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Asset Identifier	PHAU03681001
Address	PETERCHURCH HOUSE, 1-56,COMMERCIAL WAY,LEDBURY ESTATE,PECKHAM
Post Code	SE15 1NF

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

Assessment Ref	PHAU03681001-FRA-PB-4-20170630-145002
Assessment Date	30/06/2017
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	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.
2.1.2 (BBB02) ii	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.
2.1.3 (BBB03) iii	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.
2.1.4 (BBB04) iv	

## 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"> <li>1. Firestopping required in floor, walls and ceilings inbetween flats to be completed.</li> <li>2. Firestopping to be carried out above the electrical intake cupboard opposite the lifts and within the electrical intake cupboard opposite flat 2.</li> <li>3. Replace non fire resistant fire and cracked riser panels with panel covers which provide 60 minutes fire resistance.</li> <li>4. Remove all metal security gates across flat entry doors.</li> <li>5. Flat entry doors to be upgraded to FD30S SC.</li> <li>6. Replace the currently installed FD30S SC stairwell doors with FD60S SC doors.</li> <li>7. Doors to the electrical intakes to be replaced with FD60S doors.</li> <li>8. Riser access doors on all odd floors to be replaced/upgraded to FD60S doors.</li> </ol> <p>Once the above actions are carried out the risk score can be further reduced down to TOLERABLE if the followin actions are carried out:</p> <ol style="list-style-type: none"> <li>1.Remove the panel which covers the vent area which is next to the secured access door which provides access to flats 41-42 on the 10th floor.</li> <li>2. Rubbish to be removed from within the electrical intake cupboard opposite flat 2.</li> <li>3. Replace the 12th floor storeroom door with a FD30S door.</li> </ol>	
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 1970 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 Bird In Bush Road.

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 FD30S 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.

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 unavailable to store rooms and drying rooms (access available to 13th floor drying room) due to no key to fit lock, access available to intercom equipment rooms. 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.

##### Images



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## 4 GENERAL BUILDING INFORMATION



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### 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 type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<p><u>Comments</u> The electrical intakes are not enclosed with suitable fire doors and compartmentation, this will be addressed under the fire door and fire spread sections of this fire risk assessment.</p>				
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 28/8/2015.</p>				
<p><u>Images</u></p>  <p>WP_20170629_11_24_54_Rich.jpg</p>  <p>WP_20170629_11_39_51_Rich.jpg</p>				

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL



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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		
<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 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

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>  <p>WP_20170629_11_13_37_Rich.jpg</p>  <p>WP_20170629_11_16_19_Rich.jpg</p>  <p>WP_20170629_11_17_21_Rich.jpg</p>				
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"/>
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"/>
<p><u>Comments</u>                  The electrical intake opposite flat 2 has a well area within it which is filled with combustible rubbish and is required to be cleared out.</p>				
<p> Electrical intake opposite flat 2, well filled with combustible rubbish and is required to be cleared out.</p>				
<p>Remove all rubbish and combustibles located within the electrical intake located opposite flat 2, special attention to be made to the well area within the intake area.                  Priority: HIGH, Target Date: 31/07/2017, Status: Outstanding</p>				
<p><u>Images</u></p>				
				
<p>WP_20170629_11_44_09_Rich.jpg</p>				

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL



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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.                      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.</p> <p>Further inspection carried out 30.6.17 and all items 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input 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></p> <p>Information provided from resident from neighbouring block, 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 block been similar in design to others on the Ledbury estate and a similar issue has also been reported within another block, due to the break in compartmentation a structural survey is to be carried out on the building to confirm how extensive the problem is within this building. Dependant upon the results of the structural survey and the extent and locations in the break in compartmentation this will affect what action should be carried out and will be reflected within the updated fire risk assessment as and when the information is made available. As an interim measure, whilst awaiting the results of the structural survey, the building is to have fire wardens 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 been provided to the stairwell area.</p> <p>The electrical intake opposite the ground floor lifts has not been suitably fire stopped at the top around the metal trunking area. The electrical intake opposite flat 2 has holes in the left hand wall for wires and metal conduit and three round holes in the wall above the electrical intake door which have been filled with fire resistant foam, however the holes maybe too large for fire resistant expanding foam and 60 minutes fire resistance is required. Products of combustion from within the electrical intake area would escape into the ground floor lobby area. This area should be fire stopped to provide 60 minutes fire resistance.</p> <p>Fire stopping required to the ceiling of the 1st, 9th, 11th and 13th floor riser access cupboard located to the right hand side of the dry riser, polystyrene can be seen to plug the hole above Ryefield box in the ceiling area. Fire stopping required to 1st floor riser nearest to the drying room which has a large black wire coming out of it, with the wire going into the fanlight area of the bin cupboard, both areas to be firestopped accordingly.</p> <p>On the wall inbetween the two flat entry doors is a hole made for wires which splits off into the flats. Some of these holes are exposed and some of them have cover plates over them, the following cover plates are missing and are required to be replaced: 1st floor inbetween flats 5-6, 3rd floor inbetween flats 13-14, 7th floor inbetween flats 29-30, 8th floor inbetween flats 33-34 and 9th floor inbetween flats 39-40.</p> <p>Hole in riser wall made for cable/satellite tv cables, hole behind cabinet and is required to be fire stopped to provide 60 minutes fire resistance.</p>		
 Cracks reported in concrete floors causing a break in compartmentation in neighbouring blocks.		
<p>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</p>		

## 7 FIRE PROTECTION MEASURES



Holes in walls to the ground floor electrical intakes which are required to be fire stopped to provide 60 minutes fire protection.

Fire stop the holes in the electrical intake opposite the ground floor lifts fire stopping required at the top around the metal trunking area (20cm x 30cm). Fire stopping required in the electrical intake opposite flat 2 which has holes in the left hand wall for wires and metal conduit and three round holes in the wall above the electrical door filled with fire resistant expanding foam. Fire stopping is required to provide 60 minutes fire protection where applied.

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

### Images



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WP\_20170629\_11\_40\_18\_Rich.jpg



WP\_20170629\_11\_53\_02\_Rich.jpg



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## 7 FIRE PROTECTION MEASURES



Fire stopping required to the ceiling of the 1st, 9th, 11th and 13th floor riser access cupboard located to the right hand side of the dry riser, polystyrene can be seen to plug the hole above Ryefield box in the ceiling area.

Provide 60 minute fire resistant fire stopping to the following locations: 1st, 9th, 11th and 13th floor riser access cupboard located to the right hand side of the dry riser, area to be fire stopped is the ceiling area above the Ryefield units where polystyrene can be seen.

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

### Images



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WP\_20170629\_14\_34\_18\_Rich.jpg



WP\_20170629\_15\_01\_12\_Rich.jpg



Fire stopping required to 1st floor riser nearest to the drying room which has a large black wire coming out of it, with the wire going into the fanlight area of the bin cupboard, both areas to be firestopped accordingly.

## 7 FIRE PROTECTION MEASURES

Firestop around the wire at first floor lift lobby area coming out of the riser to the left hand side of the dry riser and enters the bin cupboard fanlight, fire stopping to provide 60 minutes fire resistance where it comes out of the riser and 30 minutes fire resistance where it enters the bin cupboard fanlight.

Priority: LOW, Target Date: 01/07/2018, Status: Outstanding

### Images



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On the wall inbetween the two flat entry doors is a hole made for wires which splits off into the flats. Some of these holes are exposed and some of them have cover plates over them.

Replace the cover plates to the exposed holes in the wall inbetween flat entry doors, holes made for wires to enter flats. The following cover plates are missing and are required to be replaced: 1st floor inbetween flats 5-6, 3rd floor inbetween flats 13-14, 7th floor inbetween flats 29-30, 8th floor inbetween flats 33-34 and 9th floor inbetween flats 39-40, x4 in total.

Priority: LOW, Target Date: 01/07/2018, Status: Outstanding

### Images



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## 7 FIRE PROTECTION MEASURES



WP\_20170629\_13\_38\_21\_Rich.jpg



WP\_20170629\_13\_42\_55\_Rich.jpg



WP\_20170629\_14\_07\_15\_Rich.jpg



Hole in riser wall made for cable/satellite tv cables, hole behind cabinet and is required to be fire stopped to provide 60 minutes fire resistance.

Fire stop the 6cm diameter hole made in riser wall for the cable/satellite tv cables, firestopping to provide 60 minutes fire resistance.

Priority: LOW, Target Date: 01/07/2018, Status: Outstanding

### Images



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7 FIRE PROTECTION MEASURES

7.1.2	(FSP02) Is there reasonable limitation of linings that might promote fire spread?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<u>Comments</u>				
The paintwork on the stairwell is delaminating and should be scraped back to base and repainted.				
				
Paint within the stairwell area is delaminating.				
<p>All loose paint work within the stairwell should be scraped off to expose base concrete/brickwork/plaster and repainted.          Priority: LOW, Target Date: 01/07/2018, Status: Outstanding</p>				
<u>Images</u>				
				
WP_20170630_17_15_02_Rich.jpg				
				
WP_20170630_17_15_16_Rich.jpg				
				
WP_20170630_17_15_30_Rich.jpg				
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"/>

## 7 FIRE PROTECTION MEASURES

### Comments

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.

It is noted that the building has rubbish chute hoppers which are contained within cupboards on all upper floors, which are in satisfactory condition.

The riser cover on the 1st floor, top left hand side of the dry riser and the panel on the 6th floor far right hand side of dry riser, do not appear to be 60 minutes fire resisting and should be replaced with a cover which provides 60 minutes fire resistance. The 13th floor riser panel, bottom left hand side of dry riser is cracked and should be replaced with a cover which provides 60 minutes fire resistance. The riser cover on the 4th floor bottom right of the dry riser is not screwed securely therefore not providing a tight fit. Screw in the riser cover so that there is a tight fit therefore preventing the products of combustion entering into the lift lobby area.



The riser cover on the 1st & 6th floor, not suitably fire resistant and the riser panel on the 13th floor is cracked, both panels to be replaced with a cover which provides 60 minute fire resistance.

Replace the riser cover on the 1st floor, top left of dry riser, riser cover on the 6th floor far right hand side of dry riser and the cracked riser panel on the 13th floor to the bottom left of the dry riser with panel covers which provide 60 minutes fire resistance.

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

### Images



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WP\_20170629\_15\_40\_06\_Rich.jpg

## 7 FIRE PROTECTION MEASURES



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4th floor riser cover not secured in place.

Screw in the 4th floor riser cover panel to the bottom right hand side of the dry riser.

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

### Images



WP\_20170629\_14\_13\_18\_Rich.jpg

7.1.4 (FSPCOM) Comments

## 7 FIRE PROTECTION MEASURES

<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 from a neighbouring block, regarding lack of compartmentation caused by cracks in floors, 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"> <li>1. A high degree of compartmentation which would ensure a reduced probability of fire spread beyond the residence of origin.</li> <li>2. The enclosure of communal staircases to form protected staircases.</li> <li>3. The enclosure of common access corridors to form protected routes.</li> <li>4. Provision of smoke ventilating systems to maintain the escape routes clear of smoke.</li> </ol> <p>However due to the break of compartmentation reported within a neighbouring block of a similar design, 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 type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
<p><u>Comments</u></p> <p>The stairwell area is a firefighting shaft and should have FD60S SC doors installed from off the stairwell, this will be addressed under the fire door section of the fire risk assessment.</p> <p>The window next to flat entry door to flat 2 is Georgian wired glass, is cracked and is required to be repaired.</p>			
<p> Georgian wired glass window next to the flat 2 entry door is cracked and is required to be replaced.</p>			

## 7 FIRE PROTECTION MEASURES

<p>Replace the Georgian wired glass window next to the flat 2 entry door with glazing which will provide 30 minutes fire resistance.                  Priority: HIGH, Target Date: 31/07/2017, Status: Outstanding</p>			
<p><u>Images</u></p>  <p>WP_20170629_12_01_20_Rich.jpg</p>			
7.2.5	(MOE08) Are there any inner room scenarios?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
7.2.6	(MOE09) Are the escape routes unobstructed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
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 doors have security grilles installed: flat 37, the metal security gate will obstruct egress by the occupants of the flat, obstruct the lobby when opened and access to the fire service in the event of a fire and must be removed.</p>			
<p> Metal security gate outside flat entry door to flat 37, gate to be removed.</p>			
<p>Remove the metal security gate across flat entry door to flat 37, x1 in total.                  Priority: HIGH, Target Date: 31/07/2017, Status: Outstanding</p>			
<p><u>Images</u></p>  <p>WP_20170629_14_47_20_Rich.jpg</p>			
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		

7 FIRE PROTECTION MEASURES

<p><u>Comments</u>                  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 open inwards against the direction of escape. However, this is acceptable due to the nature of the premises and the low evacuation requirements.                  The premises is approximately 28m x 20m and 39m to the 13th floor, floor plate. The building is deemed to comply due to the following:                  1. Every flat is separated from the common escape stairway by a protected lobby area.                  2. The travel distance between the furthest 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 FD30S SC                  6. AFD appears to be installed within sampled flats.                  7. A dry riser is installed.</p> <p>The doors to the stairwell are only FD30S SC doors, FD60S SC doors are required and this will be addressed under the fire doors section of this fire risk assessment. 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>                  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"/>
<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 and a final fire exit sign to be installed above the door itself.</p>	
<p> No 'Fire Exit Keep Clear' sign on stairwell final exit door and no final fire exit sign installed on internal side of stairwell fire exit door leading to outside.</p>	
<p>Install a 'Fire Exit Keep Clear' sign on the external side of the stairwell final exit door and install a final fire exit sign (9A) internally above the stairwell final exit door which is missing, x2 signs in total.                  Priority: MEDIUM, Target Date: 29/09/2017, Status: Outstanding</p>	

7 FIRE PROTECTION MEASURES

Images



WP\_20170629\_11\_13\_37\_Rich001.jpg



WP\_20170629\_13\_03\_05\_Rich.jpg

7.4.2 (NOT02) Is there suitable signage for automatic, self closing and locked fire doors? Yes  No  N/A

Comments

No fire door keep locked signage installed on the electrical intake doors. No fire door keep closed signage is installed to the doors to the bin chute hopper area within the upper floor lift lobbies and to the doors off the stairwell. 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'.



No 'Fire Door Keep Closed' signs on the following doors: on the self closing doors to the refuse hopper cupboards on the 1st to 13th (x13 in total) and on the doors off the stairwell leading to flat access lobbies on all floors (x14 in total).

Install 'Fire Door Keep Closed' signs on the following doors: on the self closing doors to the refuse hopper cupboards on the 1st to 13th (x13 in total) and on the doors off the stairwell leading to flat access lobbies on all floors (x14 in total), x27 doors in total, all doors are wooden.

Priority: LOW, Target Date: 01/07/2018, Status: Outstanding

Images

## 7 FIRE PROTECTION MEASURES



WP\_20170629\_13\_11\_22\_Rich.jpg



WP\_20170629\_13\_31\_48\_Rich.jpg



No 'Fire Door Keep Locked' sign to the following: to the two electrical intake cupboards within the ground floor entrance lobby area and to the store cupboards to the left hand side of the lift on floors 1-11, to the unused drying rooms floors 1-13,

Provide a 'Fire Door Keep Locked' sign to the following: to the two electrical intake cupboards within the ground floor entrance lobby area and to the store cupboards to the left hand side of the lift on floors 1-11 and to the unused drying rooms on floors 1-13, x26 in total. Note the drying room door on the 13th floor is metal all other doors are wood.

Priority: LOW, Target Date: 01/07/2018, Status: Outstanding

### Images



WP\_20170629\_11\_24\_54\_Rich001.jpg



WP\_20170629\_11\_49\_29\_Rich001.jpg

## 7 FIRE PROTECTION MEASURES



WP\_20170629\_14\_41\_42\_Rich.jpg

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"/>
<p><u>Comments</u> Fire action signs are on display on all floors, however these have been covered over as due to the suspected compartmentation issues. The fire strategy is a full evacuation with fire wardens in place 24hrs a day to raise the alarm and assist in any required evacuation as and where required. This is an interim measure whilst awaiting the results of the structural survey.</p>				
7.4.4	(NOT04) Are the 'No Smoking' signs fitted and are there sufficient notices?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<p><u>Comments</u> One '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> Insufficient 'No Smoking' signs 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: 01/07/2018, 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 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, x1 in total. Priority: LOW, Target Date: 01/07/2018, Status: Outstanding</p>				
7.4.6	(NOTCOM) Comments			

## 7 FIRE PROTECTION MEASURES

<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_20170630_17_15_16_Rich001.jpg</p>			
7.5	Means of Giving Warning in Case of Fire		
7.5.1	(ALA02) Does the common area of the building have an automatic detection and warning fire alarm system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
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		
<p><u>Comments</u> 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.</p> <p>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.</p> <p>Whilst carrying out the assessment it was noted that flats 21, 23 and 53 have AFD installed it is assumed for the purposes of this fire risk assessment that all flats have had ADF installed.</p> <p>30.6.17 Due to the further information provided, there are 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.</p>			
7.6	Smoke Ventilation Requirements		

## 7 FIRE PROTECTION MEASURES

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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<u>Comments</u>				
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 10th floor providing access to flats 41-42, 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.				
				
Ventilation area next to the secured flats access doors covered over with a metal panel restricting ventilation area.				
Remove panel covering metal mesh used for ventilation from next to the secured flats access door on the 10th floor which provides access to flats 41-42, x1 plate in total. Priority: MEDIUM, Target Date: 29/09/2017, Status: Outstanding				
<u>Images</u>				
				
WP_20170630_17_10_28_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				
<u>Images</u>				
				
WP_20170629_13_14_56_Rich.jpg				

## 7 FIRE PROTECTION MEASURES

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 type="checkbox"/>	N/A <input checked="" 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	(VENC0M) Comments			
<p><u>Comments</u></p> <p>At the time of the assessment there was no ventilation to the staircase. The 1st floor landing has fixed windows with trickle vents, floors 2-12 have windows with trickle vents and the handles have been removed, and the 13th floor 2 windows are fixed shut with the top one having a trickle vent. 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 64cm x 71cm and 64cm x 64cm) 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.</p> <p>30.6.17 The two windows at the top of the stairwell have now been removed and suitable ventilation has now been provided.</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 refuse hopper cupboards located off each lift lobby area has permanent open vents within, which are more than the 0.2m<sup>2</sup>, in size required.</p>				
<u>Images</u>				

## 7 FIRE PROTECTION MEASURES



WP\_20170630\_17\_08\_05\_Rich.jpg



WP\_20170630\_17\_08\_48\_Rich.jpg

7.7	Fire Brigade Access and Facilities			
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 checked="" type="checkbox"/>	No <input 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"/>
	<p><u>Comments</u>                      The main entry doors have firefighters overrides installed as do the stairwell to flat accommodation doors and the lift lobby to flat doors. All defective firefighter overrides were reported to the technical officer in attendance at the time of the assessment, further to this, on the 30.6.17 all secured access doors with overrides apart from the main front and rear doors have had their facilities switched off so that a drop key is not required to access the property.</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 FIRE PROTECTION MEASURES

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"/>
<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.</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: 01/07/2018, Status: Outstanding</p>				
<p><u>Images</u></p>  <p>WP_20170629_11_13_37_Rich002.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?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
7.7.13	(B513) Does the building signage give correct directions to dwellings in an emergency?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.7.14	(B515) Where fitted does the Premises Information Box contain the correct and relevant information?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
7.7.15	(B514) Comments			

7 FIRE PROTECTION MEASURES

Comments

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, however as from the 30.6.17 these have all been switched off.

This is a large block of flats with an uncomplicated layout. A hydrant is available outside Skenfrith House in Commercial Way, with suitable fire appliance parking available within Commercial Way/Bird In Bush Rd. A dry riser is installed to the building serving all but the ground floor and was last serviced/checked 2/17.

Images



WP\_20170629\_11\_13\_37\_Rich003.jpg



WP\_20170629\_11\_21\_22\_Rich.jpg



WP\_20170629\_11\_23\_45\_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  No  N/A

## 7 FIRE PROTECTION MEASURES

### Comments

The flat entry doors to flats 21, 23 and 53 were checked at the time of the assessment and found to be a minimum of a notional FD30, with only flat 53 having an intumescent strip installed. All doors had single perko style self closers installed, Southwark Council has a policy of fitting overhead positive door self closers which comply with BS EN1154. As all flat entry doors are of a similar design, apart from 48 which was visually inspected and is deemed to be a notional FD30 door, it is assumed that all doors are required to be upgraded to FD30S SC with a self closer which complies with BS EN1154 to be installed.



Flat entry doors are a minimum of FD30 only and are required to be a minimum of FD30S SC with a self closer to be fitted which complies with BS EN1154

Upgrade all flat entry doors to a FD30S SC standard and install self closer which comply with BS EN1154, x56 in total.

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

### Images



WP\_20170629\_15\_44\_31\_Rich.jpg



WP\_20170629\_16\_00\_27\_Rich.jpg



WP\_20170629\_16\_02\_09\_Rich.jpg

## 7 FIRE PROTECTION MEASURES

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 checked="" type="checkbox"/> N/A <input type="checkbox"/>
<p><u>Comments</u></p> <p>There are no cross corridor fire doors installed, there are secured access doors which if fitted correctly could be deemed to be fire doors, however the are areas next to the door which is vented. The doors from the stairs leading to the lifts are FD30S SC doors, however the stairs are a fire fighting shaft and the doors should be a minimum of FD60S SC as per Approved Document B diagram 52. All doors off the stairwell leading to flat accommodation is to be replaced with FD60S SC doors accordingly. Noted that the 13th storey stairwell to flat accommodation door has plastic viewing panels, however task has been raised to replace the door entirely.</p>	
<p> All doors off the stairwell leading to flat accommodation are FD30S Sc only and are required to be replaced with FD60S SC doors.</p>	
<p>Replace all doors off the stairwell leading to flat accommodation with FD60S SC doors, x14 in total. Priority: HIGH, Target Date: 31/07/2017, Status: Outstanding</p>	
<p><u>Images</u></p> <p></p> <p>WP_20170629_13_11_22_Rich001.jpg</p> <p></p> <p>WP_20170629_14_17_55_Rich.jpg</p>	

## 7 FIRE PROTECTION MEASURES



WP\_20170629\_14\_49\_39\_Rich.jpg

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  No  N/A

### Comments

The electrical intake opposite flat 2 is a metal door which is not deemed to be fire resistant due to the gap between the door frame and the door and should be replaced with a FD60S SC door. The electrical intake door opposite the ground floor lift is a wooden door and is deemed to be a notional FD30 door, this door should be replaced with a FD60S SC door. All the riser doors on odd numbered floors (7 in total) are notional FD30S doors, these doors are to be replaced with FD60S doors and fire door keep locked signs installed.

The 5th floor riser door is defective due to bent latch and retainer where the lock has been forced and requires repairing.



The doors to the electrical intakes within the ground floor entrance lobby are to be replaced with FD60S SC doors.

Replace the currently installed doors to the two ground floor electrical intake cupboards located opposite flat 2 and opposite the lifts, for FD60S SC doors, x2 in total.  
Priority: MEDIUM, Target Date: 29/09/2017, Status: Outstanding



All the riser doors on odd numbered floors (7 in total) are notional FD30S doors, these doors are to be replaced with FD60S doors and fire door keep locked signs installed.

Replace all riser access doors located on odd numbered floors (7 in total), for FD60S doors.  
Priority: MEDIUM, Target Date: 29/09/2017, Status: Outstanding



The 5th floor riser door is defective due to bent latch and retainer where the lock has been forced and requires repairing.

Repair the 5th floor riser door latch and retainer so that the door can be closed and locked. Latch and retainer currently damaged and bent so that door cannot be shut.  
Priority: HIGH, Target Date: 31/07/2017, Status: Outstanding

## 7 FIRE PROTECTION MEASURES

<p><u>Images</u></p>  <p>WP_20170629_14_20_42_Rich.jpg</p>		
7.8.4	(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?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
<p><u>Comments</u></p> <p>All of the storeroom doors other than those housing intercom equipment and the 12th floor could not be accessed due to no key available to fit the lock. None of the drying rooms, apart from the 13th floor which provides access to the water tank area and the roof, could be inspected for the same reason. All storerooms and drying room were accessed where possible and if not accessed were visually inspected and found to be a minimum notional FD30 in satisfactory condition apart from the storeroom door on the 12th floor, which is a metal door but is not deemed to be fire resistant due to the gap between the door and the door frame and should be replaced with a FD30S door and a 'fire door keep locked' sign installed.</p> <p>The drying room door on the 13th floor is a metal door, however it is not deemed to be fire resistant due to the gap at the top and bottom of the hinges and should be replaced with a FD60S door as it also has to provide separation between the water tank room/roof area which can be accessed from this room.</p>		
<p> Metal storage room door on the 12th floor next to the lift is not suitably fire resistant.</p>		
<p>Replace the storage room metal door on the 12th floor next to the lift for a FD30S door. Priority: MEDIUM, Target Date: 29/09/2017, Status: Outstanding</p>		
<p> The metal door to the drying room is not suitably fire resistant and is required to be replaced with a FD60S door.</p>		
<p>Replace the metal drying room door on the 13th floor for a FD60S door, x1 in total. Priority: LOW, Target Date: 01/07/2018, Status: Outstanding</p>		
7.8.5	(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?	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 second floor rubbish chute door is sticking to the floor when opened and requires the bottom of the door to be shaved off.</p> <p>The 3rd floor bin chute door is missing part of the door jamm. The door jamm should be repaired.</p>	
	<p>The second floor rubbish chute door is sticking to the floor when opened.</p>
<p>Shave the bottom of the second floor rubbish chute door so that the door does not stick to the floor when opened, x1 in total. Priority: MEDIUM, Target Date: 29/09/2017, Status: Outstanding</p>	
<p><u>Images</u></p>  <p>WP_20170629_13_52_12_Rich.jpg</p>	
	<p>3rd floor bin chute door jam broken on opening edge of door frame.</p>
<p>Repair the door jam which has broken off the 3rd floor bin chute door, on the opening edge of door. Priority: MEDIUM, Target Date: 29/09/2017, Status: Outstanding</p>	
<p><u>Images</u></p>  <p>WP_20170629_14_01_46_Rich.jpg</p>	
7.8.6	<p>(FRD006 ) Do all fire doors have self closing devices compliant with BS EN 1154? Where not applicable are fire doors kept locked shut? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

## 7 FIRE PROTECTION MEASURES

<p><u>Comments</u> The stairwell door on the ground floor, leading to the lift lobby area, ground floor stairwell door to outside and the 12th floor stairwell door to flat accommodation door, all not currently fully closing and are required to be adjusted so that the doors fully close.</p>	
<p> Ground floor stairwell door leading to the lift lobby, the ground floor stairwell door leading to outside and the 12th floor stairwell to accommodation door, all do not fully close and require adjustment.</p>	
<p>Adjust the ground floor door leading from the stairwell to the lift lobby, door is a secured access door with a drop key facility, also adjust the ground floor stairwell final exit door leading to outside, so that the doors fully closes on its latch, adjust latch and self closer accordingly. Also the ground floor stairwell door leading to outside and the 12th floor stairwell to flat accommodation door, both require adjustment to the latch and self closer, x3 doors in total. Priority: MEDIUM, Target Date: 29/09/2017, Status: Outstanding</p>	
<p><u>Images</u></p> <p> WP_20170629_13_02_49_Rich.jpg</p> <p> WP_20170629_13_03_05_Rich001.jpg</p> <p> WP_20170629_13_10_42_Rich.jpg</p>	
7.8.7	(FRD008) Are any fire doors surveyed at this site constructed of anything else other than wood? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

## 7 FIRE PROTECTION MEASURES

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"/>
<p><u>Comments</u> The main entry door, the rear entry door and the stairwell final exit door all open in direction of escape.</p>				
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			
<p><u>Comments</u> 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.</p> <p>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.</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. 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>				