

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

Asset ID: 8657 **1-38 Southfield Lodge Block 1-38 Southfield Lodge, South End Villas, Crook**

Cover Sheet

Photo



Date of Fire Risk Assessment	02 Jun 2023
Date of Next Fire Risk Assessment	02 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	Kevin Jones

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	Southfield Lodge
Scheme Address	1-38 Southfield Lodge Block 1-38 Southfield Lodge, South End Villas, Crook
Postcode	DL15 8NN
Region	North East
Scheme Manager	Tracy Thompson
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Durham and Darlington
Other staff in attendance	
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Carers

The Building

Accommodation Type	Extra Care (S48)
Build Date	Jan 1 2001
Number Of Homes	37
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
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	3
Number of floors on which car parking is provided	1
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	3 protected
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: 8657 **1-38 Southfield Lodge Block 1-38 Southfield Lodge, South End Villas, Crook**

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	Maintained system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	45
Occupant tenure type breakdown	Extra Care, CAT2 Housing for Older People, Supported Housing, Sheltered Schemes

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	0
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	02/06/2023
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	Kevin Jones
Enforcing Fire Authority	Durham and Darlington
Scheme Tel. No	
Other staff in attendance	
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Carers
Scheme Inspection completed	Yes
Number of occupants	45
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	1
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	3 protected
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 and common areas linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD1 Maximum Protection
Emergency Lighting Provision	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	Appears in good condition
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Uploaded to Active H
Electrical App/PA Testing - tested within past 12 months?	No
Comment	Some appliances out of date
Absence of trailing leads and adapters?	Yes
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	No
Comment	
Is there a purpose built mobility scooter store/charging area?	Yes

Asset ID: 8657

1-38 Southfield Lodge Block 1-38 Southfield Lodge, South End Villas, Crook

Comment

Well maintained storage area with socket bank fire rated doors alarm detector and extinguisher medium provided

Does the building have a lightning protection system?

Yes

Comment

Maintenance records uploaded to Active H

Is the protection system adequately maintained?

Yes

Comment

Observation

Priority

Referred To

Required By:

Task ID

All electrical installations and service inlets in good condition and maintained

No Action



Observation

Priority

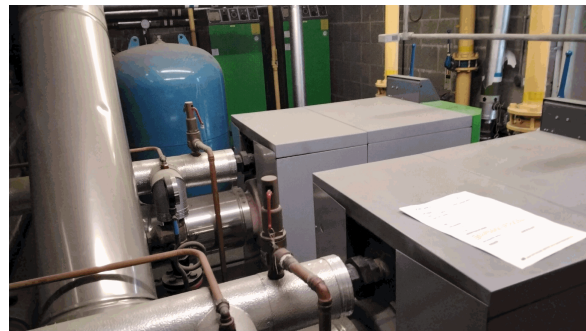
Referred To

Required By:

Task ID

Boiler room maintained and free from combustible materials

No Action



Gas installations

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

Yes

Comment

Supplied to boiler and commercial kitchen

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

Yes

Comment

Uploaded to Active H

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

N/A

Comment

No gas supply to flats

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

Yes

Comment

Uploaded to Active H

Observation

Priority

Referred To

Required By:

Task ID

Gas intake supply secured

No Action



Other Sources of Ignition

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

Yes

Comment

Signage throughout scheme, Durham and Darlington FRS undertakes home fire safety checks and provides equipment to prevent smoking related fires

Adequate security against arson?

Yes

Comment

CCTV in operation, secure entrances fob/ coded, and perimeter fences provided.

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

Designated refuse area

Are there communal cooking facilities at this scheme?

Yes

Comment

Commercial kitchen on site providing 3 meals a day to residence

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

Yes

Comment

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

Yes

Comment

Subject to periodic checks and uploaded to Active H

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

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

Yes

Comment

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

Yes

Comment

Other Significant Fire Hazards

Are all other significant fire hazards adequately controlled?

Yes

Comment

Means of Escape from Fire

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

Yes

Comment

Sterile corridors free from obstructios

Escape routes unobstructed and safe to use?

Yes

Comment

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

Yes

Comment

Push button or handle operation

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

Yes

Comment

Two directional escape throughout scheme

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

Yes

Comment

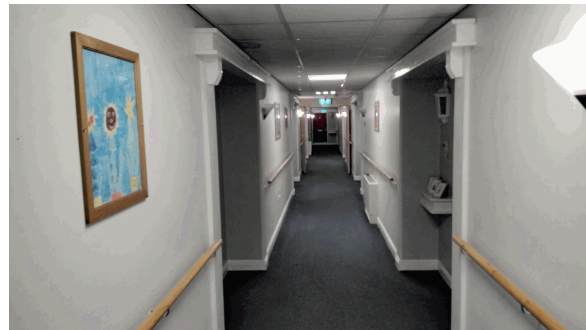
Observation	Priority	Referred To	Required By:	Task ID
Number of fire doors require attention	Internal - Medium	Fire & Safety Manager		



Observation Priority Referred To Required By: Task ID

Clear well signed escape routes

No Action



Fire Spread and Development

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

No

Comment

Remedial works required to above cross corridor doors and Fire doors

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

Yes

Comment

Traditional construction plaster finish ceilings suspended

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?

No

Comment

Remedial works required

Loft hatches fire resisting?

Yes

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?

No

Comment

Remedial works required to above cross corridor doors and Fire doors

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

Yes

Comment

Traditional construction of brick and mortar upvc windows

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

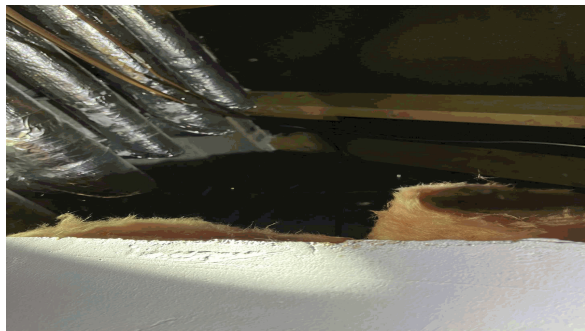
Observation Priority Referred To Required By: Task ID

Loft haths fire resistant No Action



Observation Priority Referred To Required By: Task ID

Compartentaion issues require action Internal - Medium Fire & Safety Manager



Emergency Escape Lighting

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

Yes

Comment

Appears to be installed to BS 5266

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

Yes

Comment

Appears to be installed correctly and in good condition

Records of monthly/annual testing available?

Yes

Comment

Uploaded to Active H

Observation **Priority** **Referred To** **Required By:** **Task ID**

Well maintained

No Action



Fire Safety Signs and Notices

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

Yes

Comment

Throughout the scheme

Directional fire escape signage in place and adequate?

Yes

Comment

Throughout the scheme

Is there suitable LIFT signage i.e. do not use in case of fire?

Yes

Comment

Provided on all floors

Do common area fire doors display the correct signage on both sides where applicable?

Yes

Comment

Fire door keep locked / closed signs on all communal fire doors

Observation **Priority** **Referred To** **Required By:** **Task ID**

Numbers throughout scheme

No Action



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	Maintained and tested periodically records uploaded to activate H
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	Appears to be installed correctly and in good condition
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	Electomechanical devises work satisfactorily, Some doorguard devices require new batteries and provision of new devices to kitchen area.
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	

Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	Yes
Comment	Limited number supplied in high risk areas only
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	A number of extinguishers out of test date

Observation	Priority	Referred To	Required By:	Task ID
Some extinguishers out of periodical time scale, some up to date	Internal - Medium	Fire & Safety Manager		
				

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	Durham and Darlington council operate services
How will this sharing be achieved?	Copy of FRA provided
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 will all other Responsible Persons for the premises?	N/A
Comment	
How will this sharing be achieved?	
Is an office or IL scheme being inspected?	Yes
Comment	Offices occupied by Accent manager further offices occupied by Durham and Darlington council stall
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	Yes
Comment	All Accent staff undergo periodical fire safety training. Durham and Darlington council stall are required to carryout fire safety training by Durham and Darlington council
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	Yes

Comment

Offices - Are there suitable arrangements for evacuating disabled people?

Yes

Comment

PEEPs list provided

Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?

Yes

Comment

Accent manager 9-5 weekdays plus care staff 24/7

Offices/IL Schemes - Is there a suitable assembly point?

Yes

Comment

Located in front of property

Offices - Are fire drills carried out at appropriate intervals?

Yes

Comment

Recorded on Active H

Observation

Priority

Referred To

Required By:

Task ID

Designated refuse area

No Action



Observation

Priority

Referred To

Required By:

Task ID

Electrical scooter store well maintained and separate power supply

No Action



Passenger Lift

Is the scheme fitted with a passenger lift?

Yes

Comment

Is the lift in full working order at the time of the FRA?

Yes

Comment

Operated during FRA inspection no issues identified.

Is the lift fitted with a firefighters switch?

No

Comment

Servicing and insurance inspection - Evidence of regular servicing/maintenance?

Yes

Comment

Recoded on Active H

Premises Inspection Box

Is there a premises information box for fire & rescue service use?

Yes

Comment

Located at entrance next to fire panel

Are there arrangements to check the premises information box is kept up to date?

Yes

Comment

Accent manager and care staff review and update regularly

Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

999 and call centre

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

Fire prevention safety signs throughout scheme

Is general fire safety information disseminated to residents?

Yes

Comment

Induction procedures,notice boards ,fire precautions signage and regular customer communications

FRA Frequency

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

Yes

Comment

High vunrability of residence

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?

Yes

Comment

Number of communa and flat enterance l doors requir action, compartmentation ssues require resolving.

Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos.

Yes

Comment

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

Yes

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

Yes

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

Yes

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

Yes

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

No

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.

Yes

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: **Moderate**