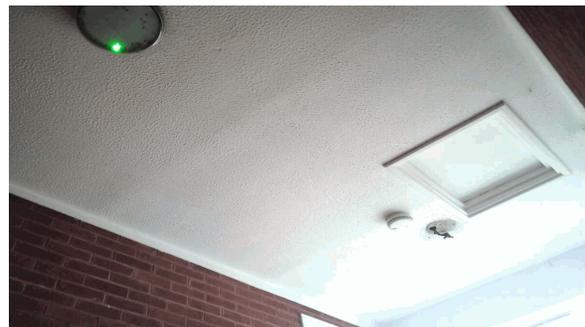
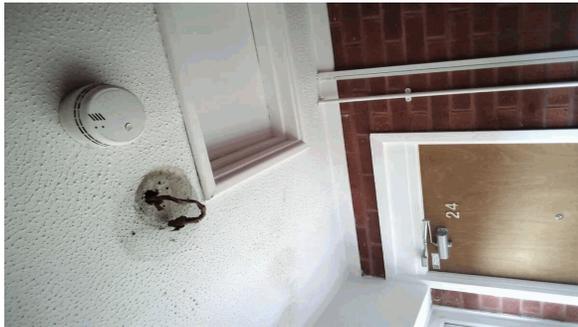
Records of monthly/annual testing available?

Yes

Comment

The emergency lighting system at this scheme has been tested monthly 5/6/2024 and the annual drop test was completed on 25/4/2024

Observation	Priority	Referred To	Required By:	Task ID
A roof leak has occurred and affected the lading lighting the scheme manager has tasked the job,roof leak fixed electrician due back	Internal - Medium	Customer Safety Manager	31/07/2024	1828703



Fire Safety Signs and Notices

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

Yes

Comment

All relevant signs positioned in all areas, signage updated and additional notices installed in the community room as different evacuation policy.

Directional fire escape signage in place and adequate?

Yes

Comment

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

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 in each block are connected by smoke detectors linked to Warden call Astraline collecting station. Tunstalls test smoke alarms monthly.

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

Yes

Comment

The current systems Warden call in flats/ stairwells and Community building.

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

Yes

Comment

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?

N/A

Comment

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?

Yes

Comment

Kitchen only no laundry facility.

Is the fire alarm panel remotely monitored, and if so are there records of regular testing?

N/A

Comment

There is 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

Fire extinguishers are located in a secure position in the community building only in the passageway with Co2 located by electrical storage.

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

Correct signage displayed by each fire extinguisher?

Yes

Comment

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?

No

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 uploaded to active H and M files. Date of last test 26/9/2023.

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	No
Comment	
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?	
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?	Communication with all stakeholders within Accent and residents.
Is an office or IL scheme being inspected?	Yes
Comment	
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	Yes
Comment	Scheme manager onsite Monday to Friday office hours.
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes
Comment	A PEEPS personal centred Fire risk assessment has been completed for all residents. Emergency Evacuation plan is kept on site and the Emergency services can access in the event of a fire, and strategy.
Offices - Are there suitable arrangements for evacuating disabled people?	Yes
Comment	
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	Yes
Comment	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

Warden call and resident contact with fire and rescue service

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 the FRA the details will be shared and communicated on request fire safety officers will offer support.

Is general fire safety information disseminated to residents?

Yes

Comment

Leaflets are distributed to residents on current themes and fire safety campaigns.

FRA Frequency

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

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

Asset ID: 22

Woodston Walk, Nottingham

Comment

No

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**