Asset Identifier: PHAU00141401
Address: HAROLD MADISON HOUSE, 1-48, ALBERTA STREET, ALBERTA ESTATE, WALWORTH
Post Code: SE17 3SG

Code: FRA-PB
Version: 9
Description: FRA-PURPOSE BUILT BLOCKS
Assessment Date: 26/07/2018
Assessment Version: Current
Assessor Name: Earl Johnson
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2 INTRODUCTION

2.1 Introduction

2.1.1 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.

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.

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.

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.

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.

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.
3 SUMMARY

3.1 Summary

3.1.1 Risk Rating

<table>
<thead>
<tr>
<th>CONSEQUENCE OF A FIRE</th>
<th>RARE</th>
<th>UNLIKELY</th>
<th>POSSIBLE</th>
<th>LIKELY</th>
<th>ALMOST CERTAIN</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTREME</td>
<td>LOW MODERATE</td>
<td>HIGH MODERATE</td>
<td>SUBSTANTIAL</td>
<td>SUBSTANTIAL</td>
<td>INTOLERABLE</td>
</tr>
<tr>
<td>MAJOR</td>
<td>TOLERABLE</td>
<td>LOW MODERATE</td>
<td>HIGH MODERATE</td>
<td>SUBSTANTIAL</td>
<td>SUBSTANTIAL</td>
</tr>
<tr>
<td>MODERATE</td>
<td>TOLERABLE</td>
<td>TOLERABLE</td>
<td>LOW MODERATE</td>
<td>HIGH MODERATE</td>
<td>SUBSTANTIAL</td>
</tr>
<tr>
<td>MINOR</td>
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<td>TOLERABLE</td>
<td>TOLERABLE</td>
<td>LOW MODERATE</td>
<td>HIGH MODERATE</td>
</tr>
<tr>
<td>NEGLIGIBLE</td>
<td>TRIVIAL</td>
<td>TRIVIAL</td>
<td>TOLERABLE</td>
<td>TOLERABLE</td>
<td>LOW MODERATE</td>
</tr>
</tbody>
</table>

**LIKELIHOOD OF A FIRE**

Trivial: These risks are considered acceptable. No further action is necessary other than to ensure that the controls are maintained.

Tolerable: No additional actions are required unless they can be implemented at very low cost (in terms of time, money and effort). Actions to further reduce these risks are assigned low priority. Arrangements should be made to ensure that the controls are maintained and monitored.

Low Moderate: Consideration should be given as to lowering the risk where applicable, to a tolerable level, and preferably to a trivial level, but the costs of additional risk reduction measures should be taken into account unless these are managerial issues. The risk reduction measures should be implemented within a defined time period. Arrangements should be made to ensure that the controls are maintained and monitored.

High Moderate: Considerable efforts should be made to reduce the risk to a tolerable level, and preferably to a trivial level, but the costs of additional risk reduction measures may be taken into account unless these are managerial issues. The risk reduction measures should be implemented within a defined time period. Arrangements should be made to ensure that the controls are maintained and monitored.

Substantial: Substantial efforts should be made to reduce the risk. Risk reduction measures should be implemented urgently within a defined time period. Consideration should be given to suspending or restricting the use, or to apply interim control measures, until this has been completed. Controls should be maintained and monitored. Consideration should be given to consulting with the Enforcing Authority.

Intolerable: These risks are unacceptable. Substantial improvements in risk controls are necessary, so that the risk is reduced to a tolerable or trivial level. The activity should be halted until risk controls are implemented. If it is not possible to reduce risk the activity should remain prohibited. Enforcing Authority must be consulted.

3.1.2 Next Physical Assessment Due 2019

3.1.3 FRA Type PB

3.1.4 Storeys Ground and Above 10

3.1.5 Storeys Below Ground 0

3.1.6 Units 48

3.1.7 Status COMPLETE
3 SUMMARY

3.1.8 Building Dimensions. Length, width and height.

The premises is approximately 33m x 16m (at its widest point) and 27m in height up to the base of the 9th floor.

3.1.9 List any tasks that once completed can reduce the risk rating of this assessment.

3.1.10 Does this assessment require a review? Yes ☐ No ☑ N/A ☐
4 GENERAL BUILDING INFORMATION

4.1 General Building Information

4.1.1 Building information

The building forms a block of flats over ten floors, constructed in 1965. External walls are of brick construction on to a concrete frame with concrete stair, a flat roof and uPVC double glazed windows. The premises has a centrally located staircase providing access to the upper floors open balcony areas which provide entry to the flats, with the ground floor flats having straight to street access. The accommodation consists of 48 flats; 5 at each floor level and 3 on the 9th floor with internal accommodation within each flat being single level. Access to the building is either via a secured door providing access to the lift lobby area via key fob, intercom or drop key or via the secured stairwell door which has key fob and drop key access. Two lifts are installed within the building, with both lifts serving all floors up to the eighth and a single lift serving up to the ninth. Each flat has a water meter housing next to the flat entry door which is lined with fire resistant boarding.

There is a refuse chute system with refuse hoppers on all balcony floors within an alcove area off the open deck balcony area and a palading room located on the ground floor with external access provided. There is an electrical intake located externally to the building next to the main entrance door with electrical riser cupboards located on all upper floors. There is a metal hatch within the 9th floor lift lobby ceiling area which provides access to the lift motor room and roof area (assumed) with a secured ladder provided. The building has a dry riser installed with the inlet next to flat 5 and outlets on the 4th, 6th and 8th floors only. There is an empty storage cupboard located at the top of the stairs opposite the door leading to the 9th floor balcony area.

Premises Layout

Ground Floor: flats 1-5
1st Floor: flats 6-10
2nd Floor: flats 11-15
3rd Floor: flats 16-20
4th Floor: flats 21-25
5th Floor: flats 26-30
6th Floor: flats 31-35
7th Floor: flats 36-40
8th Floor: flats 41-45
9th Floor: flats 46-48

Images

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4.1.2 Any further building comments?

The building contains sleeping occupants in protected dwellings. It is not untypical of a social housing block or young persons of various ages, physical & mental health abilities and behavioral styles to be in the premises by way of lawful and unlawful tenancies or visit. It is not practical to identify all such persons on the premises. It is expected that lone workers are informed of risks and have appropriate fire instruction & training.

It has not been identified to the assessor of any specific individual person especially at risk from fire.
5 MAINTENANCE SCHEDULES

5.1 Maintenance Schedules

5.1.1 Maintenance Schedules

All equipment relating to fire fighting and fire protection in the building are subject to scheduled maintenance which is recorded and stored off site. This maintenance will be in line with the requirements and test methods as given in the relevant British standard. Where no such record exists or where maintenance has not been undertaken (or carried out appropriately), the surveyor will make comments in the relevant section. This survey will be updated in the near future to provide the last test dates for all active fire safety measures installed in this building.
6.1 Electrical Sources of Ignition

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1.1 Are there reasonable measures taken to prevent fires of electrical origin?</td>
<td>☑️</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.1.2 Are fixed installations periodically tested and inspected?</td>
<td>☑️</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.1.3 Is the fuseboard/mains intake suitably fire resistant?</td>
<td>☑️</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6.1.4 Comments

Southwark Council usually undertake 5 yearly inspections and testing of the landlord's electrical installation. Records of any testing or maintenance are held on the Council's internal database.

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.

There is a mains electrical intake cupboard located externally next to the main entrance door and electrical riser cupboards on the upper floor open balcony areas.

Images

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(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-76.jpg
6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.2 Gas

6.2.1 Is there gas supplied in the area of inspection?  
Yes ☑️  No ☐  N/A ☐

There is a gas meter within the ground floor electrical intake cupboard. It is believed that the gas meter was installed for the gas operated drying room equipment, which are now used as electrical riser cupboards on the upper floors. The gas supply from the meter is isolated, however if the meter is no longer required it should be removed accordingly.

6.2.2 Is gas equipment protected/located so as to prevent accidental damage?  
Yes ☑️  No ☐  N/A ☐

6.2.3 Are gas installations and appliances free from any obvious defects?  
Yes ☑️  No ☐  N/A ☐

6.2.4 Comments
6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

No observations were made on this inspection of any gas installations which may be prone to accidental damage or have any defects.

A natural Gas supply may be fed to individual dwellings for cooking 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.

There is a gas meter within the ground floor electrical intake cupboard, it is assumed that the meter is still live and was provided to supply gas to the upper floor electrical risers which may have been sued as drying rooms (equipment still installed within several of these cupboards). Gas supply from the meter is isolated.

6.3 Smoking

6.3.1 Is there evidence of smoking in areas where this has been prohibited?  
Yes ☑ No ☐ N/A ☐

6.3.2 Comments  
No evidence of smoking in the internal common areas was observed at the time of inspection. Smoking in the communal areas is not permitted, however it is understood that residents may smoke within their own dwellings. No Smoking signs have been installed.

6.4 Arson

6.4.1 Does basic security against arson from outsiders appear to be reasonable?  
Yes ☑ No ☐ N/A ☐

6.4.2 Is there an unnecessary fire load within the building or in close proximity of the premises which is available to ignition from outsiders?  
Yes ☑ No ☐ N/A ☐

6.4.3 Is there any shrubbery that needs pruning or removing to prevent fire spread if ignited?  
Yes ☑ No ☐ N/A ☐

6.4.4 Comments  
The building has secured access control with key fob and intercom system with a drop key override to the front of the building, which prevents unauthorised persons from entering the building. At the time of the assessment there were no signs or evidence of arson or anti-social behaviour within the area.

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, 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.
6.5 Portable Heaters and Heating Installations

6.5.1 Does the area of inspection have any portable heaters or heating installations?  Yes  No  N/A
6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.6 Lightning

6.6.1 Does the premises have a lightning protection system?  
Yes ☑ No ☐ N/A ☐

6.6.2 Comments
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.

Images

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6.7 Housekeeping

6.7.1 Is the standard of housekeeping adequate?  
Yes ☑ No ☐ N/A ☐

At the time of the assessment there were limited items stored within the communal areas which are required to be removed.

6.7.2 Are combustible materials separated from any sources of ignition?  
Yes ☑ No ☐ N/A ☐

6.7.3 Comments
It was observed that rubbish and residents personal effects were being stored in some areas. These items may present a risk to safe escape/fire spread/access for emergency services, and should therefore be removed in accordance with the councils Zero Tolerance Policy. The council should ensure regular inspections are carried out and robust reinforcement is applied to maintain clear common areas.

All Southwark council properties undergo regular cleaning in communal areas.

6.8 Dangerous Substances

6.8.1 Are there any hazardous substances in the area of inspection?  
Yes ☑ No ☐ N/A ☐

6.8.2 Are the general fire precautions adequate to address the hazards associated with dangerous substances used and stored on the premises?  
Yes ☑ No ☐ N/A ☐
### 6.9 Hazards Introduced by Contractors or Works

<table>
<thead>
<tr>
<th>6.9.1 Are there contractors or works taking place in the area of inspection?</th>
<th>Yes ☑</th>
<th>No ☑</th>
<th>N/A ☑</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.9.2 Is there satisfactory control over works carried out by the on-site contractors (including hot works permits)?</td>
<td>Yes ☑</td>
<td>No ☑</td>
<td>N/A ☑</td>
</tr>
<tr>
<td>6.9.3 Comments</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 contractor.

No hot works were being carried out at the time of the inspection with 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 Is compartmentation suitable?  
Yes ☑  No ☐  N/A ☐

7.1.2 Is there reasonable limitation of linings that might promote fire spread?  
Yes ☑  No ☐  N/A ☐

7.1.3 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 ☐  No ☑  N/A ☐

At the time of the assessment it was noted that the intumescent pillows within the electrical trunking within the riser cupboards has been removed and left on the floor of the riser cupboard. Intumescent pillows to be installed within the electrical trunking to stop the spread of smoke/fire within the building.

7.1.4 Comments

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. LBS have an ongoing programme of type 4 surveys to meet this risk.

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.

Internal decoration of the stairwell appeared to be emulsion paint onto a concrete surface.

Access to the roof areas was not gained; LB Southwark has an ongoing programme of roof inspections.

Visual checks showed that fire stopping has been carried out in the electrical intake and riser cupboards.

Each flat has a riser panel next to their front entrance door, this contains the water meter, they were found to be showing signs of wear & tear although secure and no visual signs of compartmentation issues, it is recommended that the panels are changed during any future major works programme.

Images

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7 FIRE PROTECTION MEASURES

7.2 Means of Escape from Fire

7.2.1 Are there adequate provisions for exits in the area assessed? Yes ☑ No ☐ N/A ☐

7.2.2 Are exits immediately openable where necessary? Yes ☑ No ☐ N/A ☐

7.2.3 Are the means for securing the exit doors appropriate? Yes ☑ No ☐ N/A ☐

7.2.4 Is there suitable protection for the escape routes? This is to include any glazing. Yes ☑ No ☐ N/A ☐

It is noted that next to each flat entry is a water meter housing area, the door to this area has been lined with fire resistant boarding and is deemed to be 30 minutes fire resistant, however not all areas are secured and are below the height of 1100mm. Ensure the water meter housing doors are kept locked shut.

The glazing to the fanlight above the door inbetween the ground floor stairwell and lift lobby area is cracked and is required to be replaced.

7.2.5 Are there any inner room scenarios? Yes ☑ No ☐ N/A ☐

7.2.6 Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire? Yes ☑ No ☐ N/A ☐

There is an unsecure communication cable at high level running the length of the 9th floor. Non metallic means of support can fail when subject to the effects of a fire which may lead to wiring systems hanging across escape routes hindering evacuation and firefighting operations. A suitable fire resistant means of support retention must be provided to prevent electrical/communication cables falling across flats FEDs on the 9th floor.

7.2.7 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 ☑ No ☐ N/A ☐

There are metal security gates fitted across the FEDs of flats 34, these will obstruct egress by the occupants of the flat and access to the fire service in the event of a fire and must be removed. Leaflet left for the residents reminding them of the risks involved and action to remove the gates. RSO to liaise with the resident reminding them of the risks involved and ensure removal of the gates.

7.2.8 Where final exit doors are fitted with electrical overrides to open will this door open in the event of an electrical failure? Yes ☑ No ☐ N/A ☐

7.2.9 Do the travel distances in the common areas comply with those escape distances specified in current/previous building regulations? Yes ☑ No ☐ N/A ☐
7 FIRE PROTECTION MEASURES

7.2.10 Comments

The premises is approximately 33m x 16m (at its widest point) and 27m in height up to the base of the 9th floor.

A defend in place escape strategy has been adopted for the building. Where this type of strategy is adopted current guidance makes the following assumptions:
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. Provision of smoke ventilating systems to maintain the escape routes clear of smoke.

Individual flat entrance doors all open inwards against the direction of escape. However, this is acceptable due to the nature of the premises and the low evacuation requirements.

All glazing along the open deck balcony area is above 1100mm in height.

Means of escape: The building is designed as to allow single direction of travel from all upper floor flats (single central stair) into the open balcony then into the stairway and out the main entrance door to the front of the building. Therefore, due to the building layout there is a passing risk to the following flats: [Identification of affected flats]

Ground floor flats have direct external egress.

Travel distance within an open balcony approach are limited only by the distance between any dry riser outlet and flat or distance between a fire fighting appliance and the furthest flat FED (45m). Travel distances are in accordance with current codes of practice and exit capacities would be acceptable for the number of persons in residence. (No limit to horizontal travel distance for means of escape for open access balconies - BS9991:2015).

7.3 Emergency Escape Lighting

7.3.1 Is Emergency Lighting provided and if so is there full compliance?  Yes ☑ No ☐ N/A ☐

7.3.2 Comments

Emergency lighting has been installed within the building. It must be assumed that it is installed in line with BS5266: Pt. 1: 2016.

Images

![Emergency Lighting Image]

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7.4 Fire Safety Signs and Notices

7.4.1 Is there reasonable provision for all notices?  Yes ☑ No ☐ N/A ☐
7.4.2 Is there suitable signage for automatic, self closing and locked fire doors?  
Yes ☑ No ☐ N/A ☐  
There are some electrical riser doors which have an old style 'Fire Door Keep Locked Shut' sign and others without signage, all are to be replaced/installed with 'Fire Door Keep Locked Shut' signage.

7.4.3 Is the fire action notice fitted in the correct area and displaying the correct information?  
Yes ☑ No ☐ N/A ☐  
There is a fire action notice installed within the ground floor lift lobby area and on each floor next to the lift/s.

Images

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(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-124.jpg

7.4.4 Are the 'No Smoking' signs fitted and are there sufficient notices?  
Yes ☑ No ☐ N/A ☐  
There is only one 'no smoking sign installed within the building, a further sign is required within the main entrance area next to the fire action notice.

7.4.5 Have 'areas of special risks' such as boiler rooms, oil transformer rooms, switchgear rooms and telecommunication rooms been appropriately signed?  
Yes ☑ No ☐ N/A ☐  
There is no electrical hazard sign installed to the electrical intake door.

7.4.6 Comments  
Directional escape signage is fitted throughout and is considered acceptable.
7 FIRE PROTECTION MEASURES

Images

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(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-89.jpg

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7.5 Means of Giving Warning in Case of Fire

7.5.1 Does the common area of the building have an automatic detection and warning fire alarm system? Yes ☐ No ☑ N/A ☐

7.5.2 Is the extent of the detection fitted appropriate for the occupancy and fire risk? Yes ☑ No ☐ N/A ☐

7.5.3 Is there the remote transmission of alarm signals to an Alarm Receiving Centre in place? Yes ☐ No ☑ N/A ☐

7.5.4 Comments

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7 FIRE PROTECTION MEASURES

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.

LB 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.

Random checks on flats showed smoke detection has been fitted.

7.6 Smoke Ventilation Requirements

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.6.1 Is it considered that the premises has been provided with reasonable means of smoke ventilation in the event of a fire?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.6.2 Is the building ventilated naturally?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.6.3 If permanently ventilated in the common area is there sufficient free area?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.6.4 If permanently ventilated in the stair is there sufficient free area?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.6.5 Are vents/openings obstructed in any location where they are required?</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>7.6.6 Is the building ventilated naturally by AOV’s, shutters or doors?</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>7.6.7 Are detectors that operate AOV’s, shutters and vents silent operating?</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>7.6.8 Is the building ventilated by a mechanical smoke extraction system?</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

7.6.9 Comments

Ground floor ventilation is provided by the openable main entrance and stairwell door. The building has a protected stairase which has a fixed permanent open vent installed just below the head of the stairs. It is assumed that a window was previously installed with the location of the vent and so the ventilation to the stairs has been improved. However the ventilation is not at the head of the stairs, if further ventilation is required this can be acheived by opening the door to the 9th floor balcony landing area. This is an open deck building which by its construction provides permanent ventilation to the balcony part of the escape route.

Images

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7.7 Fire Brigade Access and Facilities
# 7 FIRE PROTECTION MEASURES

<table>
<thead>
<tr>
<th>7.7.1</th>
<th>Is there suitable access for fire appliances with adequate provision for a turning circle, hammerhead or other point a vehicle can turn if required?</th>
<th>Yes ☑️</th>
<th>No ☐️</th>
<th>N/A ☐️</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.7.2</td>
<td>Are there any obstructions in the form of a gate, bollards or removable posts that may hinder appliance access?</td>
<td>Yes ☐️</td>
<td>No ☑️</td>
<td>N/A ☐️</td>
</tr>
<tr>
<td>7.7.3</td>
<td>Is the building fitted with either a wet or dry rising main?</td>
<td>Yes ☑️</td>
<td>No ☐️</td>
<td>N/A ☐️</td>
</tr>
</tbody>
</table>

The building is provided with a Dry Riser system with an inlet to the right hand side of the building next to flat 4 and outlets on each even number floor level from the 4th to 8th floor level. At the building design stage there was no requirement to install outlets to every floor to this block and there is no obligation to retro-fit one. In the event of any future major works or major alterations to the building the installation of outlets on all floors above the 4th should be carried out. This risk is mitigated by the ease of access to the front of the block for fire appliances and a limited installation of outlets. Coordinators are to add this block to the major works list for upgrading the dry rising main during any future major works project. Coordinators are to e-mail FSR-LewishamSouthwark@london-fire.gov.uk stating that the dry rising main installed at Harold Maddison House, Alberta Street, SE17 3SG, has outlets on the even numbered floors 4th to 8th floor only. Comments have been made in the FRA that the Responsible Person should retrofit outlets on the 5th, 7th and 9th floor when major works are undertaken. Further consideration should be given by the LFB Southwark Fire Safety Team to inform the local fire station using the SFS_A020_a2a 'Notification to Station' form.

7.7.4       | Is the hose distance to the riser or dwelling acceptable?                          | Yes ☑️ | No ☐️ | N/A ☐️ |
<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>7.7.5</td>
<td>Does the front entry door have a firefighter's override?</td>
<td>Yes ☑️</td>
<td>No ☐️</td>
<td>N/A ☐️</td>
</tr>
<tr>
<td>7.7.6</td>
<td>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?</td>
<td>Yes ☑️</td>
<td>No ☐️</td>
<td>N/A ☐️</td>
</tr>
<tr>
<td>7.7.7</td>
<td>Where locked do all firefighting facilities have FB locks?</td>
<td>Yes ☑️</td>
<td>No ☐️</td>
<td>N/A ☐️</td>
</tr>
<tr>
<td>7.7.8</td>
<td>Are firefighting lifts installed?</td>
<td>Yes ☐️</td>
<td>No ☑️</td>
<td>N/A ☐️</td>
</tr>
<tr>
<td>7.7.9</td>
<td>Do the lifts in the area inspected have firefighting overrides?</td>
<td>Yes ☑️</td>
<td>No ☐️</td>
<td>N/A ☐️</td>
</tr>
</tbody>
</table>

Only one of the lifts is provided with a firefighter override which is the lift that only goes to the 8th floor (right hand lift).

## Images

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-82.jpg

7.7.10      | Where fitted are all wet/dry riser outlets and inlets accessible?                  | Yes ☑️ | No ☐️ | N/A ☐️ |
<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>7.7.11</td>
<td>Is there suitable signage for firefighting facilities that would allow for effective use during firefighting operations?</td>
<td>Yes ☑️</td>
<td>No ☐️</td>
<td>N/A ☐️</td>
</tr>
</tbody>
</table>
7 FIRE PROTECTION MEASURES

7.7.12 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 ☑ No ☐ N/A ☑

7.7.13 Does the building signage give correct directions to dwellings in an emergency? Yes ☑ No ☐ N/A ☐

7.7.14 Where fitted does the Premises Information Box contain the correct and relevant information? Yes ☑ No ☐ N/A ☑

7.7.15 Comments
This is a simple block of flats with a single staircase and an uncomplicated layout. A hydrant is available outside on the pavement area to the front left of the block. A dry riser has been provided with an inlet to the front of the building and outlets on the 4th, 6th and 8th floor. The last service on the dry riser is shown as February 2018.

Images

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-63.jpg

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-64.jpg

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-65.jpg
7 FIRE PROTECTION MEASURES

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-74.jpg

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-101.jpg

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-102.jpg

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-103.jpg

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-104.jpg
7.8 Fire Doors

7.8.1 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 ☐

7.8.2 Are all cross corridor, stair and lobby doors certified to a test regime under BS476-22 or BS EN 1634-1 or of a suitable notional value?

Yes ☑ No ☐ N/A ☐

All doors off the stairwell area are FD30S SC doors in satisfactory condition.

7.8.3 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 ☐

The ground floor electrical intake door is a FD60S door in satisfactory condition. The electrical riser doors are deemed to be notional FD30 doors in satisfactory condition.

Images

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-75.jpg

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-113.jpg
7 FIRE PROTECTION MEASURES

7.8.4 Are all ancillary doors (in escape routes) suitably fire resistant as tested against BS476-22/BS EN 1634-1 or of suitable notional value?  
Yes ☑️ No ☐ N/A ☑️

7.8.5 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 ☑️ No ☐ N/A ☑️

7.8.6 Do all fire doors have self closing devices compliant with BS EN 1154? Where not applicable are fire doors kept locked shut?  
Yes ☑️ No ☐ N/A ☑️

7.8.7 Are any fire doors surveyed at this site constructed of anything else other than wood?  
Yes ☑️ No ☐ N/A ☑️

The electrical intake has a metal door installed.

7.8.8 Do doors on the means of escape open in the direction of escape where necessary?  
Yes ☑️ No ☐ N/A ☑️

7.8.9 Are doors on the means of escape fitted with appropriate panic bolts or latches where required?  
Yes ☑️ No ☐ N/A ☑️

7.8.10 Where applicable are doors appropriate for use by disabled individuals?  
Yes ☑️ No ☐ N/A ☑️

7.8.11 Where applicable does the door have a vision panel fitted?  
Yes ☑️ No ☐ N/A ☑️

7.8.12 Comments  
All doors sample (flats) were either of notional standard or met current standards.

7.9 External Wall Finish

7.9.1 Is this building over 18 metres in height?  
Yes ☑️ No ☐ N/A ☑️

7.9.2 Does this building have an external cladding system which overlays the original structure?  
Yes ☑️ No ☐ N/A ☑️

7.9.3 Does the building's exterior wall contain infill panels?  
Yes ☑️ No ☐ N/A ☑️

Infill panels located next to flat entry doors above and below the water meter housing.

Images

![Image](HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-94.jpg
### 7 FIRE PROTECTION MEASURES

All buildings at the time of construction and/or alteration the external walls would have complied with the building regulations at the time. Southwark Council has an assessment process in place that will ensure 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.

All panels are being examined as part of a process. This includes any that form part of the external fascia and those on escape routes with a single direction of escape. Where found to be deficient or the fire rating cannot be ascertained they will be replaced as part of the Major Works programme.

<table>
<thead>
<tr>
<th>7.9.4 Comments</th>
<th>TBC</th>
</tr>
</thead>
<tbody>
<tr>
<td>All buildings at the time of construction and/or alteration the external walls would have complied with the building regulations at the time. Southwark Council has an assessment process in place that will ensure 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. All panels are being examined as part of a process. This includes any that form part of the external fascia and those on escape routes with a single direction of escape. Where found to be deficient or the fire rating cannot be ascertained they will be replaced as part of the Major Works programme.</td>
<td>TBC</td>
</tr>
</tbody>
</table>
# 8 MANAGEMENT OF FIRE SAFETY

## 8.1 Procedures and Arrangements

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>8.1.1</strong></td>
<td>Are procedures in the event of fire appropriate and properly documented?</td>
<td>Yes ☑️ No ☐ N/A ☐</td>
</tr>
<tr>
<td><strong>8.1.2</strong></td>
<td>Have staff and relevant individuals been given appropriate fire safety training?</td>
<td>Yes ☐ No ☐ N/A ☑️</td>
</tr>
<tr>
<td><strong>8.1.3</strong></td>
<td>Are checks carried out by staff on fire safety systems where appropriate and logged?</td>
<td>Yes ☑️ No ☐ N/A ☐</td>
</tr>
<tr>
<td><strong>8.1.4</strong></td>
<td>Are external stairs and in particular those devised as a means of escape regularly inspected, maintained and appropriate for use in all weathers?</td>
<td>Yes ☑️ No ☐ N/A ☐</td>
</tr>
</tbody>
</table>

### N/A

## Comments

The fire evacuation policy for this building being a purpose built block of flats is; if in a protected dwelling stay put unless affected by fire or smoke. If in the dwelling on fire or in the common parts, leave the building immediately, if safe to do so, and remain a safe distance from the building.

It is understood that tenants are provided with a planned evacuation policy in the tenant's information pack which are given to them on tenancy sign up. Additionally fire action notices displayed throughout the building forms a crucial part of the evacuation policy.

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. It is not considered practicable to provide a controlled emergency evacuation assembly point for purpose built blocks of flats. It should be communicated to residents that in the event of fire, all evacuees should wait in a safe place at a distance 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.

Council Staff that frequently 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.

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 testing & maintenance are available for inspection at the council’s offices but not on site as it is not practicable to store them.
# Action Plan

## Issue No: 6.2.1.1

<table>
<thead>
<tr>
<th>Priority</th>
<th>Location</th>
<th>Floor</th>
<th>Question</th>
<th>Issue</th>
<th>Action</th>
<th>Status</th>
<th>Target Date</th>
<th>Images</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEDIUM</td>
<td></td>
<td></td>
<td>Is there gas supplied in the area of inspection?</td>
<td>Gas meter located within the electrical intake cupboard. If no longer in use gas meter should be removed.</td>
<td>Remove the gas meter located within the ground floor electrical intake cupboard if it is no longer required.</td>
<td>Outstanding</td>
<td>25/10/2018</td>
<td><img src="HSA" alt="Image" />PHAU00141401-FRA-SITE-3-1-1-4-1-0-80.jpg</td>
</tr>
</tbody>
</table>

## Issue No: 6.7.1.1

<table>
<thead>
<tr>
<th>Priority</th>
<th>Location</th>
<th>Floor</th>
<th>Question</th>
<th>Issue</th>
<th>Action</th>
<th>Status</th>
<th>Target Date</th>
<th>Images</th>
</tr>
</thead>
</table>
| LOW      |          |       | Is the standard of housekeeping adequate? | Items stored within the communal areas are required to be removed. | Remove the following items from the following locations: Hanging basket outside flat. Plastic box outside flat. Plastic bucket outside flat. Hanging ornament outside flat. As per the council's zero tolerance policy remove all items stored within the communal areas. | Resolved | 27/07/2019 | ![Image](HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-102.jpg
(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-119.jpg |
### Issue No: 7.1.3.1

<table>
<thead>
<tr>
<th>Priority</th>
<th>LOW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>LOW</td>
</tr>
<tr>
<td>Floor</td>
<td>LOW</td>
</tr>
<tr>
<td>Question</td>
<td>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?</td>
</tr>
<tr>
<td>Issue</td>
<td>Intumescent pillows have been removed from the electrical trunking located within the electrical riser cupboards.</td>
</tr>
<tr>
<td>Action</td>
<td>Install intumescent pillows within the electrical trunking located within the electrical riser cupboards on the upper floors of the building, x9 areas in total.</td>
</tr>
<tr>
<td>Status</td>
<td>Outstanding</td>
</tr>
<tr>
<td>Target Date</td>
<td>27/07/2019</td>
</tr>
</tbody>
</table>

Images:
- ![Image 1](HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-97.jpg
- ![Image 2](HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-107.jpg
- ![Image 3](HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-110.jpg
- ![Image 4](HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-112.jpg

### Issue No: 7.2.4.1

<table>
<thead>
<tr>
<th>Priority</th>
<th>LOW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>LOW</td>
</tr>
<tr>
<td>Floor</td>
<td>LOW</td>
</tr>
<tr>
<td>Question</td>
<td>Is there suitable protection for the escape routes? This is to include any glazing.</td>
</tr>
<tr>
<td>Issue</td>
<td>Water meter housing doors are not kept locked shut and are below 1100mm in height from the balcony floor, meter housings doors to be kept locked shut.</td>
</tr>
</tbody>
</table>

Images:
Action: Secure all water meter housing doors located next to each flat entry door for the upper floor flats. At the time of the assessment the following flats water meter housing doors were not secured: flats [redacted], x9 in total. Please ensure that all meter housing doors are secured, male budget key required to lock doors.

Status: Outstanding

Target Date: 27/07/2019

Images:

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-94.jpg

---

**Issue No: 7.2.4.2**

Priority: LOW

Location: Floor

Question: Is there suitable protection for the escape routes? This is to include any glazing.

Issue: The glazing to the fanlight above the door inbetween the ground floor stairwell and lift lobby area is cracked and is required to be replaced.

Action: Replace the fanlight glazing installed above the ground floor stairwell/lift lobby door, with glazing which is 30 minutes fire resistant, x1 in total.

Status: Resolved

Target Date: 27/07/2019

Comments: Referred to CRTO. Works raised to contractors. Works completed and inspected.

Images:

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-85.jpg

---

**Issue No: 7.2.6.1**

Priority: LOW

Location: Floor

Question: Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire?

Issue: Unsecure phone cable running the length of the 9th floor in between the electrical riser cupboard and flat [redacted]. Cable to be provided with metal fastenings.

Action: Provide metal fastenings to the phone cable running the length of the 9th floor balcony area inbetween the electrical riser cupboard and flat [redacted].

Status: Resolved

Target Date: 27/07/2019
Issue No: 7.2.7.1

<table>
<thead>
<tr>
<th>Priority</th>
<th>MEDIUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>Floor</td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>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?</td>
</tr>
<tr>
<td>Issue</td>
<td>Metal security gates installed across flat entry doors are required to be removed.</td>
</tr>
<tr>
<td>Action</td>
<td>Remove the metal security gates fitted across flat entry doors to flats 1-4, x4 in total.</td>
</tr>
<tr>
<td>Status</td>
<td>Outstanding</td>
</tr>
<tr>
<td>Target Date</td>
<td>25/10/2018</td>
</tr>
<tr>
<td>Comments</td>
<td>Identified in previous FRA Ref APEX-HSI-1004769.</td>
</tr>
</tbody>
</table>

Images

(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-125.jpg
(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-126.jpg
(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-66.jpg
(HSA)PHAU00141401-FRA-SITE-3-1-1-4-1-0-67.jpg
**Issue No: 7.4.2.1**

<table>
<thead>
<tr>
<th>Priority</th>
<th>LOW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>Floor</td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>Is there suitable signage for automatic, self closing and locked fire doors?</td>
</tr>
<tr>
<td>Issue</td>
<td>'Fire Door Keep Locked Shut' to be installed to the upper floor electrical risers.</td>
</tr>
<tr>
<td>Action</td>
<td>Install 'Fire Door Keep Locked Shut' signs to the wooden electrical riser doors on the upper floors, x9 in total.</td>
</tr>
<tr>
<td>Status</td>
<td>Outstanding</td>
</tr>
<tr>
<td>Target Date</td>
<td>27/07/2019</td>
</tr>
<tr>
<td>Comments</td>
<td>Identified in previous FRA Ref APEX-HSI-1004770. In programme of work.</td>
</tr>
</tbody>
</table>

**Issue No: 7.4.4.1**

<table>
<thead>
<tr>
<th>Priority</th>
<th>LOW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>Floor</td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>Are the 'No Smoking' signs fitted and are there sufficient notices?</td>
</tr>
<tr>
<td>Issue</td>
<td>Further 'no smoking' sign is required within the ground floor entrance lift lobby area next to the fire action notice.</td>
</tr>
<tr>
<td>Action</td>
<td>Install a 'no smoking' sign within the ground floor entrance lift lobby area next to the fire action notice, x1 in total.</td>
</tr>
</tbody>
</table>
**Issue No: 7.4.5.1**

**Priority**: LOW

**Location**: LOW

**Question**: Have 'areas of special risks' such as boiler rooms, oil transformer rooms, switchgear rooms and telecommunication rooms been appropriately signed?

**Issue**: No electrical hazard sign installed to the electrical intake door, signage required.

**Action**: Install an electrical hazard sign to the metal electrical intake door, x1 in total.

**Status**: Outstanding

**Target Date**: 27/07/2019

**Images**

![Image](HSA/PHAU00141401-FRA-SITE-3-1-4-1-0-75.jpg)

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**Issue No: 7.7.3.1**

**Priority**: LOW

**Location**: LOW

**Question**: Is the building fitted with either a wet or dry rising main?

**Issue**: The building is provided with a Dry Riser system with an inlet to the right hand side of the building next to flat [x] and outlets on each even number floor level from the 4th to 8th floor level. At the building design stage there was no requirement to install outlets to every floor to this block and there is no obligation to retro-fit one. In the event of any future major works or major alterations to the building the installation of outlets on all floors above the 4th should be carried out. This risk is mitigated by the ease of access to the front of the block for fire appliances and a limited installation of outlets. Coordinators are to add this block to the major works list for upgrading the dry rising main during any future major works project.

**Action**: Coordinators are to add this block to the major works list for upgrading the dry rising main during any future major works project so that outlets are provided on the 5th, 7th and 9th floors.

**Status**: Outstanding

**Target Date**: 27/07/2019

---

**Issue No: 7.7.3.2**

**Priority**: LOW

**Location**: LOW

**Question**: Is the building fitted with either a wet or dry rising main?
| **Issue** | The building is provided with a Dry Riser system with an inlet to the right hand side of the building next to flat 5 and outlets on each even number floor level from the 4th to 8th floor level. At the building design stage there was no requirement to install outlets to every floor to this block and there is no obligation to retro-fit one. In the event of any future major works or major alterations to the building the installation of outlets on all floors above the 4th should be carried out. This risk is mitigated by the ease of access to the front of the block for fire appliances and a limited installation of outlets. |
| **Action** | Coordinators are to e-mail FSR-LewishamSouthwark@london-fire.gov.uk stating that the dry rising main installed at Harold Maddison House, Alberta Street, SE17 3SG, has outlets on the even numbered floors 4th to 8th floor only. Comments have been made in the FRA that the Responsible Person should retrofit outlets on the 5th, 7th and 9th floor when major works are undertaken. Further consideration should be given by the LFB Southwark Fire Safety Team to inform the local fire station using the SFS_A020_a2a ‘Notification to Station’ form. |
| **Status** | Resolved |
| **Target Date** | 27/07/2019 |