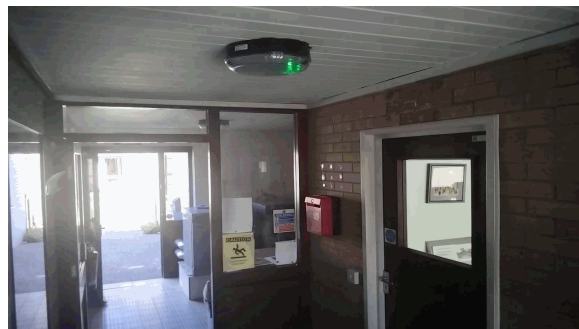


This report shows all the responses to the Fire Risk Assessment survey, including raised tasks.

Asset ID: 132 **Harrison Court, Nottingham**

Cover Sheet

Photo



Date of Fire Risk Assessment	13 May 2024
Date of Next Fire Risk Assessment	12 Jun 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 GIFire (Dip)NEBOSH This assessment covers only the community room and laundry areas as all flats have their own access/egress and do not fall under the fire safety order 2005.

The Scheme

Scheme Name	Harrison Court
Scheme Address	Harrison Court, Nottingham
Postcode	NG13 8TD
Region	East
Scheme Manager	
Scheme Tel. No	This scheme has no office contact.
Scheme Inspection Completed	No
Enforcing Fire Authority	Nottinghamshire Fire and rescue service.
Other staff in attendance	No staff on this scheme.
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	Non Social Leasehold (S60), Shared Ownership (S40)
Build Date	Jan 1 1990
Number Of Homes	37
Homes breakdown	Flat, Bungalow
External wall construction	Facing Brick
External wall finish	Facing Brick, Timber Clad
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	1
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	None
Number of External Staircases	None
External Balcony part of escape route?	No
Unusual features	
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

Asset ID: 132 **Harrison Court, Nottingham**

Fire Detection and Warning System	Common areas 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	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	33
Occupant tenure type breakdown	Non Social Leasehold, Staff Accommodation

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	3
Overdue Annual Emergency Lighting tests	3
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	3

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	13/05/2024
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 assessment covers only the community room and laundry areas as all flats have their own access/egress and do not fall under the fire safety order 2005.
Enforcing Fire Authority	Nottinghamshire Fire and rescue service.
Scheme Tel. No	This scheme has no office contact.
Other staff in attendance	No staff on this scheme.
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	No
Number of occupants	33
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	1
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	None
Number of external staircases	None

Fire Risk Assessment Survey Results

External balcony part of escape route?	No
Unusual features	
Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Common areas 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	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	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	Electrical condition report dated 19/1/2024 uploaded to active H and M files.
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Detailed as above.
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	PAT testing in laundry and community room tested by Aaron services dated 18/9/2023.
Absence of trailing leads and adaptors?	Yes
Comment	At the time of inspection there was no use of extension cables or adaptors

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

Yes

Comment

No evidence of mobility scooters use

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?

No

Comment

Other Sources of Ignition

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

Yes

Comment

Accent have a no smoking policy in any communal areas.

Adequate security against arson?

Yes

Comment

At time of inspection all doors were secure and in good working order.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Only bin in use is located in the laundry room. No excessive refuse at time of inspection.

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?

Yes

Comment

House keeping is satisfactory at the time of inspection only communal has electrical equipment and secure at time of inspection.

Laundry room clear and toilet area.

Are unnecessary accumulations of combustible materials or waste avoided?

Yes

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 were attached to the furniture in the community room at time of inspection.

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

In communal and laundry areas, service contract in place for washing machinery contract also includes filter check of dryers which are vacuumed by contractors. Signage in place in laundry room to remind residents to check filters.

Means of Escape from Fire

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

Yes

Comment

From community area and laundry room. Resident to be made aware if in the community room on alarm sounding should evacuate and go to Assembly point. Discussion with home ownership manager to send a reminder to residents of simultaneous evacuation from these rooms and additional signage installed.

Escape routes unobstructed and safe to use?

Yes

Comment

At the time of inspection the escape corridor was clear.

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

Yes

Comment

Thumb turn on the final exit door.

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

Yes

Comment

Two available directions of travel. Overall travel distance within acceptable tolerances.

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

Yes

Comment

Simultaneous evacuation from communal and laundry.

Fire Spread and Development

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

Yes

Comment

Escape corridor serving community room and laundry are separated by FD30 fire doors protecting the corridor.

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?	N/A
Comment	There is no access to loft space.
Loft hatches fire resisting?	N/A
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?	N/A
Comment	A fire door is located in the communal walkway separating the community room and laundry with a fire door and safety glass.
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	
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	We are upgrading the Emergency lighting as advised by Nottinghamshire Fire and Rescue Service. On the 9/5/2024 A full survey was completed and upgrades will be completed and added to the FRA when works completed.
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	
Records of monthly/annual testing available?	Yes
Comment	The emergency lighting system at this scheme has been tested monthly 23/4/2024 and the annual drop test was completed on 25/9/2023. The results uploaded to active H and M files.

Observation	Priority	Referred To	Required By:	Task ID
The Emergency lighting system and Fire alarm equipment to be upgraded.	Internal - Medium	Project Manager (Building Safety)	31/05/2024	1815984



Fire Safety Signs and Notices

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

Yes

Comment

All relevant signage positioned in all areas, signage updated and additional advice notices installed re assembly point.

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

A Door guard is also located on middle communal door.

Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

The communal room and laundry is connected by two smoke detectors linked to Warden call astraline collecting station. Tunstalls test the 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 system is warden call in both rooms to Astraline, We Accent will be upgrading the social ARC system and installing Aico D1 mains powered which will link to Tunstalls sub unit.

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

No

Comment	Current arrangements mean fire alarm system is serviced and tested monthly. Testing will be weekly moving forward by tunstalls. Certification available at time of inspection.
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	Community room and Laundry on this scheme.
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A
Comment	There is no fire Alarm 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 communal area passage way with Co2 located by electrical storage cupboard in the community room and laundry room.
Portable fire extinguishers - appropriate type/number/position?	Yes
Comment	2 water and 2 Co2 secured in conspicuous position and available at all times, secured by brackets on the escape routes. Co2 in Hazard area.
Correct signage displayed by each fire extinguisher?	Yes
Comment	Signage checked on wall and body of extuisher all correct.
Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A
Comment	There is no kitchen area so no cooking, fire blanket required.
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 extuishers are texted annually by Morgan Fire recorded test uploaded to active H and M files dated 19/6/2023.

Management of Fire Safety

Asset ID: 132 Harrison Court, Nottingham

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?	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?	No
Comment	The inspection for the FRA is only for the community room and the laundry area. The scheme consists of 33 flats all with own front door access to safe air.

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 system linked to laundry and community room direct to Astraline collecting station.
Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?	Yes
Comment	The FRA is for the community room and laundry and simultaneous evacuation.

Engagement with Residents

Asset ID: 132

Harrison Court, Nottingham

Has information of fire procedures been disseminated to residents?

Yes

Comment

There is a resident engagement strategy.

Is general fire safety information disseminated to residents?

Yes

Comment

When residents move into the flats/schemes they are given fire safety advice and also leaflets and a link into the website ,Emails, social media, meetings and visits, residents can look at the FRA and get Fire safety advice and contact details of the fire safety assessor.

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**