

## ACCENT HOUSING - FIRE RISK ASSESSMENT



<b>Region :</b>	<b>East</b>
<b>Scheme Name :</b>	<b>Addington Court</b>
<b>Scheme Address :</b>	<b>Addington Court Radcliffe-on-Trent NG12 1DW</b>
<b>Date of Assessment:</b>	<b>03/08/2022</b>
<b>Date of Next Assessment:</b>	<b>02/08/2025</b>
<b>FRA Frequency:</b>	<b>3 Year Re-Assessment</b>
<b>Fire &amp; Safety Assessor</b>	<b>Lynn Betteridge</b>

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		Addington Court	
<b>Region:</b>	East		
<b>Scheme Name:</b>	Addington Court		
<b>Site Address:</b>	<b>Street:</b>	Addington Court	
	<b>Town:</b>	Radcliffe-on-Trent	
	<b>Post Code:</b>	NG12 1DW	
<b>Block &amp; Asset No.</b>	Block 1-6	Asset 802	
<b>Block &amp; Asset No.</b>	Block 7-17	Asset 803	
<b>Block &amp; Asset No.</b>	Block 18-28	Asset 804	
<b>Block &amp; Asset No.</b>	Block 29-34	Asset 805	
<b>Scheme Tel. No:</b>			
<b>Date of this Assessment</b>	03/08/2022		
<b>Date of Next Review</b>	02/08/2025		
<b>Fire Risk Assessment Frequency</b>	3 Years		
<b>Health &amp; Safety Assessment Frequency</b>	3 Years		
<b>Purpose of Fire Risk Assessment</b>	3 Year Re-Assessment		
<b>Fire &amp; Safety Assessor</b>	Lynn Betteridge		
<b>Director of Customer Experience</b>	Vacant		
<b>Customer Partnership Manager</b>	Keith Bowman		
<b>Contract Manager</b>	Kevin Turner		
<b>Scheme Manager/Customer Partner</b>	Natalie Bennett		
<b>Other staff in attendance</b>	None		
<b>Use of Building</b>	General Needs		
<b>Approximate Number of occupants</b>	40-50		
<b>Occupancy Profile</b>	Families		
<b>Familiarity of the occupants</b>	Fully Familiar		
<b>Likely state of the Occupants</b>	Alert		
<b>PEEPs in place where necessary</b>	No		
<b>Number of on-site Accent staff</b>	Scheme Manager Part-time		
<b>Number of other (non-Accent) staff</b>	Contract cleaners in common areas		
<b>Support Agency (Supported Housing)</b>	N/A		
<b>Current Evacuation Strategy.</b>	Stay Put (Delayed) Evacuation		
<b>Evidence that residents have been notified of the evacuation procedure</b>	Advice notices displayed in common areas		
<b>History of fires in the building</b>	None		
<b>Business Continuity Plan in place?</b>	Yes		
<b>Scope of Assessment</b>	Type 3 (Common Parts & Flats - Non Destructive)		
<b>Applicable Fire Safety Guidance</b>	Sleeping Accommodation Guide		
	Purpose-built flats guide		
	LACORS Guide		

<b>Building Details</b>	<b>Addington Court</b>
Construction Date	1984
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete Tile
External Wall Finish	Brick
	Cement Render
<b>Are there any areas of external wall cladding</b>	No
<b>Are there any balconies</b>	No
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	36
Number of storeys above ground	Three
Number of storeys below ground	None
Is there a habitable basement?	N/A
Number of internal Staircases per Block (protected or unprotected?)	One-Protected
Number of External Staircases per Block	None
External Balcony part of escape route?	N/A
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
<b>Fire Provision Currently in Place</b>	
Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade E
Category of fire alarm	LD3 Minimum Protection
<b>Evacuation Alert System (EAS)</b>	Yes-Alarm Sounder
Emergency Lighting Provision	Maintained system - Common Areas
Portable Fire Extinguishers	None fitted
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Addington Court					03/08/2022	
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
<b>Fire Hazards</b>						
<b>1</b>	<b>Electrical Sources of Ignition:</b>					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	Yes	Note: All common area fittings in satisfactory condition at time of inspection.	.		
1.2	Valid Electrical Installation Condition Reports held on file. <b>(Common Areas)</b>	Yes	Note: Valid Communal EIC reports for this block uploaded to scheme & Active "H". Dated 1/11/18.(5 year inspection due 2023).	.		
1.3	Valid Electrical Installation Condition Reports held on file. <b>(General Needs Flats)</b>	Yes	Note: Valid General needs flats EIC report uploaded to property/scheme file & Active "H". <b>Sample Flat 16</b> EIC 9/2/20(5 year inspection due 2025)	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	Note: PAT not required electrical portable equipment not permitted in communal area's	.		
1.5	Absence of trailing leads and adapters	Yes	Note: Clear corridor policy so no Electrical cables from Flats into communal areas.	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	Other	Note: No evidence or reports that any resident owns a mobility scooter at time of inspection at any of the Blocks.	.		
<b>2</b>	<b>Smoking:</b>					
2.1	Are there any risks associated with smoking in the building?	Yes	Note: Smoking permitted in flats only and not communal areas.	.		
<b>3</b>	<b>Arson:</b>					

3.1	Adequate security against arson?	Yes	Note:At time of inspection all buildings secure intercom/keypad/trades button.	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	Note: Generally clear & tidy scheme on day of inspection all area's Externally.	.		
<b>4</b>	<b>Heating Installations (Portable/fixed) Gas Installations - Common Areas &amp; General Needs Residential flats.</b>					
4.1	If portable heaters are used, are there suitable controls?	Yes	Note: No portable heaters in Communal stair wells, Unable to control residents heaters within Flats but through communication & media advice Given on Electrical/Gas safety.	.		
4.2	Are fixed heating installations subject to regular maintenance?	Yes	Note: Heating Systems maintained via contract and recorded on Active "H".	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	Note <b>Sample Flat 16 (2382)</b> Gas safety Cert Uploaded to Active "H" Dated 10/6/22 Co/Smokes/Heat Checked.	.		
<b>5</b>	<b>Cooking:</b>					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Note: Cooking only permitted in Resident Flats.Fire safety advice given to residents through Media comms from Accent.	.		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A		.		
<b>6</b>	<b>Lightning Protection System:</b>					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	Note:No Lighting conductor system fitted due to building height and no surge protection required.Review underway as per building height and generic weather assessment strategy.	.		
<b>7</b>	<b>Housekeeping:</b>					
7.1	Is the standard of housekeeping adequate?	Other	Note: All areas well maintained and clear at time of inspection.On day of inspection it was a partnership day and area's being tidied up and skip supplied.	.		

7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	Note: All Storage cupboards at locked and unavailiable to check.Signage added to Doors.Limited Storage in Blocks and Entrance area .	'		
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	Note: On this inspection no accumulation of furniture or Combustable items.	'		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes		'		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	Note:No reports of medical Oxygen in use on scheme.On ILS schemes when resident has Oxygen Therapy sign affixed to Flat door to alert FRS.Cleaning contractors responsible for COSHH.	'		
<b>8</b>	<b>Furniture/furnishings on escape routes and other communal areas:</b>					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	Yes	Note; Clear corridoor policy in force by Accent & FSO, furniture is not permitted in communal areas.On inspection some items found and removed.	'		
<b>9</b>	<b>Other Significant Fire Hazards:</b>					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		'		
<b>Fire Protection Measures</b>						
<b>10</b>	<b>Means of Escape from Fire:</b>					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	Note:All Escape route are within permissible distances of travel the escape route leads to a place of safety and safe Air.	'		
10.2	Escape routes unobstructed and safe to use?	Yes	Whole scheme Communal areas Clear and identified obstruction tasked for removal.	'		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Note:all Blocks have exit thumb style turn and push to release exits.	'		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Note:Ground Floor has rear access so scheme has an alternative Exit.	'		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Note: Clear from Obstructions on Exiting the Building.	'		

10.6	Do failsafe's on locked exit doors function correctly?	Yes	Note: Pushbars on rear exits.	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Note:one Resident has mobility issue's on this scheme at time of inspection,he is located to exit doors and ground level.However only ground floor Flats on this schem would be suitable across all four Blocks.	.		
<b>11</b>	<b>Measures to Limit Fire Spread and Development:</b>					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Other	Note: There is Panel missing in the commual area Ceiling tasked to be replaced. Block 7-17	Med	1/11/22	Fire Safety Manager
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Note: Walls are solid Brick throughout and emulsion finish, steps and floor covering is Vinyl.The ceilings are covered in wood panneling and coated in zero rated paint.	.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A		.		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Yes		.		
11.5	Loft hatches fire resisting?	No	Note: Loft Hatches to be replaced in each Block to Fire Resisting.	Med	1/11/22	Fire Safety Manager
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	Yes	Note: Communal smoke lobbies floor to ceilings provide compartmentation via georgian glass and fire door.	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A		.		
11.8	Roller shutter doors (fire resisting)	N/A		.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Note: This scheme externally will not propogate fire spread to the external Envelope of this building.	.		

<b>12</b>	<b>Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.</b>				
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	Yes	Note: Each Block has 2 communal doors on each landing and are satisfactory in operation.	.	
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	Yes		.	
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A		.	
<b>13</b>	<b>Flat entrance doors (Internal Common Areas)</b>				
13.1	Do flat entrance doors open onto internal escape routes?	Yes	Note: Resident Fire Doors inspection to be recorded onto Active "H". Visual Inspection if no access, This Inspection several doors Knocked to seek permission with full PPE and recorded if access achieved See 2A..	.	
<b>14</b>	<b>Flats with a single direction of escape to a single escape stairway. (External Balcony)</b>				
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A		.	
14.2	Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?	N/A	<b>Note: No external balconies on this scheme.</b>	.	
<b>15</b>	<b>Emergency Escape Lighting:</b>				
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes	Note: This Scheme has a <b>Non Maintained</b> system illuminated when normal lighting supply Fails. For	.	
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	Note: All Emergency lights secure and working at time of inspection.	.	
15.9	Are records of monthly testing available?	Yes	Note; Monthly certs uploaded to property file & Active "H". Dates 28/7/22.	.	



15.10	Are records of annual testing available?	Yes	Note: Annual 3 hr Drop test dated 18/10/21 & uploaded to Active "H"	.		
<b>16</b>	<b>Fire Safety Signs and Notices:</b>					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	Note: Signage checked and updated Final exit signs placed on all Doors.	.		
16.3	Directional fire escape signage in place and adequate?	Yes		.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A		.		
<b>17</b>	<b>Means of giving Warning in case of Fire:</b>					
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	Note: Smoke and Heat detectors located in flats. Stand alone test recorded Active "H".10/7/22	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes	Note: The Fire Detection and Fire alarm system for this scheme meets the <b>updated</b> BS5839-6: 2019 Code of Practice for Design Installation.	.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Note: Yes for Flats only.	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	<b>Note: General Needs Scheme.</b>	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A		.		
17.6	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	Yes	Note: Gas Safety Check Completed For <b>Flat 16</b> as sample flat of scheme recorded and uploaded to Active "H" 10/7/22.	.		
<b>18</b>	<b>Fire Extinguishing Equipment:</b>					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	<b>Note: General Needs Fire Fighting Equipment not Provided.</b>	.		

18.2	Correct signage displayed by each fire extinguisher?	N/A		.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A		.		
18.4	Hose Reels - fitted, maintained?	N/A		.		
18.5	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	N/A		.		
18.6	Records available of fire fighting equipment servicing within past 12 months	N/A		.		
<b>19</b>	<b>Management of Fire Safety</b>					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Note; Residents to call emergency services in the event of a Fire.	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Note: CP carries out scheme inspections which contain partial F/S observations also clear corridor policy enforcement and door functionality last inspection 3/5/22.Recorded on Active "H".	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A		.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
<b>20</b>	<b>Evacuation Policy</b>					

20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	Note: Stay put ( Delayed) Evacuation policy in operation.	.		
<b>21</b>	<b>Miscellaneous</b>					
21.1				.		

Residents Front Doors						
Addington Court					03/08/2022	
Flat entrance doors to FD30s specification (Inspection to include - Door condition, construction, closure devices, intumescent/smoke seal condition, glazing systems, fire rated letterplate, door furniture and maximum gaps between door and frame/threshold.						
Flat No.	Access Gained	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:
8	No	2374	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
16	Yes	2382	Resident Fire Door Inspected and found to meet the FD30 Specification.	-		
19	No	2385	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
21	No	2387	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
25	No	2391	Access not achieved visual inspection from Communal area door in situ sits firmly on rebates .	-		
26	Yes	2392	Resident Fire Door Inspected and found to meet the FD30 Specification.	-		

Photographs - Fire

03/08/2022

Addington Court



Photo No. 1

Note: All Blocks loft Hatches to be replaced by Fire Resisting and lockable.



Photo No. 2

Note: Communal Cladding from ceiling miss taked to be replaced.

Photographs - Fire

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Addington Court



Photo No. 3

Note: This door was tasked as emergency Replacement



Photo No. 4

Note: Main Access to Block.

Photographs - Fire

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Addington Court

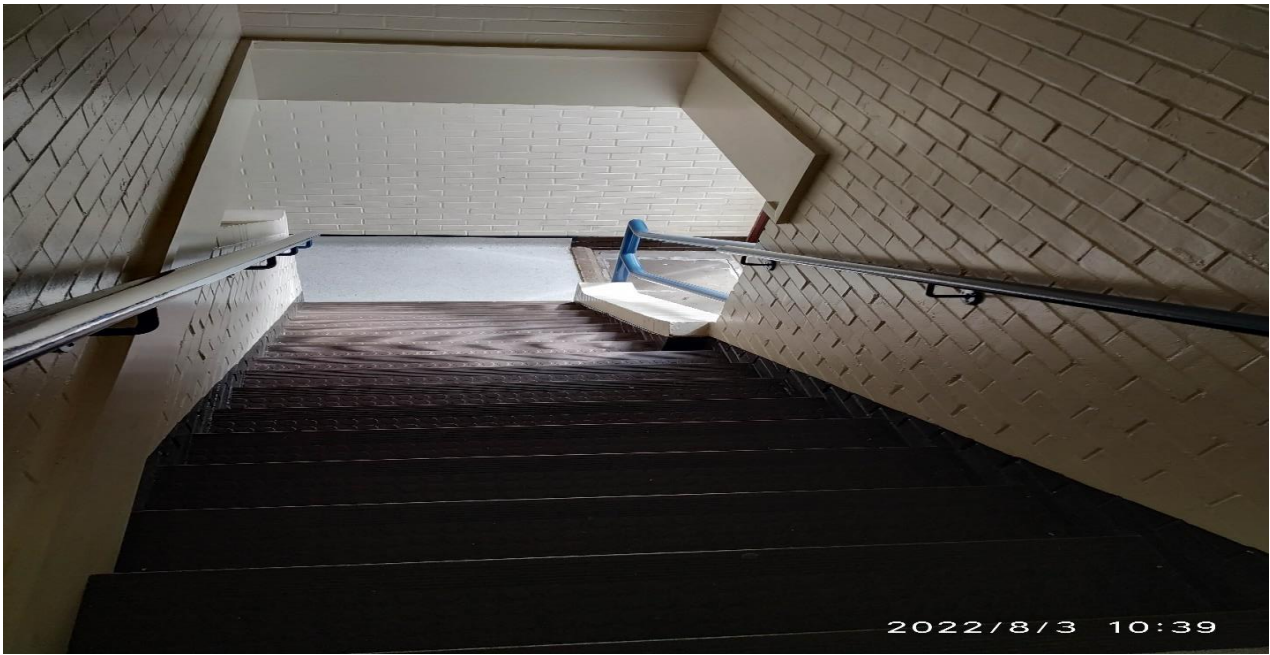


Photo No. 5

Note: Access staircase to main blocks.



Photo No. 6

Note: Communal Doors on each Floor.

Photographs - Fire

03/08/2022

Addington Court



Photo No. 7

Note: Typical Flat door on scheme.



Photo No. 8

Note: Flat Door.



Photographs - Fire

03/08/2022

Addington Court



Photo No. 10

Note: Signage added to all exit doors.

## 6. 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:

(please insert x below)

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:

(please insert x below)

MINOR       MAJOR       CRITICAL

The definition of the above terms is as follows:

### ***FRA Review Frequency***

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

Action Plan - Fire					
Addington Court				03/08/2022	
TOLERABLE					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
<b>Fire Hazards</b>					
Is it considered that the compartmentation is of a reasonable standard?	Note: There is Panel missing in the commual area Ceiling tasked to be replaced. Block 7-17	Med	01/11/22	Fire Safety Manager	1557995
Loft hatches fire resisting?	Note: Loft Hatches to be replaced in each Block to Fire Resisting.	Med	01/11/22	Fire Safety Manager	1557992 1557993 1558000 1558001

Action Plan - Residents Front Doors						
Addington Court				03/08/2022		
Flat No.	Asset No.	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
		<b>RESIDENT FIRE DOOR INSPECTION IS SATISFACTORY AND NO ACTIONS REQUIRED ON THIS SCHEME. MANY DOORS NOT ACCESSED BUT THOSE ACCESSED MEET THE INSPECTION REGIME OF FD30 DOORS.</b>	-			