



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	22 May 2025
Date of Next Fire Risk Assessment	22 May 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	Kevin Jones
	Level 4 Certification in Fire Safety (Fire Auditors)

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	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Durham and Darlington
Other staff in attendance	Durham county care staff team
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	Yes
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 staircases
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	Mixed system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

Customers

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

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	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	22/05/2025
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	Kevin Jones
Enforcing Fire Authority	Level 4 Certification in Fire Safety (Fire Auditors) Durham and Darlington
Scheme Tel. No	
Other staff in attendance	Durham county care staff team
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	Yes
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 staircases
Number of external staircases	None
External balcony part of escape route?	N/A

Fire Risk Assessment Survey Results

Unusual features	None
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	Mixed system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	Yes
Foam Extinguisher(s) present	Yes
Dry Powder Extinguisher(s) present	Yes
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	All appears in good condition and secure
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last inspection on 11th February 2022 available on Active H or M Files
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last inspection on 23rd July 2024
Absence of trailing leads and adapters?	Yes
Comment	Good Housekeeping observed during assessment
Evidence that mobility scooters are not being stored/charged in common areas?	Yes

Asset ID:	8657	1-38 Southfield Lodge Block 1-38 Southfield Lodge, South End Villas, Crook
Comment	Single scooter stored under rear stair SHP rerquersted to remove and monitor on 22/05/2025	
Is there a purpose built mobility scooter store/charging area?	Yes	
Comment	Well maintained and appears to be used correctly by customers	
Does the building have a lightning protection system?	Yes	
Comment		
Is the protection system adequately maintained?	Yes	
Comment	Appears to be in good condition during assesment	

Observation	Priority	Referred To	Required By:	Task ID
Electric appliancea appear in good condition	No Action			
				

Gas installations

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	Commercial supply only
Valid LGSR held on file for fixed communal area gas appliances ? (Boilers)	Yes
Comment	Last inspection 27th March 2025 records available on Active H or M Files
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	Available on M Files
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	No results available on Active H

Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Communal areas only
Adequate security against arson?	Yes

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

Comment	Code entry main entrance,secured exit doors and CCTV in operation
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	Dedicated refuse area on site
Are there communal cooking facilities at this scheme?	Yes
Comment	Commercial kitchen run by Durham and Darlington county council.
Are reasonable measures taken to prevent fires as a result of cooking?	Yes
Comment	Staff are trained periodically
Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?	Yes
Comment	Contractors carry out periodical cleaning.

Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?	Yes
Comment	Sterile environment identified during assessment
Are unnecessary accumulations of combustible materials or waste avoided?	No
Comment	Build up of timber and waste outside next to rear shed and laundry area. SHP emailed to remove and manage 22/05/2025
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	Sample inspection indicated furniture complies with standards

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	Clear MOE identified during assessment

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

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

Yes

Comment

Fitted with thumbturn operating door furniture

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

Yes

Comment

Minimalk travel distances identified.

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

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Clear MOE identified during assessment	No Action			



Observation	Priority	Referred To	Required By:	Task ID
Mobility scooter stored under rear stair. Removal requested to SHP	Internal - Medium	Housing Partner	20/06/2025	1976869



Fire Spread and Development

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

Yes

Comment

Traditional build bricks and mortar ,concrete floors and plaster finished walls, susspended ceiling.

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

Yes

Comment

Plaster finished walls,

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

N/A

Comment

None provided

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?

Yes

Comment

Sample inspection appears to be of satisfactory compartmentation.

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?

Yes

Comment

Sample inspection indicates compartmentation to a satisfactory standard

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

Yes

Comment

Traditional construction

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?

N/A

Comment

none fitted

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

N/A

Comment

none fitted

Observation	Priority	Referred To	Required By:	Task ID
Buid up of conbustable items to the rear of the laundry area	Internal - Medium	Housing Partner	20/06/2025	1976867



Observation	Priority	Referred To	Required By:	Task ID
Care staff , and kitchen doors wedged open with wedges requestd to be rmoved and manged by SHP	Internal - Medium	Housing Partner	20/06/2025	1976868

Emergency Escape Lighting

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

Yes

Comment

All appears to be installed to the correct standard

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

Yes

Comment

All appears to be in good condition and secure

Records of monthly/annual testing available?

Yes

Comment

Results available on Active H

Fire Safety Signs and Notices

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

Yes

Comment

Positioned correctly throughout the premis

Directional fire escape signage in place and adequate?

Yes

Comment

Positioned correctly throughout the premis

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

Yes

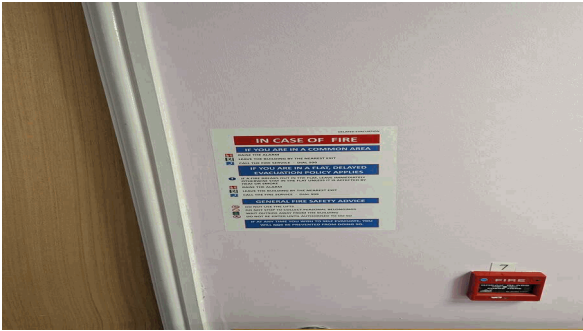

Comment

Positioned on all floors

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

Yes

Comment

Observation	Priority	Referred To	Required By:	Task ID
Correct positioning of fire signage	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

LAST 6 monthly test carried out on 27th Feb 2025 results are available on Active H

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes


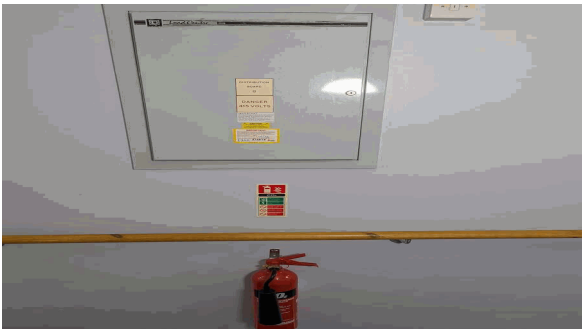
Comment

All appears to be in good condition and secured

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	Yes
Comment	Tested periodically by SHP
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	Results available on Active H

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	None fitted
Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	Certificate on appliance and records on Active H

Observation	Priority	Referred To	Required By:	Task ID
Correct positioning and signage	No Action			
				
				

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?	Yes
Have all details required by regulations been shared with all other Responsible Persons?	Yes
Comment	
Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?	Yes
Comment	
Will this FRA be shared with all other Responsible Persons for the premises?	Yes
Comment	Emailed copy for the records
How will this sharing be achieved?	E mail
Is an office or IL scheme being inspected?	Yes
Comment	Single use office by Accent SHP, Nursing staff office and kitchen staff office
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	Yes
Comment	Accent staff are trained periodically in fire awareness Durham and Darlington county staff responsible for staff training
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A
Comment	Stay put policy in place Durham and Darlington county staff carryout training
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	See 175/227
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	Yes
Comment	Accent staff available weekdays 9 - 5 Durham and Darlington care staffed 24/7
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Car park to front of premis
Offices - Are fire drills carried out at appropriate intervals?	Yes
Comment	Durham and Darlington county care staff carry out fire drills periodically

Lightening conductor in good condition

No Action



Passenger Lift

Is the scheme fitted with a passenger lift?	Yes
Comment	Servicing 3 floors
Is the lift in full working order at the time of the FRA?	Yes
Comment	Observed in operation
Is the lift fitted with a firefighters switch?	No
Comment	
Servicing and insurance inspection - Evidence of regular servicing/maintenance?	Yes
Comment	Results uploaded to Active H

Premises Inspection Box

Is there a premises information box for fire & rescue service use?	Yes
Comment	Durham and Darlington county Care staff hold information box
Are there arrangements to check the premises information box is kept up to date?	Yes
Comment	Regularly reviewed by care staff

Evacuation Policy

Are there suitable arrangements for summoning the fire service?	Yes
Comment	Call center and 999 call from customers and staff
Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?	Yes
Comment	Extra care customers.

Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Information sharing from care staff and Accent SHP

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

Extra care facility

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

Communal doors require ease and adjusting,
Removal of Scvooter from rear stair and removal of
build up of combustibles to rear of laundry room

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:

Trivial