



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

Asset ID: 24578 **Lawrence Lodge**

Cover Sheet

Photo



Date of Fire Risk Assessment	03 Sep 2025
Date of Next Fire Risk Assessment	03 Sep 2026
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	Gary Bredin AIFireE

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	Lawrence Lodge
Scheme Address	Lawrence Lodge
Postcode	GU15 4JY
Region	South
Scheme Manager	Holly Grinnell
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Surrey Fire and Rescue
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas

The Building

Accommodation Type	Supported Housing (S50), Temporary (S25)
Build Date	Jan 1 1988
Number Of Homes	39
Homes breakdown	Housing Multiple Occupation, Room
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Plain Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	-1, 2
Number of floors on which car parking is provided	0
Is there a habitable basement?	Yes
Number of internal Staircases (protected or unprotected?)	1 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: 24578 **Lawrence Lodge**

Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade A
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

Number of occupants	50
Occupant tenure type breakdown	Garage and Car Parking Bays, General Needs, Intermediate, Temporary

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	1
Overdue Fire Panel - Six Monthly Testing	1
Overdue Fire Safety Equipment tests	6

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	03/09/2025
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	Gary Bredin AIFireE
Enforcing Fire Authority	Surrey Fire and Rescue
Scheme Tel. No	N/A
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	50
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) 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?	Yes
No. of internal staircases (protected/unprotected)	1 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	Mixed
Fire Detection and Warning System	Flats and common areas linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	No
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	
Valid Electrical Installation Condition Reports held on file ? (Common Areas & General Needs Flats)	Yes
Comment	Last test 02 August 2025
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last test November 2024
Absence of trailing leads and adapters?	Yes
Comment	
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	
Is there a purpose built mobility scooter store/charging area?	No

Asset ID: 24578 **Lawrence Lodge**

Comment

Does the building have a lightning protection system? **N/A**

Comment

Is the protection system adequately maintained? **N/A**

Comment

Gas installations

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

Comment

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

Comment **Last test 20th August 2025**

Valid LGSR held on file for residential flats that contains gas
appliances? **N/A**

Comment

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

Comment

Other Sources of Ignition

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

Comment

Adequate security against arson? **Yes**

Comment **Electronic key fob entry system in place.**

Are refuse/recycling bin areas managed and suitably located? **Yes**

Comment **Satisfactory location of the bin stores .**

Are there communal cooking facilities at this scheme? **Yes**

Comment

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? **N/A**

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	
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?	No
Comment	This area was not checked during the audit as unable to get access into the flats.

Observation	Priority	Referred To	Required By:	Task ID
Satisfactory location of the bin store				
				
				

Observation	Priority	Referred To	Required By:	Task ID
The first audit showed fluff building up in the tumble drier filters in all 6 blocks. The Scheme Manager has address this by talking to the customers. On a second audit 1 week later it was noted that all filters were clear and operational.				
				
				

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	
Escape routes unobstructed and safe to use?	Yes
Comment	
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	
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	

Observation	Priority	Referred To	Required By:	Task ID
All areas were found to be clear at the time of the audit.				
				

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	
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	
Loft hatches fire resisting?	Yes

Comment	2x loft hatches in each block. 1x metal 1x wooden but fir stopped on the inside as unable to access from the stairwell.
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	
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
All fire doors conform to the latest standards .				



Observation	Priority	Referred To	Required By:	Task ID
Loft hatches/Access panels are both deemed to give fire resistance(FR) the loft area also has fire detection. Given this and the full evacuation policy the FR is sufficient, this finding was achieved during a consultation with Surrey FRS in 2023.				



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

Records of monthly/annual testing available?

Yes

Comment

Last drop test Feb 2025

Fire Safety Signs and Notices

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

Yes

Comment

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

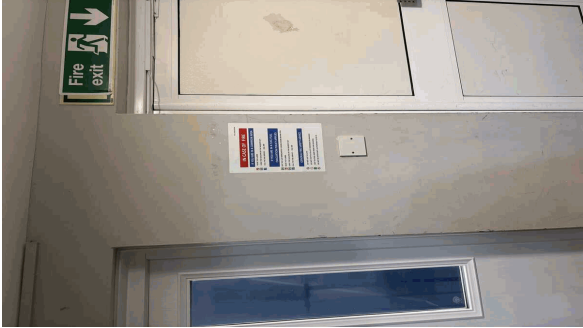
Do common area fire doors display the correct signage on both sides where applicable?

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Emergency action signage in all areas of the building				



Observation	Priority	Referred To	Required By:	Task ID
Evacuation notices posted throughout the buildings				
				
				

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	
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	
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	No
Comment	

Observation	Priority	Referred To	Required By:	Task ID
Fire alarm working and no faults showing on the panel.				
				

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	Next test June 2026

Observation	Priority	Referred To	Required By:	Task ID
All firefighting extinguishers we all in test date at the time of the audit.				
				

Observation	Priority	Referred To	Required By:	Task ID
Firefighting extinguishers are being used for propping open fire doors. Scheme manager will address the areas concerned.				
				

Management of Fire Safety

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?	No
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	Its the responsibility of the customers to summon the Emergency services.
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

Is general fire safety information disseminated to residents?

Yes

Comment

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

X

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

X

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