
Asset Identifier	PHAU03680201
Address	BROMYARD HOUSE, 1-56,COMMERCIAL WAY,LEDBURY ESTATE,PECKHAM
Post Code	SE15 1QE

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

Assessment Ref	PHAU03680201-FRA-PB-4-20170706-122002
Assessment Date	06/07/2017
Assessment Type	Latest Results
Assessor Name	EJ

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2 INTRODUCTION

2.1	Introduction	
2.1.1	(BBB01) i	<p>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.</p>
2.1.2	(BBB02) ii	<p>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.</p>
2.1.3	(BBB03) iii	<p>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.</p>
2.1.4	(BBB04) iv	<p>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.</p>

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
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 1968 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 the main entrance within Commercial Way. 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 which is also used as the 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 unsecured doors inbetween 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 rear of the building next to the stairwell final exit 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/water tank rooms water pump room and disused drying rooms on all floors (access unavailable to store room on the 10th floor due to no key to fit lock). 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. Both lifts have drop key overrides installed for fire fighters and a dry riser inlet is installed at the front of the building with outlets available on all upper 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



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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 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 28/8/2015.</p>			
<p><u>Images</u></p>  <p>WP_20170705_11_54_57_Rich.jpg</p>  <p>WP_20170705_11_55_19_Rich.jpg</p>			

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL



WP_20170705_12_00_41_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			
<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 which has key fob and intercom entry system, and key fob access only to the rear door. At the time of the assessment all secured access doors electrical locks were switched off, this is due to allow easier evacuation of the building as and where required, due to compartmentation issues which are currently being addressed. Fire wardens are currently in place 24 hours a day who will assist with any evacuation needs and will require access to flat entry doors and are available to monitor the area for arson or anti social behaviour</p> <p>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_20170705_11_29_30_Rich.jpg</p>				
6.5	Portable Heaters and Heating Installations			
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			

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

	<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 ground floor electrical intake opposite flat 2 has rubbish stored within it, the 7th floor storeroom has newspapers on the floor, the 8th floor drying room has rubbish stored within it, all items within these areas are to be removed and disposed of. The 12th floor drying room is unsecured due to a broken lock and is used for the storage of household items, these items are to be removed.</p> <p>There is a black plastic bag stuffed within the air vent next to flat 45 and is required to be removed,</p>
	Rubbish stored in the following locations to be removed: The ground floor electrical intake opposite flat 2, the 7th floor storeroom has newspapers on the floor, the 8th floor drying room has rubbish stored within it.
	<p>Remove rubbish/old newspapers from the following locations (note storerooms are to the left handside of lifts and drying rooms are opposite lifts): the ground floor electrical intake opposite flat 2 has rubbish stored within it, the 7th floor storeroom has newspapers on the floor, the 8th floor drying room has rubbish stored within it. Priority: LOW, Target Date: 07/07/2018, Status: Outstanding</p>
	<p><u>Images</u></p>  <p>WP_20170705_11_55_11_Rich.jpg</p>
	Household items stored within the 12th floor drying room, items to be removed.
	<p>Remove all household items and rubbish store within the 12th floor drying room located opposite the lift. Priority: HIGH, Target Date: 06/08/2017, Status: Outstanding</p>
	<p><u>Images</u></p>



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WP_20170705_14_56_41_Rich.jpg



WP_20170705_14_56_47_Rich.jpg



Black plastic bag stuffed into air vent to be removed.

Remove the black plastic bag stuffed into the air vent above the window next to the flat entry door next to flat 45, x1 in total.

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

Images

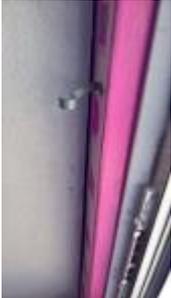


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6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

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	(HOU03) 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. At the time of the assessment there were no combustibles which would either obstruct or impede escape.</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	(HAZ03) 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 checked="" type="checkbox"/>	No <input 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"/>
<p><u>Comments</u> A structural survey and compartmentation works were in the process of being carried out.</p>				
6.9.3	(WOR03) Comments			
<p><u>Comments</u> 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.</p> <p>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.</p>				

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>There are cracks in the floor and walls of flats which are quite large within this block and within neighbouring blocks. 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 in the process of being 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. Fire stopping is also being carried out within the building</p> <p>As an interim measure, whilst awaiting the results of the structural survey, the building has 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 also been provided to the stairwell area by the removal of the top floor stairwell windows.</p> <p>The ground floor bin room has conduit going into the ground floor lift lobby area and trunking within the ceiling area, both require fire stopping.</p> <p>The ground floor entrance lift lobby area has a hatch into the false ceiling area. It is not known if this hatch will provide the 60 minute fire protection required.</p>		
<p><u>Images</u></p>  <p>WP_20170705_14_47_13_Rich.jpg</p>  <p>WP_20170705_14_47_17_Rich.jpg</p>		

7 FIRE PROTECTION MEASURES



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Fire stopping required within the ground floor bin room where conduit goes into lift lobby area and where trunking goes into ceiling.

Provide fire stopping which provides 60 minutes fire resistance to the following locations: ground floor bin room in the rear wall where conduit goes into the lift lobby area (15cm x 25cm) and in the ceiling area where the centrally located trunking goes into the ceiling (8cm in diameter), x2 areas in total.
Priority: MEDIUM, Target Date: 05/10/2017, Status: Outstanding

Images



WP_20170705_11_48_42_Rich.jpg



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WP_20170705_11_54_21_Rich.jpg

7 FIRE PROTECTION MEASURES

	Hatch in ground floor lift lobby area is of an unknown fire resistance.
Confirmation required that the ground floor lift lobby hatch leading into the false ceiling area will provide 60 minutes fire resistance. Priority: LOW, Target Date: 07/07/2018, Status: Outstanding	
<u>Images</u>	
	
WP_20170705_12_06_12_Rich.jpg	
7.1.2	(FSP02) Is there reasonable limitation of linings that might promote fire spread? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<u>Comments</u>	
It is noted that paint is peeling in some areas within the building, however it is not deemed to be a cause for concern and should be monitored as part of the fire risk assessment process.	
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. Soutwark 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.	
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, most are in satisfactory condition.

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. The following riser panels are to be replaced as they do not provide the 60 minutes fire resistance required: 5th floor bottom right hand side of dry riser, 9th floor bottom far right and bottom left of dry riser, 11th floor bottom left hand side of dry riser, 12th floor both far right of dry riser.

The 1st floor far right riser panel is loose due to screws missing and not all screws, screwed in, panel should be made secure.



The 1st floor far right riser panel is loose due to screws missing and not all screws are screwed in.

Secure the 1st floor far right of dry riser, riser panel, screw in all screws and replace missing screws.

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

Images



WP_20170705_12_46_40_Rich.jpg



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: 5th floor bottom right hand side of dry riser, 9th floor bottom far right and bottom left of dry riser, 11th floor bottom left hand side of dry riser, 12th floor both far right of dry riser.

Replace the following riser panels with riser panels which will provide 60 minutes fire resistance: 5th floor bottom right hand side of dry riser, 9th floor bottom far right and bottom left of dry riser, 11th floor bottom left hand side of dry riser, 12th floor both far right of dry riser, x4 in total.

Priority: MEDIUM, Target Date: 05/10/2017, Status: Outstanding

7 FIRE PROTECTION MEASURES

<p><u>Images</u></p>  <p>WP_20170705_14_54_56_Rich.jpg</p>			
<p>7.1.4 (FSPCOM) Comments</p>			
<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>			
<p>7.2 Means of Escape from Fire</p>			
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 FIRE PROTECTION MEASURES

<p><u>Comments</u> It is noted that the final exit doors are electronically secured with no door handles installed to the doors, push button release switches are installed and 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.</p>			
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"/>
7.2.6	(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 flat entry doors have metal security grills installed these will obstruct egress by the occupants of the flat and access to the fire service in the event of a fire and are required to be removed: flats 38 and 55.</p>			
<p> Metal security gates installed to flat entry doors to flats 38 & 55.</p>			
<p>Remove the metal security gates across the flat entry doors to flats 38 & 55. Priority: HIGH, Target Date: 06/08/2017, Status: Outstanding</p>			
<p><u>Images</u></p> <p></p> <p>WP_20170705_14_30_17_Rich.jpg</p> <p></p> <p>WP_20170705_15_06_18_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 FIRE PROTECTION MEASURES

7.2.9 (MOECOM) Comments
<p><u>Comments</u> 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 22m and 39m to the 13th floor, floor plate. The building is deemed to be compliant 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 furthest flat entrance door and the door to the stairway is just over 7.5m (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 standard or upgraded FD30S SC doors with overhead self closers. 5. Door to stairwell is FD60S SC 6. AFD installed within 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', would not have required to have sprinklers installed at the time the building was built and is deemed to be satisfactory. Suitable ventilation provided to the building stairwell by the removal of the two top floor 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.</p>
 Final exit stairwell door requires a 'fire exit keep clear' sign to be displayed.
<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: 07/07/2018, Status: Outstanding</p>
<p><u>Images</u></p>

7 FIRE PROTECTION MEASURES



WP_20170705_11_28_42_Rich.jpg

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

Comments

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. 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'.

Replace the 'Fire Door Keep Closed' sign on the ground floor stairwell door, on the stairwell side of door.



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.

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: 07/07/2018, Status: Outstanding

Images



WP_20170705_14_18_39_Rich.jpg



No 'Fire Door Keep Locked Shut' signs on the following doors: storage area doors on floors 1-13 and to the disused drying room doors on floors 1-13.

Install 'Fire Door Keep Locked Shut' signs on the following doors: wodden storage area doors on floors 1-13 and to the metal (13th floor only)/wood disused drying room doors on floors 1-13, x26 in total. Priority: LOW, Target Date: 07/07/2018, Status: Outstanding

7 FIRE PROTECTION MEASURES

	<p>'Fire Door Keep Closed' on the ground floor stairwell door on lift lobby side of door is unreadable.</p>
<p>Replace the 'Fire Door Keep Closed' on the ground floor stairwell door on lift lobby side of door, x1 in total. Priority: LOW, Target Date: 07/07/2018, Status: Outstanding</p>	
<p>7.4.3</p>	<p>(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>
<p><u>Comments</u> Fire action signs are on display on all floors, however these should be covered over due to the suspected compartmentation issues and the temporary new fire strategy. 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>	
	<p>New fire action strategy introduced as a temporary measure.</p>
<p>Cover all currently permanently installed fire action signs with the temporary fire action notice, x13 in total. Priority: HIGH, Target Date: 06/08/2017, Status: Outstanding</p>	
<p>7.4.4</p>	<p>(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>
<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: 07/07/2018, Status: Outstanding</p>	
<p>7.4.5</p>	<p>(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>
<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>

7 FIRE PROTECTION MEASURES

<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: 07/07/2018, Status: Outstanding</p>	
<p><u>Images</u></p>  <p>WP_20170705_15_01_52_Rich.jpg</p>	
<p> No electrical hazard signage installed on the riser doors on all odd numbered floors and on the 4th floor, within the lift lobby area.</p>	
<p>Install electrical hazard signage to the riser access door within the lift lobby area on all odd numbered floors and the 4th floor, all doors are wooden, x8 in total. Priority: MEDIUM, Target Date: 05/10/2017, Status: Outstanding</p>	
<p><u>Images</u></p>  <p>WP_20170705_14_38_42_Rich.jpg</p>	
7.4.6	(NOTCOM) Comments
<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>	
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 checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

7 FIRE PROTECTION MEASURES

<p><u>Comments</u> As an interim measure, due to the compartmentation issues and the change of the fire evacuation strategy, domestic battery single point smoke detectors have been installed outside flat entry doors to provide early warning to the fire wardens.</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		
<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. Due to the further information provided showing breaches in compartmentation between flats via the floors and walls, the building is now patrolled by fire wardens 24hrs a day seven days a week. A single point battery operated smoke detector is installed in front of flat entry doors and wardens are located on every other floor, 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. At the time of the assessment it was noted that the domestic single point smoke detectors in the communal area were placed in the wrong position, contractor informed at the time that they should all be placed on the ceiling directly in front of the flat lobby doors. 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><u>Images</u></p>  <p>WP_20170705_12_58_47_Rich.jpg</p>			
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 <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

7 FIRE PROTECTION MEASURES

<p><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 is 24cm x 85cm in size (0.4sqm 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.</p>			
<p> 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.</p>			
<p>Increase the area of ventilation next to each secured flat access doors on floors 1st to 13th, so that each floor ventilation areas when combined provide at least 1.5sqm of ventilation area. Priority: MEDIUM, Target Date: 05/10/2017, Status: Outstanding</p>			
<p><u>Images</u></p>  <p>WP_20170705_15_01_42_Rich.jpg</p>			
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 type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" 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	(VENCOM) Comments		

7 FIRE PROTECTION MEASURES

Comments

The two windows at the top of the stairwell have been removed and suitable ventilation is provided to the stairs, floors 1-12 have windows with trickle vents and the handles have been removed. The staircase has more than the 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.

Ventilation to the upper floors lift lobby areas is provided via metal mesh areas next to the secured flats access doors which are 24cm x 85cm in size (0.4sqm 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 four metal louvered vents located on external walls and measure 25cm x 170cm x2 vents and 45cm x 190cm x2 vents in size.

Images



WP_20170705_11_43_04_Rich.jpg



WP_20170705_11_45_14_Rich.jpg



WP_20170705_11_45_48_Rich.jpg

7 FIRE PROTECTION MEASURES



WP_20170705_11_46_04_Rich.jpg



WP_20170705_14_59_48_Rich.jpg



WP_20170705_15_10_56_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 front main entry door is fitted with a firefighter drop key override, one is not installed to the rear door.</p>			
<p><u>Images</u></p>			

7 FIRE PROTECTION MEASURES



WP_20170705_11_32_58_Rich.jpg

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"/>
<u>Comments</u>				
All dry riser inlets and outlet are accessible, however the 5th floor dry riser outlet door is very difficult to open as the top edge of the door sticks to the frame, door to be adjusted.				
Door to 5th floor dry riser outlet sticking and difficult to open.				
Adjust the 5th floor dry riser outlet so that the door is readily openable. Priority: MEDIUM, Target Date: 05/10/2017, Status: Outstanding				
<u>Images</u>				
WP_20170705_14_00_58_Rich001.jpg				
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 sign on dry riser outlet door on the 3rd & 11th floor are missing 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: 07/07/2018, Status: Outstanding</p>			
<p><u>Images</u></p>			
<p></p> <p>WP_20170705_11_33_02_Rich.jpg</p>			
<p> The dry riser outlet sign on dry riser outlet door on the 3rd floor and 11th floor is missing and is required to be replaced.</p>			
<p>Replace the missing dry riser outlet signs on the 3rd floor and 11th floor dry riser outlets, x2 in total. Priority: LOW, Target Date: 07/07/2018, Status: Outstanding</p>			
<p><u>Images</u></p>			
<p></p> <p>WP_20170705_13_00_39_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?	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 FIRE PROTECTION MEASURES

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			
	<p><u>Comments</u> This is a large block of flats with an uncomplicated layout. A hydrant is available near the block on the corner of Elcot Avenue junction of Commercial Way, with suitable fire appliance parking available within Commercial Way. A dry riser is installed to the front of the building serving all but the ground floor and was last serviced/checked 27/2/17. The front entry door and the lifts have drop key firefighting overrides installed. Currently all secured access doors have being switched off to aid evacuation of the building, if required, due to the compartmentation issues and access required for the fire wardens.</p>			
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"/>
	<p><u>Comments</u> The electrical intakes within the ground floor lobby area have FD60S installed to the intake opposite the lifts and a FD60S SC door installed opposite flat 2. The riser access cupboards located within the odd numbered upper floors and the 4th floor lift lobby area are only notional FD30S doors. These doors should be replaced with a FD60S doors as is required within protected lobbies within buildings over 30m in height. Also noted that the riser access doors have strips of MDF used as part of the door jamm, these will not provide the appropriate amount of fire resistance and should be replaced with a timber door jamm of 25mm x 50mm in size.</p>			
	<p> Riser access doors on odd numbered floors 1-11 and on the 4th floor are all notional FD30S, required to be replace with FD60S doors.</p>			
	<p>Replace the riser access doors located on all odd floors inbetween 1st -11th and the 4th floor in the lift lobby area. Doors to be replaced with FD60S doors, x7 in total. Priority: MEDIUM, Target Date: 05/10/2017, Status: Outstanding</p>			
	<u>Images</u>			

7 FIRE PROTECTION MEASURES



WP_20170705_13_50_33_Rich.jpg



WP_20170705_14_37_07_Rich.jpg



Riser door top door jamms are made of MDF and are not suitably fire resistant.

Replace the top door jamms to the riser access doors located within the lift lobbies on the 7th, 9th, 11th and 13th floors, with a timber door jamm 25mm x 50mm in size x4 in total.

Priority: MEDIUM, Target Date: 05/10/2017, Status: Outstanding

Images



WP_20170705_14_37_07_Rich001.jpg

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 No N/A

7 FIRE PROTECTION MEASURES

<p><u>Comments</u></p> <p>No access available to the 2nd floor store room and the 10th floor drying room as no key available to fit lock to door.</p> <p>Storeroom door on the 12th floor has flammable expanding foam and pieces of wood around the internal side of the door frame. All flammable items are required to be removed from around the frame and the door made good with suitable fire resistant materials.</p> <p>The 12th floor drying room door is missing a face plate to the lock and is therefore not suitable fire resistant. Key face plate is required to be replaced.</p>
<p> Unable to access the 2nd floor storeroom and the 10th floor drying room due to no key to unlock door.</p>
<p>Access required to the 2nd floor store room and the 10th floor drying room, locks to be changed for one that can be easily accessed by Southwark Council staff, x2 in total. Priority: LOW, Target Date: 07/07/2018, Status: Outstanding</p>
<p> 12th floor storeroom frame made good with flammable materials.</p>
<p>The 12th floor double door storeroom, rear of door frame is filled with flammable expanding foam and pieces of wood, all flammable items are required to be removed from around the frame and the door made good with suitable fire resistant materials. Priority: LOW, Target Date: 07/07/2018, Status: Outstanding</p>
<p><u>Images</u></p> <p> WP_20170705_14_52_14_Rich.jpg</p> <p> WP_20170705_14_52_33_Rich.jpg</p>

7 FIRE PROTECTION MEASURES

	<p>The 12th floor drying room door is missing a key face plate and is required to be replaced.</p>
<p>Replace the 12th floor drying room key faceplate which is missing, face plate to be suitably fire resistant and provide 30 minutes fire resistance. Priority: MEDIUM, Target Date: 05/10/2017, Status: Outstanding</p>	
<p><u>Images</u></p>  <p>WP_20170705_14_56_22_Rich001.jpg</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? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p>
<p><u>Comments</u> There is no self closer installed to flat entry door to flat 34, a positive self closing device to BS EN 1154 should be installed.</p>	
	<p>No self closer installed to flat entry door to flat 34.</p>
<p>Install a positive overhead door self closing device to BS EN 1154 to flat entry door of flat 34, x1 in total. Priority: HIGH, Target Date: 06/08/2017, Status: Outstanding</p>	
<p><u>Images</u></p>  <p>WP_20170705_14_24_29_Rich001.jpg</p>	

7 FIRE PROTECTION MEASURES

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"/>
<p><u>Comments</u> The flat entry doors to flats 34 & 47 were checked at the time of the assessment and on first appearance look like uPVC doors, however these doors are substantial, have intumescent strips installed and a door self closer and are deemed to be notional FD30S SC doors. The assessors has been informed at the time of the assessment that these doors are due to be changed and are awaiting delivery.</p>				
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			
<p><u>Comments</u> Most flat entry doors are of a similar type, the assessor has carried out the fire risk assessments on other similar blocks and it is assumed that most flat entry doors are FD30S SC doors with an overhead self closer installed. The repairs team have also carried out visits to all similar 14 storey blocks on the Ledbury estate and where doors have being identified as not having fire doors, are on order to be replaced.</p> <p>The ground floor electrical intake room and cupboard have metal doors, which are 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.</p> <p>The stairwell doors are all FD60S SC doors in satisfactory condition.</p> <p>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. The 12th floor has a set of double doors in the reflected area and are deemed to be FD30 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 FIRE PROTECTION MEASURES

7.9.2	(EWF02) Does this building have an external cladding system which overlays the original structure?	Yes <input type="checkbox"/>	No <input checked="" 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> All buildings at the time of construction and/or alteration the external walls should have complied with the building regulations at the time. Southwark Council have an assessment process in place that will check the external fabric of a block is compliant to the current building regulations. This assessment not only includes the external finish of the wall but the materials used for insulation and fire breaks and how these materials are fixed to the building.</p> <p>Infill panels are installed within the exterior wall of the corridor flat approach.</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 to the side of the building which is a raised grass area 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>				