



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

Asset ID: 45 Addington Court, Nottingham

Cover Sheet

Photo



Date of Fire Risk Assessment	28 Jul 2025
Date of Next Fire Risk Assessment	28 Jul 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	Addington Court
Scheme Address	Addington Court, Nottingham
Postcode	NG12 1DW
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Nottingham 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	General Needs (S30)
Build Date	Jan 1 1984
Number Of Homes	41
Homes breakdown	Flat, House
External wall construction	Facing Brick
External wall finish	Facing Brick, Timber Clad
Roof construction	Timber
Roof covering	Interlocking 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?)	1 protected staircase in each Block. 4 Blocks.
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

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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	52
Occupant tenure type breakdown	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	0
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	36

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	28/07/2025
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 GIFireE (Dip) NEBOSH
Enforcing Fire Authority	Nottingham 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	52
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)	1 protected staircase in each Block. 4 Blocks.
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	None

Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Flats 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 / 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	No

Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	Communal area Electrical equipment at the time of inspection was found to be secure on each level.
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	The block communal areas and flats have an in date Electrical test certificate which is uploaded to Active H and M files. Sample flat No 6 Asset (2372). Dated 20/4/24. Communal dated 3/11/23.
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	General needs Block no portable electrical equipment to test.
Absence of trailing leads and adapters?	Yes
Comment	On day of inspection no signs of leads or adapters.
Evidence that mobility scooters are not being stored/charged in common areas?	N/A

Comment	None observed on day of inspection.
Is there a purpose built mobility scooter store/charging area?	No
Comment	
Does the building have a lightning protection system?	No
Comment	

Gas installations

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	Gas is supplied to the flats on this scheme.
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	Sample flat No 6 Asset (2372) checked on day of inspection, Gas safety inspection recorded as 26/4/25.
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Gas safety inspection dated as above and uploaded to active H and M files this includes smoke/Heat/Co2 detectors.

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 zones residents are made aware of on tenancy agreement and Housing partner.
Adequate security against arson?	No
Comment	Several doors main access were opened without the use of any key or keypad. Housing partner made aware. There is CCTV on the scheme.
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?

Comment

No

On arrival at the scheme the main door with all electrical meters was wide open I did secure the door and will discuss with the housing partner re security of the scheme.

Yes

Are unnecessary accumulations of combustible materials or waste avoided?

Comment

There are 2 abandoned vehicles in the car park area. Which are being smashed up discuss with Housing partner re security.

N/A

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

Comment

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

Comment

N/A

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Comment

Yes

Means of Escape from Fire

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

Comment

Yes

Flats lead into protected staircase in some areas smoke lobbies with communal doors. The brick construction walls with 60 minute fire resistance.

Escape routes unobstructed and safe to use?

Comment

Yes

Main routes clear internally and on exit of the building.

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

Comment

Yes

Planned works on Door entry system and replacement communal doors due 2026.

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

Comment

Yes

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

Comment

Yes

All exits clear on the day of inspection this includes Blocks ABCD.

Fire Spread and Development

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

Yes

Comment

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

Yes

Comment

Solid brick construction in all areas of this scheme with close boarding Zero rated painted ground floor ceiling.

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

No

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

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

Yes

Comment

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

Yes

Comment

The external walls and 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

The blocks have a non maintained system and all working on the day of inspection and meets BS-5266.

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

Yes

Comment

Communal lighting system was fully functioning and secure code of practice light levels on escape routes 0.5 Lux.

Records of monthly/annual testing available?

Yes

Comment

The Emergency lighting system at this scheme has been tested monthly on 24/7/25 and annual drop test dated5/10/24.

Fire Safety Signs and Notices

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

No

Comment

New updated signage delivered to Housing Partner to be installed.

Directional fire escape signage in place and adequate?

Yes

Comment

Additional signage is required this will be delivered to the Housing partner.

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

Observation	Priority	Referred To	Required By:	Task ID
Replace and install.	Internal - Low	Housing Partner		
				
				

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

Detection only in flats to include Smoke/Heat/Co2.

Fire Extinguishing Equipment

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

No

Comment

Management of Fire Safety

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

No

Comment

This scheme is not in scope building 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

Available to residents and placed in M files.

How will this sharing be achieved?

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 Service in the event of a fire.

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

Yes

Comment

The Evacuation stay put policy has been sent to all residents by post in order to comply with Reg156 of the Fire Service Act. Providing cooperation and advice and sharing of information.

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

As previously stated notification of Evacuation policy given to all residents.

Is general fire safety information disseminated to residents?

Yes

Comment

When residents move into the flats they are given fire safety advice and a link to the website. They are given the details of the Evacuation procedure. The residents are made aware of there local fire safety officer. During the year campaigns are communicated on Fire safety themes Christmas/Firework safety 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

No

Internal administrative Action

No

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

No

Comment

Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).

Some fire doors did not fully close so works orders have been raised with our contractors.

Some minor works were required which have been raised with our contractors.

Unauthorised items were found in communal areas and arrangements were made for their removal.

Not all records were up to date, as noted in the table below. Arrangements have been made for these to be completed.

A number of fire doors were found to be wedged or propped open. Fire doors are there to keep you safe and me kept shut at all times.

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