

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

Asset ID: 51 **Westhay Court Radford Bridge Road, Nottingham**

Cover Sheet

Photo



Date of Fire Risk Assessment	30 Apr 2024
Date of Next Fire Risk Assessment	28 Apr 2024
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@accentgroup.org

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	Westhay Court
Scheme Address	Westhay Court Radford Bridge Road, Nottingham
Postcode	NG8 1NQ
Region	East
Scheme Manager	Kemi Enigbokan, Sue Broddel
Scheme Tel. No	
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 1990
Number Of Homes	56
Homes breakdown	Flat, House, Bungalow
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?)	12
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade A
Category of fire alarm	LD1 Maximum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	60
Occupant tenure type breakdown	General Needs, 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	1
Overdue Annual Emergency Lighting tests	1
Overdue Weekly Fire Alarm Testing	2
Overdue Fire Panel - Six Monthly Testing	1
Overdue Fire Safety Equipment tests	1

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	28/04/2023
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@accentgroup.org
Enforcing Fire Authority	Nottinghamshire Fire and Rescue Service.
Scheme Tel. No	
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	60
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)	12
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	

Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Detection and Warning System	Flats and common areas linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD1 Maximum 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	No
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? Comment	Yes
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats) Comment	Yes The electrical condition report was carried out on the fourth of March 2022.
Electrical App/PA Testing - tested within past 12 months? Comment	Yes Tested and recorded on Active H dated 24/4/2024.
Absence of trailing leads and adapters? Comment	Yes
Evidence that mobility scooters are not being stored/charged in common areas? Comment	Yes
Is there a purpose built mobility scooter store/charging area?	Yes

Comment

The 2 mobility scooters charging units PAT tested, a fridge freezer was found in the store the specialist housing manager informed and pointed out fire safety concerns and freezer requires removal within 7 days noted on this report and fire Risk assessment.

Does the building have a lightning protection system?

No

Comment

Gas installations

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

Yes

Comment

Commercial heating system

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

Yes

Comment

Commercial heating system tested 3/11/2023 and uploaded to Active H and M files.

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

Yes

Comment

Sample flat No20 asset 2611 Gas safety inspection dated 14/6/2023 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

Residents are expected to carry out a monthly detector tests also each flat contains Warden call.

Other Sources of Ignition

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

Yes

Comment

No smoking permitted in the communal area only residents flats.

Adequate security against arson?

Yes

Comment

CCTV on the scheme monitor in scheme manager office access to all areas via fob system.on day of inspection building secure.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Are there communal cooking facilities at this scheme?

Yes

Comment

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

Yes

Comment

A fire blanket is located in the kitchen area.

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

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

Comment

None found at time of inspection.

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

Yes

Comment

Cleaners cupboard found secure at time of inspection.

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

Yes

Comment

Labels inspected in all lounge areas.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

No other hazards found at time of inspection.

Means of Escape from Fire

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

Yes

Comment

All exit signs in place and more than one direction of travel to safe air.

Escape routes unobstructed and safe to use?

Yes

Comment

At the time of inspection there was no communal areas preventing MOE.

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

Yes

Comment

Generally all final exits are pushbar and there are several checked for functionality at the time of inspection.

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

The escape routes meets code of practice Doc B1 MOE legislation.

Observation	Priority	Referred To	Required By:	Task ID
The scheme has had new fire doors fitted to fd30 specification from 11-54 doors fitted mid March 2024.	No Action	Project Manager (Building Safety)		
				

Observation	Priority	Referred To	Required By:	Task ID
Not all of the communal doors have been replaced but flat doors have.	Internal - Medium	Project Manager (Building Safety)		
				

Fire Spread and Development

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

Yes

Comment

A major compartmentation project was completed at this scheme with installation of FB70 Envirograf curtain Barriers in loft space areas and New fire doors throughout.all works carried out in 2020 just prior to covid.

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

Yes

Comment

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

See note above 8.1.100.

Loft hatches fire resisting?

Yes

Comment

There are over 34 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?

Yes

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

A AOV was decommissioned 2019 as not required.

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

Yes

Comment

Emergency Escape Lighting

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

Yes

Comment

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

Yes

Comment

All secure at time of inspection.

Records of monthly/annual testing available?

Yes

Comment

The Emergency lighting system at this scheme has been tested monthly on 4/3/2024 and the annual drop test was completed on the 22/9/2023. All 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

Signage inspection on the day of inspection found to be suitable and sufficient to aid residents.

Directional fire escape signage in place and adequate?

Yes

Comment

All checked on the day of inspection all denote MOE.

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

All scheme doors replaced on compartmentation works and signage affixed.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?	Yes
Comment	
Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?	Yes
Comment	
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	The fire panel and system tested by the electrical contractor Tunstalls bi annually last test date 8/3/2024 all certificates have been uploaded to active H and M files.
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	All secure at time of inspection.
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	Doors tested for functionality and closure.
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?	Yes
Comment	The fire alarm system is monitored by a collecting station Astraline who cover Warden call all testing recorded and uploaded to Active H and M files.

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	
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	Firefighting equipment tested by Morgan Fire dated 11/7/2023. All uploaded to active H and M files.

Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	Yes
Comment	
Will this FRA be shared will all Accountable Persons for the premises?	Yes
Comment	
How will this sharing be achieved?	Communication with all parties within the Accent Housing Association and the residents.
Are there other Responsible Persons who share or have fire safety duties in respect of the premises?	Yes
Have all details required by regulations been shared with all other Responsible Persons?	Yes
Comment	Fire Authority carry out fire Audits.
Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?	Yes
Comment	All recorded on active H and M files.
Will this FRA be shared will all other Responsible Persons for the premises?	Yes
Comment	The FRA will be held on active H if residents or any other person's wish to look at the FRA the details will be shared and communicated on request.
How will this sharing be achieved?	Communication with all responsible stakeholders.
Is an office or IL scheme being inspected?	Yes
Comment	
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	Yes
Comment	E learning training given annually.
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A
Comment	
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	
Offices - Suitable arrangements for meeting the fire service on arrival and proving relevant information?	N/A
Comment	
Offices/IL Schemes - Is there a suitable assembly point?	Yes

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Comment

Offices - Are fire drills carried out at appropriate intervals?

N/A

Comment

Its scheme not an office.

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

The PEEPS information is held in a key safe which can be opened by Astraline remotely in the event of a fire and evacuation.

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Suitable instruction is given to the residence of the scheme in the event of a fire to call 999 the residents have the ability to use their warden call system

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?

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 to a fire safety assessor.

Is general fire safety information disseminated to residents?

Yes

Comment

A fire routine notices is located in communal areas which reminds residents of fire procedures and evacuation policy.icy for there specific building.

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

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**