
Asset Identifier	PHAU03681201
Address	SKENFRITH HOUSE, 1-56,COMMERCIAL WAY,LEDBURY ESTATE,PECKHAM
Post Code	SE15 1NE

Code	FRA-PB
Version	4
Description	FRA-PURPOSE BUILT BLOCKS

Assessment Ref	PHAU03681201-FRA-PB-4-20170627-162002
Assessment Date	27/06/2017
Assessment Type	Latest Results
Assessor Name	EJ

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2 INTRODUCTION

2.1 Introduction	This Fire Risk Assessment (FRA) has been carried out by a competent Fire Risk Assessor on behalf of the Responsible Person (Southwark Council) in accordance with Article 9 of the requirements of the Regulatory Reform (Fire Safety) Order 2005 (FSO). This report is an assessment of the risk to life from fire and does not address the risk to property or business continuity from fire.
2.1.1 (BBB01) i	
2.1.2 (BBB02) ii	In compliance with the scope of the FSO this FRA is limited to the common areas of the premises. The site survey undertaken to produce the assessment is limited to a TYPE 1 (non-destructive) survey of common areas only, in accordance with the Responsible Person`s instructions.
2.1.3 (BBB03) iii	However, where it is deemed relevant, a sample dwelling(s) will be inspected to determine its relationship and dependence on the common areas to understand the nature of fire separation between dwellings and common areas.
2.1.4 (BBB04) iv	Further investigation may be required by qualified and competent individuals to ascertain the appropriate fitment and fire protection of encased shafts, ducts, risers or voids where a sampled non-destructive flat survey cannot confirm this.

2 INTRODUCTION

2.1.5 (BBB05) v	In accordance with the limitations of the FSO risk assessment; this report does not include an assessment of external flame spread unless it is identified as impacting on the fire safety of common areas. However, the report may make reference to such issue and/or recommend further investigation and assessment if it has been identified as being relevant to the overall fire safety of the premises.
2.1.6 (BBB06) vi	Where appropriate, the FRA will make recommendations to ensure compliance with relevant fire safety legislation. However, it should be understood that this assessment does not replace the Council's other obligations to carry out fire safety assessments such as those required by the Health and Housing Safety Rating System (HHSRS) assessment to dwellings under section 9 of the Housing Act 2004.
2.1.7 (BBB07) vii	This FRA represents the best judgement of the Assessor involved in its preparation, and is based, in part, on information provided by others.

2 INTRODUCTION

2.1.8 (BBB08) viii

It is understood by the Assessor that the responsible person has a policy of endeavouring to reduce or maintain the fire safety risk on all it's housing stock to a 'Tolerable' or lower risk level. The FRA includes an Action Plan that sets out measures to enable the Responsible Person to achieve this benchmark risk mitigation level, satisfy the requirements of the FSO and to protect Relevant Persons (as defined in Article 2 of the FSO), from the risks of fire.

3 SUMMARY

3.1	Summary	
3.1.1	(CC01) Risk Rating	HIGH MODERATE
	<p><u>Comments</u> The current risk score for this premises is HIGH MODERATE, this is due to the interim measures which have been introduced to the premises which includes on site fire wardens on every other floor. The fire wardens will raise the alarm using a klaxon/loud hailer, if they see any signs of fire and assist in the evacuation of the building. Fire stopping of cracks inbetween flats is currently been carried out in each flat. The risk can be reduced down to MODERATE if the following actions are carried out:</p> <ol style="list-style-type: none"> 1. Firestopping to be carried out and completed inbetween flats. 2. Replace non fire resistant fire riser panels with panel covers which provide 60 minutes fire resistance. 3. Remove all metal security gates across flat entry doors. <p>Once the above actions are carried out the risk score can be further reduced down to TOLERABLE if the following actions are carried out:</p> <ol style="list-style-type: none"> 1. Remove the panel which covers the vent area which is next to the secured access door which provides access to flats 31-32 on the 7th floor. 2. Firestopping to be repaired above the electrical intake cupboard opposite the lifts. 	
3.1.2	(CC02) Next Physical Assessment Due	2018
3.1.3	(CC03) FRA Type	PB
3.1.4	(CC04) Storeys Ground and Above	14
3.1.5	(CC05) Storeys Below Ground	0
3.1.6	(CC06) Units	56
3.1.7	(CC07) Status	Complete
3.1.10	(CC08) Does this assessment require a review?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

4 GENERAL BUILDING INFORMATION

4.1 General Building Information

4.1.1 (BUICOM) Building information

Comments

The building forms a detached, 'H' shaped high rise block of flats over 14 floors built in 1969 and is one of four similar blocks on the Ledbury estate. All the main parts of a building, including exterior and interior walls, floor slabs, roofs, and staircases, are made up from large concrete panels, this type of structure is frameless, the building has uPVC double glazed windows and a flat roof.. The building is mainly accessed via an entrance within Commercial Way via a short set of stairs or sloped access and is located above unused underground garages.

There is one central enclosed protected stair with all flat front entry doors accessed from the protected lift lobby area off the stairs, with the stairs serving all floors. Lift lobby area is separated from the stairs by FD60S SC door. The accommodation consists of 56 flats; four on each floor level, two per long length of the 'H' shape, with internal accommodation within each flat is over one level. Entry to the building is through a communal secure door with key fob and intercom access, with a further door provided at the rear of the building with key fob access only and an independent exit at the bottom of the protected stairs. Access to each flat is via secured access doors from off the lift lobby areas on all floors apart from the thirteenth which has a secured door off the staircase and open access between the lift and flats lobby area. Two lifts are installed one serving odd numbered floors (and the 12th) and the other serving even numbered floors, with the lift motor room located on the roof with access provided at thirteenth floor. Stairs access only is provided to the thirteenth floor. Disable access is provided via a ramp up to the main entrance.

There is a bin room at the front of the building next to the communal main entrance door with rubbish chute hoppers located within rubbish chute cupboards off the lift lobby area on all floors. There are two electrical intake room/cupboard within the ground floor lift lobby area. There are storage/intercom equipment rooms and disused drying rooms on all floors. Access to the roof area and water tank area is via a ladder within the 13th floor disused drying room. A dry riser is provided with the inlet at the front of the building next to the bin room and outlets provided on all upper floors within the lift lobby area. There is a riser area on all upper floors, opposite the lift, with access doors to the riser areas located on all odd numbered floors.

There is a mobile mast and associated equipment on the roof of the building which is not covered within this fire risk assessment.

Images



WP_20170627_09_16_10_Rich.jpg

4 GENERAL BUILDING INFORMATION



WP_20170627_09_18_09_Rich.jpg



WP_20170627_09_19_40_Rich.jpg

4.1.2 (BUICOM1) Any further building comments?

Comments

Premises Layout

Ground floor flats 1-4, x2 electrical intake cupboards

1st floor flats 5-8

2nd floor flats 9-12

3rd floor flats 13-16

4th floor flats 17-20

5th floor flats 21-24

6th floor flats 25-28

7th floor flats 29-32

8th floor flats 33-36

9th floor flats 37-40

10th floor flats 41-44

11th floor flats 45-48

12th floor flats 49-52

13th floor flats 53-56 stair access only

5 MAINTENANCE SCHEDULES

5.1	Maintenance Schedules
5.1.1	(MAICOM) Maintenance Schedules
	<u>Comments</u> Not available at the time of the assessment.

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.1	Electrical Sources of Ignition		
6.1.1	(ELE01) Are there reasonable measures taken to prevent fires of electrical origin?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
6.1.2	(ELE02) Are fixed installations periodically tested and inspected?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
6.1.3	(ELE05) Is the fuseboard/mains intake suitably fire resistant?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
6.1.4	(ELECOM) Comments		
<p><u>Comments</u> Southwark Council carries out a statutory 5 yearly inspection and testing of the landlords electrical supply system. Records of all testing inspection and maintenance are held on the councils database.</p> <p>No portable appliances were observed in communal areas which would be subject to PAT testing. Portable electrical appliances are used in the common areas by councils own staff and approved contractors. The council has a system in place for testing its own portable appliances. Those appliances used by contractors are subject to the contractors own company's Health and Safety arrangements which are required by the council.</p> <p>There are two electrical intake cupboards located on the ground floor within the lift lobby area, with the last electrical test carried out on the 22/8/2015.</p>			
<p><u>Images</u></p>  <p>WP_20170627_09_38_56_Rich.jpg</p>  <p>WP_20170627_09_44_08_Rich.jpg</p>			

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL



WP_20170627_09_47_40_Rich.jpg



WP_20170627_09_48_35_Rich.jpg

6.2	Gas			
6.2.1	(GAS01) Is there gas supplied in the area of inspection?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
6.2.2	(GAS02) Is gas equipment protected/located so as to prevent accidental damage?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
6.2.3	(GAS03) Are gas installations and appliances free from any obvious defects?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
6.2.4	(GASCOM) Comments			
	<p><u>Comments</u> No observations were made on this inspection of any gas installations which may be prone to accidental damage or have any defects.</p> <p>A natural Gas supply is fed to individual dwellings for cooking and heating purposes. The installation is subject to the councils maintenance, inspection and testing in accordance with statutory compliance. Records of inspection, testing and maintenance are held on the Council's database. Any leasehold flats contained within the building are subject to the leaseholders own arrangements for gas installation testing and maintenance. The council does not hold record of leaseholder's gas safety arrangements.</p>			
6.3	Smoking			
6.3.1	(SMO04) Is there evidence of smoking in areas where this has been prohibited?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6.3.2	(SMOCOM) Comments			

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

<p><u>Comments</u> The council has a no-smoking policy in the internal communal areas of such premises. Although the assessor recognises that it is not practicable to effectively police such a policy.</p> <p>No evidence of smoking in the internal common areas was observed at the time of inspection.</p>			
6.4	Arson		
6.4.1	(ARS01) Does basic security against arson from outsiders appear to be reasonable?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
6.4.2	(ARS02) Is there an unnecessary fire load within the building or in close proximity of the premises which is available to ignition from outsiders?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
6.4.3	(ARS03) Is there any shrubbery that needs pruning or removing to prevent fire spread if ignited?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
6.4.4	(ARSCOM) Comments		
<p><u>Comments</u> Security against arson is considered reasonable due to restricted access via the communal main entrance door has key fob and intercom entry system and key fob access only to the rear door. The communal general rubbish bins are located within the bin room at the front ground floor of the building and is secured by push bolt only, however at the time of the assessment there was no evidence of arson or anti-social behaviour, this should be monitored via the fire risk assessment process. Recycling rubbish is located within communal bins remote from the building.</p>			
<p><u>Images</u></p> <div style="display: flex; flex-direction: column; align-items: center;">  <p>WP_20170627_09_26_45_Rich.jpg</p>  <p>WP_20170627_09_27_48_Rich.jpg</p> </div>			
6.5	Portable Heaters and Heating Installations		

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.5.1	(POR01) Does the area of inspection have any portable heaters or heating installations?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<p><u>Comments</u> No heating installations are provided in the communal area. At the time of inspection there was no evidence of portable heaters being used in the communal area, however portable heaters may be used by residents in the individual flats.</p>				
6.6	Lightning			
6.6.1	(LP01) Does the premises have a lightning protection system?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
<p><u>Comments</u> There is a lightning protection system for the building, of which there is a lightning conductor within the electrical intake cupboard opposite the ground floor lifts. It is not know if the lightning conductor is in use as the conductor is not earthed. Confirmation is required with regards if this conductor is in use, if not in use then the lightning conductor within this area should be removed to avoid confusion and if in use then the conductor should be earthed.</p>				
<p> Confirmation required that the lightning conductor within the electrical intake cupboard opposite the ground floor lifts is in use or not.</p>				
<p>If the lightning conductor within the electrical intake cupboard opposite the ground floor lifts is in use then it should be earthed, if not in use then the lightning conductor should be removed to avoid confusion, x1 in total. Priority: LOW, Target Date: 28/06/2018, Status: Outstanding</p>				
<p><u>Images</u></p>  <p>WP_20170627_09_48_35_Rich001.jpg</p>				
6.6.2	(LPCOM) Comments			
<p><u>Comments</u> The lightning conductor system is inspected and tested annually in accordance with BS EN 62305. All records of such inspecting and testing are held centrally at Southwark Council` s offices.</p>				
6.7	Housekeeping			
6.7.1	(HOU01) Is the standard of housekeeping adequate?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

Comments

The 4th floor store room, opposite the staircase door has storage of a vacuum cleaner, speakers and house hold items stored within it. The 5th floor store room opposite the staircase door is half full with household items. The 8th floor store cupboard opposite the stairs is filled with household items. The ninth floor store is occupied by the tenant of flat 37 and was checked at the time of the assessment, room has household items and paint stored, resident informed to remove paint from within the store room. Resident states that she pays rent for use of the storage area. If this is confirmed then resident should be informed of what items cannot be stored within this area. If she does not pay rent for use of this area then the use of the area should be taken back by the Council.

The storage of combustibles in the following locations are required to be removed and disposed of: the electrical intake room opposite flat 2 has combustible waste and disused light bulbs within the pit area, all items to be removed and disposed of accordingly.

Ground floor outside flat 1 tins of paint and laminated flooring, outside flats 3 & 4 plastic flower basket and UK flag bunting to be removed.

1st floor outside flat 8 laminated floor underlay and piece of kitchen worktop stored and within the corridor leading to flats 7 & 8 bucket and shelf.

2nd floor access corridor leading to flats 11-12 storage of metal frame and plastic items.

3rd floor flat access corridor leading to flats 13-14, plastic flowers stored.

4th floor flat access corridor leading to flats 17-18 toys, bathroom cabinet and vase.

5th floor flat access corridor leading to flats 21-22 window box containing compost and flat access corridor leading to flats 23 & 24 two window boxes with compost.

6th floor flat access corridor leading to flats 27-28, broom, mop and rubbish stored.

13th storage of fridge draws within the riser area located on the 13th floor to the right hand side of the dry riser.

30/6/17 A further visit has now been carried out at the premises and all items within the communal areas have now been removed.



The 4th floor store room, opposite the staircase door has storage of a vacuum cleaner, speakers and house hold items stored within it. The 5th floor store room opposite the staircase door is half full with household items. The 8th floor store cupboard opposite the stairs is filled with household items, all items to be removed.

Confirmation required with regards if resident using storage rooms pay rent for the use of the storage room. If not then remove the following items from the following areas: 4th floor store room, opposite the staircase door has storage of a vacuum cleaner, speakers and house hold items stored within it. The 5th floor store room opposite the staircase door is half full with household items. The 8th floor store cupboard opposite the stairs is filled with household items, x3 areas in total.
Priority: MEDIUM, Target Date: 26/09/2017, Status: Outstanding

Images

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL



WP_20170627_11_03_21_Rich.jpg



WP_20170627_11_10_35_Rich.jpg



WP_20170627_11_31_02_Rich.jpg



Occupier of flat 37 has access to the store cupboard within the 9th floor lift lobby area. Confirmation is required that the resident of flat 37 pays rent for the storage area.

If resident from flat 37 pays rent for the use of the storage room within the 9th floor lift lobby area then resident to be informed not to store highly flammable materials or paint within the storage room. If resident does not pay rent for this area then the room should be reclaimed for Council use.
Priority: MEDIUM, Target Date: 26/09/2017, Status: Outstanding

Images



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6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL



WP_20170627_11_37_33_Rich.jpg



The storage of combustibles in the following locations are required to be removed and disposed of: the electrical intake room opposite flat 2 has combustible waste and disused light bulbs within the pit area.

Remove items from the following areas: the electrical intake room opposite flat 2 has combustible waste and disused light bulbs within the pit area, x1 area in total.
Priority: MEDIUM, Target Date: 26/09/2017, Status: Outstanding

Images



WP_20170627_09_41_06_Rich001.jpg



WP_20170627_09_41_10_Rich.jpg



There are items stored within the communal area and riser cupboards which are required to be removed.

Remove the following items from within the riser cupboard in the following locations: 13th storage of fridge draws within the riser area located on the 13th floor to the right hand side of the dry riser.

Priority: LOW, Target Date: 30/06/2018, Status: Outstanding

Images

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL



WP_20170627_12_32_02_Rich.jpg

6.7.2	(HOU03) Are combustible materials separated from any sources of ignition?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
6.7.3	(HOUCOM) Comments			
	<p><u>Comments</u> The council should ensure regular inspections are carried out and robust reinforcement is applied to maintain clear common areas.</p> <p>All large Southwark council properties undergo regular cleaning in communal areas. No excessive amounts of combustibles which would either obstruct or impede escape were observed on this inspection. 30.6.17 All items now removed from the communal areas throughout the whole of the building.</p>			
6.8	Dangerous Substances			
6.8.1	(HAZ01) Are there any hazardous substances in the area of inspection?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6.8.2	(HAZ02) Are the general fire precautions adequate to address the hazards associated with dangerous substances used and stored on the premises?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
6.8.3	(HAZCOM) Comments			
	<p><u>Comments</u> No dangerous substances were observed on this inspection and no evidence of any storage of dangerous substances was visible.</p>			
6.9	Hazards Introduced by Contractors or Works			
6.9.1	(WOR01) Are there contractors or works taking place in the area of inspection?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6.9.2	(WOR03) Is there satisfactory control over works carried out by the on site contractors (including hot works permits)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
6.9.3	(WORCOM) Comments			

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

Comments

Contractors carrying out work at Southwark Council premises are pre-selected from an approved list. They will have undergone a selection and training process prior to being allowed to carry out work at council premises. All contractors should receive a permit to work. There should be no reliance on council staff to perform safety checks on hot works carried out by contractors.

No hot works were being carried out at the time of the inspection and no evidence of any hot works having been carried out was observed.

7 FIRE PROTECTION MEASURES

7.1 Measures to Prevent Fire Spread and Development
7.1.1 (FSP01) Is compartmentation suitable? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
<p><u>Comments</u> Fire stopping required next to trunking above the electrical intake opposite the ground floor lifts, which is cracked.</p> <p>Information provided from resident stating that there are cracks in the floor of their flat which are large enough to pass paper through from one flat to another flat. Due to the break in compartmentation a structural survey must be carried out on the building to confirm how extensive the problem is within the building. Dependant upon the results of the structural survey and the extent and locations in the break in compartmentation will affect what actions should be carried out and reflected within the fire risk assessment. As an interim measure, whilst awaiting the results of the structural survey, the building is to have security placed on every other floor with klaxons who will raise an alarm at the first sign of any fire. Instructions have been given to residents to evacuate the building in the event of fire, on becoming affected by smoke or fire to evacuate the building. Ventilation has now been provided to the stairwell area.</p>
<p> Fire stopping required next to trunking above the electrical intake door set opposite the ground floor lifts, firestopping is cracked.</p>
<p>Repair the cracked fire stopping located above the electrical intake doorset around the trunking area. Priority: MEDIUM, Target Date: 26/09/2017, Status: Outstanding</p>
<p><u>Images</u></p> <p> WP_20170627_09_50_19_Rich.jpg</p> <p> WP_20170627_09_50_50_Rich.jpg</p>

7 FIRE PROTECTION MEASURES



Cracks reported in concrete floors causing a break in compartmentation.

Structural survey to be carried out of the whole of the building checking for cracks within the concrete within floors and walls to ensure compartmentation is in place.
Priority: CRITICAL, Target Date: 08/07/2017, Status: Outstanding

Images



DSC_0032.jpg



DSC_0033.jpg



DSC_0035.jpg



DSC_0036.jpg

7.1.2 (FSP02) Is there reasonable limitation of linings that might promote fire spread? Yes No N/A

7 FIRE PROTECTION MEASURES

<p><u>Comments</u></p> <p>It is noted that the paint ceiling within the area housing flats 13 & 14 is peeling and other areas within the building also has paint peeling, however it is not deemed to be a cause for concern and should be monitored as part of the fire risk assessment process.</p> <p>There is pigeon netting installed to the building, there is no requirement for pigeon netting to be fire resistant stated in current or previous building regulations. Southwark have instigated a policy where all new and replacement pest control measures will be fire retardant on all housing stock irrespective of height. All current netting will be assessed for performance in fire and a decision will be made shortly on how this is to be progressed.</p>
<p><u>Images</u></p>  <p>WP_20170627_10_59_11_Rich.jpg</p>
<p>7.1.3 (FSP03) Where ducting is provided can it be ascertained if fire dampers are provided to prevent the spread of fire through compartments to protect the means of escape? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p>
<p><u>Comments</u></p> <p>No ventilation ducts were identified in communal areas which would allow the spread of fire or smoke to other parts of the building. It should be confirmed however that no ducts exist inside the flats which may allow the spread of fire or smoke to other flats or other parts of the building.</p> <p>It is noted that the building has rubbish chute hoppers which are contained within cupboards on all upper floors, most are in satisfactory condition, however the rubbish chute hopper on the first floor needs to be repaired as the hinge is out of place and does not fit correctly within its frame so that an airtight seal can be maintained.</p> <p>Within the lift lobby area from 1st to 13th floor are risers housing various items (electrical and dry riser pipework only confirmed, other risers not confirmed), most of the risers have a fire rated board covering the risers and where accessible (dry riser and central electrical riser areas only) it is confirmed that fire stopping is in place, however some of the riser panels have been replaced with MDF boarding which will not provide the 60 minutes fire resistance required, some of the riser panels are loose due to screws not being fully screwed in and the riser panel on the 12th floor is cracked and is required to be replaced.</p>
<p> First floor rubbish chute hopper has come out of its hinge and needs to be relocated.</p>

7 FIRE PROTECTION MEASURES

Relocate the rubbish chute hopper so that it is correctly located within it's hinges so that the rubbish chute hopper can be fully closed, x1 in total.
Priority: MEDIUM, Target Date: 26/09/2017, Status: Outstanding

Images



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WP_20170627_10_25_54_Rich.jpg



Riser panel on the 12th floor is broken and is required to be replaced with a fire resistant panel which will provide 60 minutes fire resistance.

Replace the 12th floor riser panel located within the lift lobby area to the top right hand side of the dry riser outlet. Replacement panel should provide 60 minutes fire resistance, x1 in total.

Priority: MEDIUM, Target Date: 26/09/2017, Status: Outstanding

Images



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The following riser panels are believed to be made of MDF and do not provide 60 minutes fire resistance and are required to be replaced: riser panel within the 1st floor lift lobby area, to the bottom left of the dry riser, 9th floor lift lobby panel below riser door to the right hand side of dry riser, 11th floor lift lobby panel below riser door to the right hand side of dry riser.

7 FIRE PROTECTION MEASURES

Replace the following riser panels with panels that provide 60 minutes fire resistance: the 1st floor lift lobby area, to the bottom left of the dry riser, 9th floor lift lobby panel below riser door to the right hand side of dry riser, 11th floor lift lobby panel below riser door to the right hand side of dry riser, x3 in total.
Priority: MEDIUM, Target Date: 26/09/2017, Status: Outstanding

Images



WP_20170627_10_16_39_Rich.jpg



WP_20170627_10_17_16_Rich.jpg



WP_20170627_11_50_24_Rich.jpg



WP_20170627_12_10_43_Rich.jpg



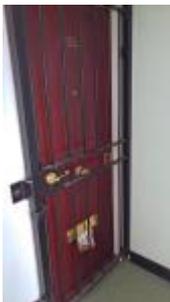
The following riser panels are loose and are required to be secured (screwed in tightly): 1st floor lift lobby area top panel to the left hand side of the dry riser and bottom panel to the right hand side of the dry riser.

Secure the following riser panel so that there is a close fit and are screwed in tightly: 1st floor lift lobby area top panel to the left hand side of the dry riser and bottom panel to the right hand side of the dry riser.
Priority: MEDIUM, Target Date: 26/09/2017, Status: Outstanding

7 FIRE PROTECTION MEASURES

<p><u>Images</u></p>  <p>WP_20170627_10_16_22_Rich.jpg</p>			
7.1.4 (FSPCOM) Comments			
<p><u>Comments</u></p> <p>It is considered that the concrete slab and brick /block construction will provide the required fire separation. However this form of construction is subject to general building conditions of age, and incorrectly installed/maintained services/works that can lead to smoke or fire spread. For this standard of construction we deem this risk to be medium to low. Any riser within the building requires inspection for fire stopping between floors. These risks are continually monitored through post fire investigation and the void process. The common parts internal walls are in a good order but it was not possible to ascertain the construction of compartment walls and floors within the individual flats, due to the information provided by a resident a task has been raised for a structural survey to be carried out.</p> <p>A defend in place escape strategy is usually adopted for this type of building. Where this type of strategy is adopted current guidance makes the following assumptions:</p> <ol style="list-style-type: none"> 1. A high degree of compartmentation which would ensure a reduced probability of fire spread beyond the residence of origin. 2. The enclosure of communal staircases to form protected staircases. 3. The enclosure of common access corridors to form protected routes. 4. Provision of smoke ventilating systems to maintain the escape routes clear of smoke. <p>However due to the break of compartmentation reported, a full evacuation strategy has been adopted with fire wardens installed on every other floor to assist in the evacuation of the building.</p>			
7.2 Means of Escape from Fire			
7.2.1	(MOE02) Are there adequate provisions for exits in the area assessed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.2.2	(MOE03) Are exits immediately openable where necessary?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.2.3	(MOE06) Are the means for securing the exit doors appropriate?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.2.4	(MOE07) Is there suitable protection for the escape routes? This is to include any glazing.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.2.5	(MOE08) Are there any inner room scenarios?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

7 FIRE PROTECTION MEASURES

7.2.6 (MOE09) Are the escape routes unobstructed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
<p><u>Comments</u> The following locations and items are deemed to be obstructions within the means of escapes and are required to be removed: 4th floor access corridor to flats 19-20, 2 scooters and a bike stored. 6th floor access corridor to flats 27-28, bike stored. 10th floor access corridor to flats 43-44, pushchair stored. 11th floor access corridor to flats 47-48, bike stored.</p> <p>30/6/17 All resident items stored within the communal areas have now been removed and task to be deleted.</p>	
7.2.7 (FRD012) Do any doors have additional security grilles or gates fitted over the means of escape that will hamper an individual in the event of a fire?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p><u>Comments</u> The following flat entry doors have metal security grilles installed which are required to be removed: flats 5, 53, 55.</p>	
<p> Metal security grilles installed to flat entry doors to the following flats 5, 53, 55.</p>	
<p>Remove the metal security gates fitted across flat entry doors to the following flats: flats 5, 53, 55, x3 in total. Priority: HIGH, Target Date: 28/07/2017, Status: Outstanding</p>	
<p><u>Images</u></p>  <p>WP_20170627_12_40_02_Rich.jpg</p>  <p>WP_20170627_12_40_46_Rich.jpg</p>	

7 FIRE PROTECTION MEASURES



WP_20170627_10_29_02_Rich.jpg

7.2.8	(FRD016) Where final exit doors are fitted with electrical overrides to open will this door open in the event of an electrical failure?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.2.9	(MOECOM) Comments			
<p><u>Comments</u></p> <p>It is the London Borough of Southwark's policy to ensure that the electronic front entry door locks fail safe open in the event of any power failure. Individual flat entrance doors and the main front entrance door all open inwards against the direction of escape. However, this is acceptable due to the nature of the premises and the low evacuation requirements.</p> <p>The premises is approximately 26m x 20m and 39m to the 13th floor, floor plate. The building is deemed to comply due to the following:</p> <ol style="list-style-type: none"> 1. Every flat is separated from the common escape stairway by a protected lobby area. 2. The travel distance between the flat entrance door and the door to the stairway is just over 7.5m (7.8m) and deemed acceptable as the building is 'as built'. 3. Natural ventilation is provided to the lobby area adjacent the stairway. 4. All doors to flats are upgraded FD30S SC doors with overhead self closers. 5. Door to stairwell is FD60S SC 6. AFD appears to be installed within sampled flats. 7. A dry riser is installed. <p>It is noted that a high rise of this height (approx. 39m) would not be currently built without sprinklers, but the building is 'As Built' and deemed to be satisfactory. Suitable ventilation provided to the building stairwell on the 30.6.17 by the removal of the two top stairwell windows.</p>				
7.3	Emergency Escape Lighting			
7.3.1	(ELI01) Is Emergency Lighting provided and if so is there full compliance?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.3.2	(ELICOM) Comments			
<p><u>Comments</u></p> <p>Maintained emergency lighting has been installed within the common areas in line with BS5266: Pt 1: 2011.</p>				
7.4	Fire Safety Signs and Notices			
7.4.1	(NOT01) Is there reasonable provision for all notices?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

7 FIRE PROTECTION MEASURES

<p><u>Comments</u> The final exit from the stairs leading to outside requires a 'Fire exit keep clear' sign to be displayed on the external side of the door.</p>
<p> Final exit stairwell door requires a 'fire exit keep clear' sign to be displayed.</p>
<p>Display a 'Fire Exit Keep Clear' sign on the external side of the stairwell final exit door located to the right hand side of the front main entrance door, x1 in total. Priority: LOW, Target Date: 01/07/2018, Status: Outstanding</p>
<p><u>Images</u></p>  <p>WP_20170627_09_26_38_Rich001.jpg</p>
<p>7.4.2 (NOT02) Is there suitable signage for automatic, self closing and locked fire doors? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p>
<p><u>Comments</u> Suitable signage has been installed on all electrical intake doors and self closing doors off the stairwell, however no fire door keep closed signage is installed to the doors to the bin chute hopper area within the upper floor lift lobbies and the 13th floor flat access lobby area. At the time of the assessment all doors which are required to be kept locked were locked, however no signage were on the storage area doors opposite the stairs and on the disused drying room doors. Signage should be installed for 'Fire Door Keep Locked'.</p>
<p> No 'Fire Door Keep Closed' signs on the following doors: on the self closing doors to the refuse hopper cupboard on the 1st to 13th floors x13 in total.</p>
<p>Install 'Fire Door Keep Closed' signs on the following doors: on the self closing doors to the refuse hopper cupboard on the 1st to 13th floors x13 in total. Priority: LOW, Target Date: 28/06/2018, Status: Outstanding</p>
<p><u>Images</u></p>

7 FIRE PROTECTION MEASURES



WP_20170627_10_25_09_Rich.jpg



No 'Fire Door Keep Locked Shut' signs on the following doors: metal (13th & 12th floor) and wooden storage area doors on floors 1-13 and to the metal (13th floor only) disused drying room doors on floors 1-13.

Install 'Fire Door Keep Locked Shut' signs on the following doors: metal (13th & 12th floor) and wooden storage area doors on floors 1-13 and to the metal (13th floor only) and wooden disused drying room doors on floors 1-13, x26 in total.
Priority: LOW, Target Date: 28/06/2018, Status: Outstanding

Images



WP_20170627_11_34_54_Rich.jpg



WP_20170627_12_16_55_Rich.jpg



WP_20170627_12_35_45_Rich.jpg

7 FIRE PROTECTION MEASURES

7.4.3	(NOT03) Is the fire action notice fitted in the correct area and displaying the correct information?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.4.4	(NOT04) Are the 'No Smoking' signs fitted and are there sufficient notices?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<p><u>Comments</u> There are no 'No Smoking' signs within the communal area. No smoking signs should be installed to remind persons not to smoke within the communal areas.</p>				
<p> No 'No Smoking' sign installed within the premises.</p>				
<p>Install 'No Smoking' signs within the communal areas, to be installed within the stairwell area every other floor, x7 in total. Priority: LOW, Target Date: 28/06/2018, Status: Outstanding</p>				
7.4.5	(NOT05) Have 'areas of special risks' such as boiler rooms, oil transformer rooms, switchgear rooms and telecommunication rooms been appropriately signed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<p><u>Comments</u> Appropriate electrical hazard signage in place on electrical intake doors, but no signage is available to indicate the electrical hazard within the riser access doors or the location of the lift motor room on the 13th floor.</p>				
<p> No signage on the 13th floor to indicate the location of the lift motor room.</p>				
<p>Signage required on the metal door on the 13th floor to indicate the location of the lift motor room. Priority: LOW, Target Date: 30/06/2018, Status: Outstanding</p>				
<p><u>Images</u></p>				
				
<p>WP_20170627_12_25_50_Rich.jpg</p>				
<p> No electrical hazard signage installed on the riser door on all odd numbered floors within the lift lobby area.</p>				

7 FIRE PROTECTION MEASURES

<p>Install electrical hazard signage to the riser access door within the lift lobby area on all odd numbered floors, x7 in total. Priority: MEDIUM, Target Date: 01/10/2017, Status: Outstanding</p>	
<p><u>Images</u></p>  <p>WP_20170627_10_12_52_Rich.jpg</p>	
<p>7.4.6 (NOTCOM) Comments</p>	
<p><u>Comments</u> Fire escape signage is only necessary in residential buildings where the means of escape route is difficult or confusing to negotiate. In a single stair building there are usually no requirements for escape signage, however it is noted that signage is installed and is deemed satisfactory.</p>	
<p><u>Images</u></p>  <p>WP_20170627_12_49_59_Rich.jpg</p>  <p>WP_20170627_12_50_26_Rich.jpg</p>	
<p>7.5 Means of Giving Warning in Case of Fire</p>	
<p>7.5.1 (ALA02) Does the common area of the building have an automatic detection and warning fire alarm system?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p>

7 FIRE PROTECTION MEASURES

<p><u>Comments</u> The 13th floor lobby area, next to the communal riser still has a fire bell installed, this should be removed so that persons within the building are not given the impression that a fire alarm system is installed within the building.</p>			
<p> Fire alarm bell installed within the flat access lobby area, on the ceiling near to the stairwell door, fire bell is required to be removed to avoid confusion.</p>			
<p>Remove the fire alarm bell installed within the flat access lobby area, on the ceiling near to the stairwell door, fire bell to be removed to avoid confusion to persons using the building thinking that the building has a fire alarm system installed. Priority: LOW, Target Date: 28/06/2018, Status: Outstanding</p>			
<p><u>Images</u></p> <p></p> <p>WP_20170627_12_32_10_Rich.jpg</p>			
7.5.2	(ALA03) Is the extent of the detection fitted appropriate for the occupancy and fire risk?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.5.3	(ALA04) Is there the remote transmission of alarm signals to an Alarm Receiving Centre in place?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
7.5.4	(ALACOM) Comments		

7 FIRE PROTECTION MEASURES

Comments

In Line with normal practice for purpose built and converted residential blocks designed to facilitate a 'defend in place' evacuation strategy there is no need for communal automatic fire detection and alarm system to be fitted in the building. Such a system is not normally required for purpose built residential blocks and is not required under the Building Regulations 2010, other than to activate any automatic opening vents.

London Borough of Southwark are undergoing a major program of works to ensure all flats are fitted with smoke detection, the design of this system is in accordance with BS 5839 (2013) part 6 LD2 Grade D.

Whilst carrying out the assessment it was noted that flat 37 has AFD installed and from the previous fire risk assessment flats 17, 38, 43, 49 & 52 all had AFD installed, and it is assumed for the purposes of this fire risk assessment that all flats have had ADF installed.

30.6.17 Due to the further information provided showing potential breaches in compartmentation between flats via the floors the building is now patrolled by fire wardens 24hrs a day seven days a week. Wardens are located on every other floor and carry a klaxon to alert residents and are available to assist in any evacuation. Subject to the report from the structural survey, the fire alarm system may have to be upgraded and will be addressed accordingly.

Images



WP_20170627_11_39_41_Rich.jpg

7.6 Smoke Ventilation Requirements

7.6.1 (VEN01) Is it considered that the premises has been provided with reasonable means of smoke ventilation in the event of a fire? Yes No N/A

7 FIRE PROTECTION MEASURES

Comments

At the time of the assessment there is no ventilation to the staircase. The 1st floor landing has an openable restricted window, floors 2-12 have windows with trickle vents and the handles have been removed, and the 13th floor 2 windows are fixed shut. The staircase should have a minimum of 1sqm of ventilation so that there is no build up of smoke within the stairs so that it is always usable as a means of escape. The 2 windows on the 13th floor landing (size 76cm x 76cm and 70cm x 70cm) should be removed and a permanent open vent be installed. As an interim measure the handles to the windows from floors 2-12 should be re-instated. This was highlighted within the previous fire risk assessment and has not been addressed.

30.6.17 The two windows at the top of the stairwell have now been removed and suitable ventilation has now been provided, tasks for stairwell ventilation removed.

Ventilation to the upper floors lift lobby areas is provided via metal mesh areas next to the secured flats access doors which are 30cm x 1m and 30cm x 39 cm in size (.83sqm in total when both door sets are added together), which are provided to each of the 2 sets of doors on each floor. The lift lobby area should be provided with at least 1.5sqm of ventilation area as provided within the flat access corridors, ventilation panels next to doors to be upgraded and additional ventilation space provided. Next to the secured flats access door on the 7th floor providing access to flats 31-32, the vent panel next to the door is blocked as it has been covered with a metal panel, panel cover to be removed so that the lift lobby is suitably ventilated.

Images



WP_20170630_17_19_03_Rich.jpg



Ventilation area next to the secured flats access doors covered over with a metal panel restricting ventilation area.

Remove black panel covering metal mesh used for ventilation from next to the 7th floor secured flats access door which provides access to flats 31-32, x1 plate in total.

Priority: HIGH, Target Date: 31/07/2017, Status: Outstanding

Images

7 FIRE PROTECTION MEASURES



WP_20170630_17_22_35_Rich.jpg



Lift lobby areas on the upper floors do not have suitable ventilation provided next to the secured flat access doors, ventilation provided around and below the key fob/intercom panel.

Increase the area of ventilation next to each secured flat access doors on floors 1st to 12th, so that each floor ventilation areas when combined provide at least 1.5sqm of ventilation area.

Priority: MEDIUM, Target Date: 29/09/2017, Status: Outstanding

Images



WP_20170627_12_50_26_Rich001.jpg

7.6.2	(VEN02) Is the building ventilated naturally?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.6.3	(VEN03) If permanently ventilated in the common area is there sufficient free area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.6.4	(VEN04) If permanently ventilated in the stair is there sufficient free area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.6.5	(VEN05) If permanently ventilated are the vents open on all floors?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.6.6	(VEN06) Is the building ventilated naturally by AOV's, shutters or doors?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
7.6.7	(VEN07) Are detectors that operate AOV's, shutters and vents silent operating?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
7.6.8	(VEN08) Is the building ventilated by a mechanical smoke extraction system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
7.6.9	(VENCOM) Comments			

7 FIRE PROTECTION MEASURES

<p><u>Comments</u></p> <p>Ventilation to the upper floors lift lobby areas is provided via metal mesh areas next to the secured flats access doors which are 30cm x 1m and 30cm x 39 cm in size (.83sqm in total when both door sets are added together), which are provided to each of the 2 sets of doors on each floor, task raised to increase the ventilation area to 1.5sqm. The flat access lobby area has two restricted openable windows and permanent open vents which are 13cm x 190cm on either side of the lobby area and is reflected within each flat access lobby area. The ground floor is ventilated via two metal louvered vents located on external walls and measure 90cm x 2m each in size.</p> <p>The stairwell is ventilated at ground floor via a vent which is 60cm x 21cm in size and at the top floor by the removal of two windows providing more than 1sqm of ventilation required.</p> <p>The refuse hopper cupboards located off each lift lobby area has permanent open vents within, which are more than the 0.2m2, in size required.</p>			
<p><u>Images</u></p>  <p>WP_20170627_10_31_58_Rich.jpg</p>			
<p>7.7 Fire Brigade Access and Facilities</p>			
7.7.1	(B501) Is there suitable access for fire appliances with adequate provision for a turning circle, hammerhead or other point a vehicle can turn if required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.7.2	(B502) Are there any obstructions in the form of a gate, bollards or removable posts that may hinder appliance access?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
7.7.3	(B503) Is the building fitted with either a wet or dry rising main?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.7.4	(B504) Is the hose distance to the riser or dwelling acceptable?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
7.7.5	(B505) Does the front entry door have a firefighter's override?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>

7 FIRE PROTECTION MEASURES

<p><u>Comments</u></p> <p>The front and rear main entry doors have drop key fire fighters overrides installed which are all working. Each long length of the 'H' shape of the building contains two flats which are accessed via a further secured door, with these doors also having a fire fighters override installed apart from the 13th floor which has a secured access door off the stairs. The secured door providing access to flats 49 & 50 on the 12th floor could not be got to work as the hole for the drop key is blocked and requires repair.</p>			
<p> The drop key access for the secured access door providing access to flats 49 & 50 on the 12th floor is blocked and requires repair.</p>			
<p>Repair the drop key access to the secured door on the 12th floor which provides access to flats 49 & 50. The hole for the drop key appears to be blocked as key will not fully entre the hole. Priority: MEDIUM, Target Date: 28/09/2017, Status: Outstanding</p>			
<p><u>Images</u></p> <p></p> <p>WP_20170627_12_23_38_Rich.jpg</p>			
7.7.6	(B506) Is the current access provision suitable and sufficient for firefighters? Is there an inappropriate level of security before entry is made into an affected dwelling by Firefighters?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.7.7	(B507) Where locked do all firefighting facilities have FB locks?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.7.8	(B508) Are firefighting lifts installed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
7.7.9	(B509) Do the lifts in the area inspected have firefighting overrides?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.7.10	(B510) Where fitted are all wet/dry riser outlets and inlets accessible?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.7.11	(B511) Is there suitable signage for firefighting facilities that would allow for effective use during firefighting operations?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

7 FIRE PROTECTION MEASURES

<p><u>Comments</u> Suitable signage is mainly in place, however the external dry riser sign, above the dry riser inlet has been bleached by sunlight and cannot be read and is required to be replaced. The dry riser outlet signs on doors leading from the stairs to the lift lobbies are peeling off the doors on the following levels and are required to be replaced: 4th, 10th and 11th floors.</p>
<p> The external dry riser inlet sign above the dry riser inlet cannot be read as it has been bleached by sunlight and is required to be replaced.</p>
<p>Replace the external dry riser inlet sign located above the dry riser inlet. Priority: LOW, Target Date: 29/06/2018, Status: Outstanding</p>
<p><u>Images</u></p> <p></p> <p>WP_20170627_09_30_21_Rich.jpg</p> <p></p> <p>WP_20170627_09_29_34_Rich.jpg</p>
<p> Dry riser outlet signs are peeling off stairwell doors and are required to be replaced.</p>
<p>Replace stairwell door dry riser outlet signs on the following floors: 4th, 10th and 11th floors, x3 in total. Priority: LOW, Target Date: 29/06/2018, Status: Outstanding</p>
<p><u>Images</u></p>

7 FIRE PROTECTION MEASURES



WP_20170627_11_02_13_Rich.jpg



WP_20170627_12_01_11_Rich.jpg



WP_20170627_12_05_49_Rich.jpg

<p>7.7.12 (B512) Where panels are fitted for smoke ventilation and fire alarm systems-have zonal charts been sited in a prominent position which have easy to follow instructions and are accurate?</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>N/A <input checked="" type="checkbox"/></p>
<p>7.7.13 (B513) Does the building signage give correct directions to dwellings in an emergency?</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>
<p>7.7.14 (B515) Where fitted does the Premises Information Box contain the correct and relevant information?</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>N/A <input checked="" type="checkbox"/></p>
<p>7.7.15 (B514) Comments</p>			
<p><u>Comments</u> This is a large block of flats with an uncomplicated layout. A hydrant is available outside the block in Commercial Way, with suitable fire appliance parking available within Commercial Way. A dry riser is installed to the building serving all but the ground floor and was last serviced/checked 2/17. A fire hydrant is located outside the building in Commercial Way opposite house 334. Both the front and rear entry doors and the lifts have drop key firefighting overrides installed.</p>			
<p><u>Images</u></p>			

7 FIRE PROTECTION MEASURES



WP_20170627_09_55_58_Rich.jpg



WP_20170627_09_26_38_Rich.jpg



WP_20170627_09_33_46_Rich.jpg

7.8	Fire Doors			
7.8.1	(FRD001) Are all dwelling front entry doors and hardware (where required) compliant with certification carried out to BS476-22/BSEN 1634-1 or of a suitable notional value? (Consider seals and strips)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.8.2	(FRD002) Are all cross corridor doors certified to a test regime under BS476-22 or BS EN 1634-1 or of a suitable notional value?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
7.8.3	(FRD003) Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

7 FIRE PROTECTION MEASURES

Comments

The 12th floor store room door to the left hand side of the lifts is not fire resistant due to the gap inbetween the door and the door frame, this door should be changed for a FD30S SC door, however it is noted that there is no storage within this room and the door is kept locked.

The riser cupboard door within the 9th floor lift lobby area to the right hand side of the riser outlet was inspected and deemed to be a notional FD30 door, this door should be replaced with a FD60S door as is required within protected lobbies within buildings over 30m in height.



Metal double storeroom door on the 12th floor to the left hand side of the lifts is not suitably fire resistant and should be replaced with a FD30S SC door.

Replace the metal double set of storeroom doors located on the 12th floor with a door set of FD30S SC.

Priority: MEDIUM, Target Date: 27/09/2017, Status: Outstanding

Images



WP_20170627_12_15_23_Rich.jpg



WP_20170627_12_16_55_Rich001.jpg



WP_20170627_12_17_02_Rich.jpg

7 FIRE PROTECTION MEASURES

	<p>Riser door on the 9th floor, FD30, door to be replaced with FD60S.</p>			
<p>Riser access door located on the 9th floor is a FD30 door and is required to be replaced with a FD60S door. Priority: MEDIUM, Target Date: 27/09/2017, Status: Outstanding</p>				
<p><u>Images</u></p>				
				
<p>WP_20170627_11_44_26_Rich.jpg</p>				
				
<p>WP_20170627_11_50_24_Rich001.jpg</p>				
<p>7.8.4</p>	<p>(FRD004) Are store doors (in escape routes) belonging to the Council or occupiers suitably fire resistant as tested against BS476-22/BS EN 1634-1 or of suitable notional value?</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>
<p>7.8.5</p>	<p>(FRD005) Are all doors leading to rubbish areas or bin chutes where they are in the escape routes suitably tested to BS476-22/BS EN 1634-1 regime or of a suitable notional value?</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>
<p>7.8.6</p>	<p>(FRD006) Do all fire doors have self closing devices compliant with BS EN 1154? Where not applicable are fire doors kept locked shut?</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>
<p><u>Comments</u></p>				
<p>The self closing device to the ground floor lift lobby door leading to the stairwell requires adjustment as the door slams shaking the whole of the door frame/surround.</p>				
	<p>Self closer to ground floor door leading from lift lobby to stairs slams shut and requires adjustment.</p>			

7 FIRE PROTECTION MEASURES

<p>Adjust the self closer to door leading from ground floor lift lobby to stairs so that the door does not slam closed, x1 in total. Priority: MEDIUM, Target Date: 27/09/2017, Status: Outstanding</p>			
<p><u>Images</u></p>  <p>WP_20170627_10_07_45_Rich.jpg</p>			
7.8.7	(FRD008) Are any fire doors surveyed at this site constructed of anything else other than wood?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.8.8	(FRD010) Do doors on the means of escape open in the direction of escape where necessary?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.8.9	(FRD011) Are doors on the means of escape fitted with appropriate panic bolts or latches where required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.8.10	(FRD014) Where applicable are doors appropriate for use by disabled individuals?	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
7.8.11	(FRD015) Where applicable does the door have a vision panel fitted?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.8.12	(FDRCOM) Comments		

7 FIRE PROTECTION MEASURES

<p><u>Comments</u> The flat entry door to flat 37 was checked at the time of the assessment and was found to be an upgraded FD30S SC doors with an overhead self closer. From the previous fire risk assessment, carried out by the assessor, flats 17, 38, 43, 49 & 52 were checked and also found to be upgraded FD30S SC doors in satisfactory condition. All flat entry doors are of a similar type and it is assumed that all flat entry doors are FD30S SC doors with an overhead self closer.</p> <p>There are risers located within the lift lobby areas on all upper floors, all odd numbered upper floors have a riser access door to the right hand side of the dry riser and all doors are deemed to be notional FD60S, apart from the 9th floor where the door has been replaced with a notional FD30, task raised.</p> <p>The ground floor electrical intake room and cupboard have metal doors, which are deemed to be FD60S, with the electrical intake door opposite flat 2 having an overhead positive self closer installed, both set of doors are in satisfactory condition. The door to the lift motor room on the 13th floor is a metal FD60S SC door in satisfactory condition. The stairwell doors are all FD60S SC doors in satisfactory condition. There are rubbish chute hatches within the lift lobby areas of the upper floors which are housed in cupboards. The cupboard doors are notional FD30SC doors, all in satisfactory condition. There are rooms next to the rubbish chute cupboard which houses disused drying machines, the doors to these rooms were all found to be locked and are notional FD30 doors in satisfactory condition. The door on the 13th floor to this area also provides access to the water tanks and the roof area and is a metal notional FD60 door.</p> <p>There are store rooms on all upper floor lift lobby areas which have FD30 doors all in satisfactory condition, it is recommended that at the next major refurbishment that these doors are upgraded to FD30S doors. The 12th floor has a set of double metal doors in the reflected area and these are not deemed to be fire resistant due to the gap inbetween the door and the door frame, there is no storage within this area but the doors should be replaced, task raised.</p>			
7.9	External Wall Finish		
7.9.1	(EWF01) Is this building over 18 metres in height?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.9.2	(EWF02) Does this building have an external cladding system which overlays the original structure?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.9.3	(EWF03) Does the building's exterior wall contain infill panels?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.9.4	(EWF04) Comments		
<p><u>Comments</u> The flank walls are cladded with concrete infill panels. The external walls of the flats incorporate window and door units - original material of the frame and panels is unknown - currently glazing and spandrel, panels sit within an uPVC frame.</p>			

8 MANAGEMENT OF FIRE SAFETY

8.1	Procedures and Arrangements			
8.1.1	(MAN01) Are procedures in the event of fire appropriate and properly documented?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
8.1.2	(MAN10) Have staff and relevant individuals been given appropriate fire safety training?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
8.1.3	(MAN11) Are checks carried out by staff on fire safety systems where appropriate and logged?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
8.1.4	(MAN12) Are external stairs and in particular those devised as a means of escape regularly inspected, maintained and appropriate for use in all weathers?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
8.1.5	(MANCOM) Comments			
<p><u>Comments</u></p> <p>It is understood that tenants are provided with a planned evacuation policy in the tenants information pack which are given to them on tenancy sign up. It is not known however if all tenants are both English speaking or are still fully aware of the evacuation plan.</p> <p>Due to the highlighted compartmentation issues, fire wardens have been placed within the building every other floor to help raise the alarm and assist with evacuation as and where required.</p> <p>It is expected that the person discovering the fire will summon the fire service by telephone. Details of how to summon the fire service are contained within the tenants pack and on fire action notices.</p> <p>It is not considered practicable to provide a controlled emergency evacuation assembly point for individual houses. It should be communicated to residents that in the event of fire, all evacuees should wait in a safe place at a distance away from the building so as not to be affected by smoke, flame, possible explosion and fire fighting. Residents should also understand that they should remain local to be available for liaison with the fire fighting crew. There is enough space at the rear of the building which is a raised area above the disused car park for residents to accumulate if required.</p> <p>Council staff that visit the building are given regular fire safety training. This training clearly informs them what to do in the event of fire. Employees from other organisations are expected to have regular training on carrying out an evacuation in the event of an emergency. The training records are submitted to the council before these persons are allowed to visit council property.</p> <p>Southwark carry out a strict regime of inspection, testing, repair and maintenance of all building services and systems in accordance with the relevant statutory regulations. Records relevant to fire safety are available for inspection at the councils offices but not on site as it is not practicable to store these documents in such a manner.</p>				