

Residential Fire Risk Assessment

Regulatory Reform (Fire Safety) Order 2005



Building	Rye Hill Park 34-120
Area	Peckham
Postcode	SE15 3JU
Unique Property Reference Number	PHAU05120501
Estate / Patch	Rye Hill Estate,
Date Assessed	17/11/2021
Completed by	Earl Johnson
Status	Complete
Risk Rating	High Moderate
Next Assessment Due Date	November 2022

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Introduction

Responsible Person: London Borough of Southwark Council (LBS)

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.

As this property is designated general needs, it may be assumed that tenants are typical of the general population. It may also be assumed that any specific requirements as regard disability and evacuation of tenants are brought to the attention of Southwark council. The scope of this assessment is limited to the common parts of the building as per FSO, therefore, areas within the dwellings, such as service ducts and ventilation facilities for kitchens and bathrooms, water and heating services were not accessed at the time of this inspection is therefore recommended that any future stock condition surveys or major works projects, take these areas into consideration and findings recorded and kept on file. Building contains sleeping occupants in protected dwellings.

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It is not untypical of a social housing block for persons of various ages, physical & mental health abilities and behavioural 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.

Persons at risk - As stated above, typically, the building will contain persons of various ages, physical and mental abilities and behavioural styles. At various times there may also be persons on the premises who are visitors to the block or there may be persons who have no legal right to be in the building. It is not practicable to identify all such persons who may be on the premises. It is expected that Lone Workers are informed of risks and have appropriate fire safety instruction and training. Other fire safety preventative options to assist vulnerable individuals may be considered through a 'Safe and Independent Living Assessment', the Resident Services Officer or through the Adaptions Team.

Summary

	LIKELIHOOD OF A FIRE				
CONSEQUENCE OF A FIRE	RARE	UNLIKELY	POSSIBLE	LIKELY	ALMOST CERTAIN
EXTREME	LOW MODERATE	HIGH MODERATE	SUBSTANTIAL	SUBSTANTIAL	INTOLERABLE
MAJOR	TOLERABLE	LOW MODERATE	HIGH MODERATE	SUBSTANTIAL	SUBSTANTIAL
MODERATE	TOLERABLE	TOLERABLE	LOW MODERATE	HIGH MODERATE	SUBSTANTIAL
MINOR	TRIVIAL	TOLERABLE	TOLERABLE	LOW MODERATE	HIGH MODERATE
NEGLIGIBLE	TRIVIAL	TRIVIAL	TOLERABLE	TOLERABLE	LOW MODERATE

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.

FRA Type	Purpose Built Block
Storeys above ground level	12
Storeys below ground level	0
Units	44
Building Length (metres)	20m
Building Width (metres)	18m
Building Height (metres, to the height of the floor of the highest habitable storey)	32m
Evacuation Policy	Stay Put

The current risk rating for the premises is High Moderate. This can be reduced to Tolerable if the following actions are carried out:
1. Stairwell doors to have door self-closers and latches adjusted so that doors fully close.
2. Install door self-closers to flat entry doors as detailed within this assessment.
3. Replace damaged flat entry doors.
4. Repair door to refuse paladin area.
5. Replace the polycarbonate viewing panels in doors.
6. Carryout firestopping survey and address any fire stopping issues.

Does this assessment require a review?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Comments: FRA review periods are predetermined based on building risk factors, unless the building specific FRA determines otherwise. No risks significant enough to require alteration of the review period have been identified in this FRA.	

General Building Information

Building features

Storeys: 12

Number of dwellings: 44

Number of lifts: Two (2165 and 2166)

Number of stairwells: One

Stairs: Concrete

Exits: Three - direct from stairwell and two from main entrance lift lobby (the lift lobby and stairs are completely separate)

Structure: concrete frame with masonry infill

Roof: flat concrete

Emergency lighting: Yes

Dry or Wet Riser: Dry Rising Main

Sprinkler System: No

Access balconies: N/A

Windows: UPVC double glazed throughout

Entry control: Key fob and intercom

Lightning protection: Yes

Building description

The premises is a detached, purpose built, 12 storey block of residential flats, constructed around 1963. There are eleven residential stories and a lower ground floor, where service rooms, bin room, electrical intake cupboard and residents store cupboards are based. The building structure is of reinforced concrete frame, floors, staircase and lift shafts. The external envelope comprises of uPVC double glazed windows and brick infill walls. The building has a flat roof with lift machine rooms at the roof level. The premises has a single protected staircase which serves all floors from upper ground to tenth floor with an independent exit at the ground floor. The premises has two ground floor entrances either side of the building, both of which have secured access via key fob and drop key access, the main entrance door also has an intercom entrance system. The building has two lifts installed (2165 & 2166), with both serving all floors. The residential accommodation consists of 4 single storey flats on each floor, from ground floor upwards, which are all even numbered. All flats are accessed from off the protected lift lobby area with permanent ventilation provided by louvre vents to locked balconies to one side of the lift lobbies. There are small steel electric meter housings adjacent to each flat entrance door. All flats are provided with a private balcony area.

The premises has a refuse hopper system with refuse hoppers located off the lift lobby areas on an open balcony area and is separated from the lift lobby area via 60 minute fire resistant partition and door. The paladin room is located on the lower ground floor and is locked by a sliding bolt.



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The building has a dry riser installed with the dry riser inlet located underneath the stairs providing access to the main entry door and outlets located from the fourth floor upwards on the even floors, next to the refuse hoppers. There are two metal hatches on the tenth floor lift lobby ceiling which gives access to the flat roof and lift motor room, with secured access ladder provided.

There is a water booster pump room and water tank room on the lower ground floor. The two rooms are small in size, approximately 2.5m x 4m and are located next to each other. The access to these rooms is via the large resident's store rooms area, which is currently not in use, off which there is a room housing the lift shaft with the water booster pump room and water tank room, just beyond the lift shaft.

There is a redundant refuse chute room under the stairs at ground level and is accessed from the ground floor lift lobby – the room was found empty.

There is an electrical substation to the right side elevation of the block (no access).

Premises layout

Lower Ground: Redundant pram sheds, electrical intake, refuse paladin room, electrical substation, mains water booster pump room and water tanks.

Upper ground Floor: Flats 34-40

1st Floor: Flats 42-48

2nd Floor: Flats 50-56

3rd Floor: Flats 58-64

4th Floor: Flats 66-72

5th Floor: Flats 74-80

6th Floor: Flats 82-88

7th Floor: Flats 90-96

8th Floor: Flats 98-104

9th Floor: Flats 106-112

10th Floor: Flats 114-120

Maintenance Schedules

Building element	Last Serviced / Checked	Satisfactory?
Electrical Supply	15/04/2021	Yes
AOV	Click or tap to enter a date.	N/A - Not present at building
Lifts	Click or tap to enter a date.	
Firefighting Equipment	Click or tap to enter a date.	N/A - Not present at building
Lightning Protection	29/06/2021	Yes
Dry Risers	01/09/2021	Yes

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.

Fire Hazards, and their elimination and control

Electrical Source of Ignition

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"/>
Are fixed installations periodically tested and inspected?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Is the fuse board /mains intake suitably fire resistant?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>Comments:</p> <p>Southwark Council undertake periodic inspections and testing of the landlord's electrical installation. Records of any testing or maintenance are held on the Council's internal 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 is a mains electrical intake cupboard at lower ground level, within the resident storage room (pramsheds) area. There are electric meters adjacent front entrance doors (FEDs) housed in a locked metal enclosure and fuse boards within metal cabinets within the communal lift lobby areas on the ground, 3rd, 6th and 9th floors.</p> <p>Last electrical wiring test is believed to have been carried out on the 15/4/21.</p> <p>Within the lower ground floor electrical intake room, there is a metal trunking cover missing from the installed trunking (cover still within intake room), which is required to be put back in place, to contain the products of combustion.</p>	

Gas

Is there gas supplied in the area of inspection?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Is gas equipment protected/located so as to prevent accidental damage?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Are gas installations and appliances free from any obvious defects?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Comments:	

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

Please note that gas has been installed to the building with pipework running externally of the building.

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.

There are no gas appliances in the common areas, however gas installations pipes are installed to the external wall and are assumed to be in accordance with the requirements for installation and connection, set out in pipelines gas safety regulations and gas safety (installation and use) regulations. The Gas Safety (Installation and use) Regulations 1998 require that gas installations and appliances are maintained in safe condition and good working order and receive a gas safety check annually. The gas safety check and any other to the installation may only be carried out by a competent and registered engineer. The findings must be recorded and the records kept for at least two years.

Smoking

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"/>
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.	

Arson

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"/>
Is there an unnecessary fire load within the building or in close proximity of the	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

premises which is available to ignition from outsiders?	
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"/>
<p>Comments:</p> <p>The building has secured access control with key fob and intercom system with a drop key override to the front of the building and key fob and drop key to the additional upper ground floor entrance, to the rear of the block. These measures prevent unauthorised persons from entering the building. At the time of the assessment there were no signs or evidence of arson or antisocial behaviour within the area.</p> <p>The communal general rubbish paladins are located within the paladin room at the front lower ground floor of the building and are 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 paladins next to the building. It is recommended these paladins are stored away from the building, within a designated site.</p> <p>The recycling paladin is currently stored up against the building, underneath a dwelling private balcony area. The paladin is at risk of arson and so should be stored away from the building, preferable within a designated site, at least 1.8m away. This is deemed to be a low risk task, and should be monitored as part of the fire risk assessment process in the event the area becomes known for arson.</p> <p>At the time of the assessment it was noted that the refuse paladin room, located on the lower round floor, that the left hand leaf door, bottom hinge is broken which prevents the door from closing. Door to be repaired so that the door can be closed.</p>	

Portable Heaters and Heating Installations

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>Comments:</p> <p>No heating installation provided within the common areas.</p>	

Lightning

Does the premises have a lightning protection system?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>Comments:</p> <p>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> <p>Lightning conductor last serviced on 29/6/21</p>	

Housekeeping

Is the standard of housekeeping adequate?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Are combustible materials separated from any sources of ignition?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
What is the housekeeping regime for the premises	Managed Approach
<p>Comments:</p> <p>It was observed that rubbish were being stored in some areas. These items may present a significant risk to safe escape/fire spread/access for emergency services, and should therefore be removed. The council should ensure regular inspections are carried out and robust reinforcement is applied to maintain clear common areas. Please note no storage or combustibles which would either obstruct or impede escape were observed on this inspection.</p> <p>All Southwark council properties undergo regular cleaning in communal areas.</p> <p>The communal areas of the building were found to be in a tidy condition with only a small limited amount of storage. The premises is deemed suitable to have a managed approach housekeeping regime in line with Southwark Councils managed approach policy.</p> <p>At the time of the assessment there was a fridge freezer noted outside flat ■■■ The assessor was informed by the occupant that this will be removed within the next couple of days. Resident Service Officer to confirm that the fridge freezer has been removed at the next building visit and if not, speak to the occupant of flat ■■■ and arrange for them to remove the item.</p> <p>There are piles of rubbish within the lower ground floor resident storage area (pramsheds) and within the lower ground floor area leading to the water booster pump room, rubbish is required to be removed. Please note this area is secured and the task has been given a low rating.</p>	

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Dangerous Substances

Are there any hazardous substances in the area of inspection?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Are the general fire precautions adequate to address the hazards associated with dangerous substances used and stored on the premises?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Comments: No dangerous substances noted.	

Hazards introduced by contractors

Are there contractors or works taking place in the area of inspection?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Is there satisfactory control over works carried out by the on-site contractors (including hot works permits)?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Comments: Contractors carrying out work at Southwark Council premises are pre-selected from an approved list. They will have undergone a selection and training process prior to being allowed to carry out work at council premises. All contractors should receive a permit to work. There should be no reliance on council staff to perform safety checks on hot works carried out by 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.	

Fire Protection Measures

Measures to Prevent Fire Spread and Development

Is compartmentation suitable?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
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"/>
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 checked="" type="checkbox"/> N/A <input type="checkbox"/>

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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.

Individual flats have boilers which are vented to an outside wall and external service vents are provided in the building. Any internal service ducting should be inspected for fire stopping between compartments.

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/vinyl silk paint onto a concrete/plaster surface.

Access to the roof areas was not gained due to lone working. There is a metal hatch within the 10th floor lift lobby ceiling which provides access to the roof area of the building with a secured ladder provided.

No internal inspection of dampers/ducts and concealed spaces within the dwelling themselves has been undertaken as part of this assessment. It is recommended that these areas are periodically inspected and upgraded where required to ensure adequate fire protection and compartmentation throughout the property. Ensure that there is adequate provision to prevent the spread of fire and smoke between ducts and concealed spaces.

There are vertical MDF/plywood riser panels running up the building alongside the lobbies - openings provided on the ground, 3rd, 6th, 9th lift lobby via metal doors - the risers contain electrical installation and Ryefield boxes.

There are wooden riser panels containing telecom cables which also run up the building, alongside the upper floor lobbies. Please note that the riser panels to this area appears to be hardboard/plywood, the area houses low voltage wiring and the hardboard/plywood panels are deemed to be low risk.

The phone line riser panel located to the right hand side of flat [REDACTED] is damaged and is required to be replaced. The phone line riser panel located to the RHS of flat [REDACTED] (x2 areas), wires to be secured and the panel cover to be secured.

Pigeon netting is installed to the building, there is no requirement for pigeon

netting to be fire resistant stated in current or previous building regulations. The assessor has been informed that Southwark have instigated a policy where all new and replacement pest control measures will be fire retardant on all housing stock irrespective of height.

Within the electrical intake cupboard, which is located within the residents storage area (pramsheds), are numerous holes which have been filled with large amounts non-flammable expanding foam. There are also further areas within the access lobby, providing access to the mains water booster pump room and the water tank room, which is located off the pramsheds area, with holes seen within the base of the lift shaft and areas throughout the lobby area. It is also noted that non-flammable expanding foam has been used to provide firestopping to the electrical riser installed within the lift lobby areas. Due to the amount of non-flammable foam seen, to fill holes within the lower ground floor area and to the electrical riser, a firestopping survey should be carried out and areas identified suitably firestopped. The firestopping survey is also required to include the phone line riser also located within the lift lobby areas on all floors.

The electrical riser within the lift lobby area is made of MDF which is not deemed to be suitably fire resistant. The electrical riser cover panels on the 1st, 2nd, 4th, 5th, 7th, 8th and 10th floors are required to be replaced with 60 minute fire resistant material. Note: It is noted within block 122-208 that fire resistant boarding has been placed to the rear of the phone line riser panel and this may also have been done to the electrical riser. If so then no additional works are needed to be carried out.

It is noted on the 10th floor ceiling area, on the external balcony areas to both sides of the building (area above the refuse hopper and old drying cabinets) is trunking which runs from one wall to another which leads into flats. It is not known what the trunking is used for, what the construction of the cover panel is and if the trunking actually runs into the dwellings themselves and have suitable firestopping in place. This area should be investigated and any issues highlighted within the investigation addressed accordingly. This should be carried out as part of the firestopping survey which has been requested above.

It is noted that the premises has a refuse hopper system, with the hopper located on an external balcony via a FD60S SC door. The following refuse hoppers are disrepair and are required to be repaired: 4th, 7th and 9th floor.

There are disused drying cabinets located on the open balcony areas on the 1st - 10th floors, of the lift lobby areas, accessed via the vented door. Most have been sealed off with a sheet of plywood and it is assumed that all gas supplies and ignition sources have been removed.

Means of Escape from Fire

Are there adequate provisions for exits in the area assessed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Are exits immediately openable where necessary?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Are the means for securing the exit doors appropriate?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Is there suitable protection for the escape routes? This is to include any glazing.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Are there any inner room scenarios?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
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 <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Where final exit doors are fitted with electrical overrides to open will this door open in the event of an electrical failure?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Do the travel distances in the common areas comply with those escape distances specified in current/previous building regulations?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>Comments:</p> <p>The premises is approximately 18m x 20m and 32m to the upper floor surface of the 10th floor.</p> <p>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:</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 lobbies to form protected routes. 4. Provision of smoke ventilating systems to maintain the escape routes clear of smoke. <p>Means of escape: The building is designed as to allow single direction of travel from all flats from ground to 10th floors (single central stair) into the ventilated protected lift lobbies and then into the stairway and out the stairwell door to the front of the building. Therefore, due to the building layout there is a single direction</p>	

of escape from all FEDs. Ground floor flats have two means of escape from the communal protected lift lobby area.

The building complies with 'Approved Document B 2019, section 3.27 in that all flats are separated from the common protected staircase by a protected lobby. The travel distance from the flat entrance door to the protected stairs is within 7.5m (actual distance 5.5m). The communal access lobbies have permanent open vents with free opening area of approximately 2sqm. The staircase is ventilated by openable windows with a fire fighters budget key and a permanently open vent of approximately 1sqm at the top of staircase. Please note the stairwell vent is approximately 1sqm however due to the metal louvers this reduces the amount of free ventilation space and will be addressed within the ventilation section of this fire risk assessment. All flats are within 45m of a dry riser main.

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.

It must be assumed that the flats have an internal protected lobby, as is the case with the vast majority internal flat layouts.

All glazing within the stairwell and lobby areas is Georgian wired glass or fire rated Pyro glass (stamp seen on glass within some doors) in satisfactory condition, unless noted below. The fanlight to flats are all 6mm Georgian wired glass in satisfactory condition, apart from those fitted above the flat entry doors to flats [REDACTED] [REDACTED] which in the assessors opinion is also believed to be toughened glass and is not deemed fire resistant as no etching or kite mark noted to ascertain if fire rated. Glazing is required to be replaced with 30 minute fire resistant glazing.

The fanlight area above the door to the upper ground floor refuse room located within the lift lobby area of 42-48, is plywood and is required to be replaced with 30 minute fire resistant boarding. The assessor has noted that the area is not currently in use, but acknowledges that the area could be used at any time as the same area in one of the other two similar blocks is used by a resident.

It is noted that the travel distance within the lower ground floor area of the building when entering into the mains water booster pump room and the water tank room is excessive and is deemed to be over the 18m maximum travel distance within a single direction. However persons using these areas are likely to be fit and healthy, will be carrying out a specific task within the area and are expected to only be in the said location for short time period. If further or additional works are required, it is expected that the contractor will be accompanied.

All exit doors are fitted with internal door handles.

The 10th floor door leading onto the open balcony housing the refuse hopper, has a defective door handle. The external side of door has a missing handle (on

balcony floor), which means that persons could be locked out onto the balcony side of building. Door handle has been reported as defective via email sent 19/11/21, and is expected to have been dealt with and is just noted within this fire risk assessment.

Emergency Escape Lighting

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

Fire Safety Signs and Notices

Is there reasonable provision for all notices?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Is there suitable signage for automatic, self-closing and locked fire doors?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
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"/>
Are the 'No Smoking' signs fitted and are there sufficient notices?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Have 'areas of special risks' such as boiler rooms, oil transformer rooms, switchgear rooms and telecommunication rooms been appropriately signed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>Comments: Fire escape signage is only necessary in residential buildings where the means of escape route is difficult or confusing to negotiate. In a simple single stair building there are no emergency escape signage requirements. However it is noted that fire exit signage is installed and that some of them are wrong, however these are all on final exit doors and are deemed acceptable by the assessor.</p> <p>A fire action notice and no smoking signs have been installed within the building.</p> <p>Fire door keep shut signs installed to stairwell and refuse hopper area doors.</p> <p>There is an electrical hazard sign installed to the electrical intake door and electrical riser doors.</p>	

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Means of Giving Warning in Case of Fire

Does the common area of the building have an automatic detection and warning fire alarm system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
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"/>
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"/>
<p>Comments:</p> <p>LB Southwark previously underwent 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. A new specification is now in place in line with BS5839 Part 6 (2019) for any future alteration works.</p> <p>Note: New installations to be in line with BS5839 Part 6 (2019) with minimum coverage - Grade D1: A system of one or more mains-powered detectors , each with an integral standby supply consisting of a tamper proof batteries. Category LD2: a system incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all specified rooms or areas that present a high fire risk to occupants, including any kitchen and the principal habitable room.</p>	

Smoke Ventilation Requirements

Is it considered that the premises has been provided with reasonable means of smoke ventilation in the event of a fire?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Is the building ventilated naturally?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
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"/>
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"/>
Are vents/openings obstructed in any location where they are required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Is the building ventilated naturally by AOV's, shutters or doors?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
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"/>

Is the building ventilated by a mechanical smoke extraction system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
<p>Comments:</p> <p>Smoke ventilation to the upper floor lift lobby areas is via metal louvered vents installed in door (63cm x 123cm), fanlight (146cm x 66cm) and side panel (82cm x 21cm), which discharge into an open balcony area. These provide a total ventilation area of approximately 1.9sqm, it is assumed that this provides an area of free ventilation space of the required 1.5sqm.</p> <p>Ground floor entrance lobby has vents which are approximately 87cm x 55cm and 55cm x 25cm next to the main entrance door and 25cm x 80cm above the main entrance door. There is a further set of vents on the secondary means of escape ground floor lift lobby door which is approximately 60cm x 85cm and 20 cm x 80cm. The amount of free ventilation space is deemed to be just under the required 1.5sqm of free ventilation space, however the ground floor lift lobby is provided with two means of escape and is deemed acceptable.</p> <p>Ventilation is provided to the stairwell, at its highest point via a POV which is approximately 100cm x 100cm in size with metal louvres. However the louvres reduce the amount of free space provided for ventilation, this should be addressed at the next major refurbishment where the size of ventilation area should be increased. There are also large openable windows (approximately 102cm x 108cm in size) within the stairwell which can be opened by a fire brigade budget key, located on all upper floor stairwell half turns, if additional ventilation is required.</p>	

Fire Brigade Access and Facilities

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"/>
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"/>
Is the building fitted with either a wet or dry rising main?	Wet Rising Main <input type="checkbox"/> Dry Rising Main <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the hose distance to the riser or dwelling acceptable?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Does the front entry door have a firefighter's override?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Is the current access provision suitable and sufficient for firefighters? Is there an inappropriate level of security before	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

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entry is made into an affected dwelling by Firefighters?	
Where locked do all firefighting facilities have FB locks?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Are firefighting lifts installed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Do the lifts in the area inspected have firefighting overrides?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
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"/>
Is there suitable signage for firefighting facilities that would allow for effective use during firefighting operations?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
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"/>
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"/>
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"/>
<p>Comments:</p> <p>Fire appliance is able to gain access to the building from the main road to the front via the small access road with restricted parking available to ensure suitable fire appliance access is available. However it is noted that a disabled parking bay has now been provided outside the building which restricts access. The small access road is small in size and is short in length and it is expected that a fire appliance will be able to reverse out, if required and does not prevent access and does not significantly increase the travel distance to the dry riser inlet.</p> <p>Flats and floors levels are clearly numbered.</p> <p>Fire hydrant is located to the front of [REDACTED] Rye Hill Park.</p> <p>The block has drop key override for the main and secondary entrance doors.</p> <p>The building benefits of Dry Riser system with the inlet beneath the main entrance staircase and outlets located on the semi-open balconies on the 4th,6th,8th and 10th floors. There are Dry Riser signs in the protected lobbies on floor with an outlet. Dry riser last serviced 9/21, wet test carried out.</p> <p>Retrospectively there is no obligation to provide additional outlets at each floor level.</p>	

Fire Doors

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"/>
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 <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
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 checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
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 <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
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"/>
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"/>
Are any fire doors surveyed at this site constructed of anything else other than wood?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
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"/>
Are doors on the means of escape fitted with appropriate panic bolts or latches where required?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Where applicable are doors appropriate for use by disabled individuals?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Where applicable does the door have a vision panel fitted?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>Comments:</p> <p>The following flat entry doors (FED's) were checked, flat ■■■ (FD30S SC door installed) and ■■■ (FD30S door installed). It is noted that the FED to flat ■■■ has</p>	

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an installed single Perko style door self-closer installed which is not deemed to comply with BS EN 1154 and is required to be replaced. It is also noted that the FED's to [REDACTED] appear to be newer than the rest and are assumed by the assessor to be a FD30S SC door set as is mainly installed within the building.

The previous fire risk assessment states ' Due to Covid-19 the flat entry doors could only be visually checked. The previous fire risk assessment (FRA) states 'The FEDs to flats [REDACTED] were inspected. With the exception of flat [REDACTED] FEDs were found to be an upgraded FD30S fitted with a concealed overhead door closer. An overhead door closer is required to the FED of flat [REDACTED] There is no evidence available to the assessor to confirm that the task raised for FED of flat [REDACTED] has been completed, duplicate task raised'. The assessor has not been provided with any evidence to show that the outstanding task has been completed and so both the FED's to flats [REDACTED] are required to have a door self-closer installed to protect the means of escape. It is assumed for the purposes of this FRA that all other FED's are upgraded FD30S SC doors.

The following flat entry doors are damaged and are required to be replaced as it is believed that the door integrity may have been compromised: Flat entry doors to flats [REDACTED] doors to be replaced with a certified FD30S SC door set (to include fanlight area).

The following flat entry doors are missing letter box cover plates which are required to be replaced: [REDACTED]

Stair doors - FD60S SC hung on 3 hinges. The stair doors are fitted with vision panel glazing constructed of pyro glass - kite marks seen on the glazing.

Note: Small chip in stairwell door, located on lift lobby side of door. Door and chip to be monitored as part of the fire risk assessment process.

At the time of the assessment it was noted that the 3rd floor stairwell door has been repaired and that the glazing may have been replaced. The repair to the bottom glass pane is poor with gaps located between the glass and the securing frame and glass to be replaced to both the top and bottom of the door with glazing which will provide 60 minutes fire resistance (integrity only).

The door latch and door self-closers to all but two stairwell doors are also required to be adjusted/repared so that the doors fully close, onto the latch under the action of the door self-closer.

The ground floor lift lobby doors and the stairwell final exit door have polycarbonate viewing panels which are not deemed to be 60 minute fire resistant and are required to be replaced.

The door to the electrical intake is a wood door with a metal face plate and is deemed to be a notional FD30 door in satisfactory condition.

The electrical riser cupboards located within the lift lobby areas on the ground, 3rd, 6th and 9th floors, have metal doors. Though these doors are metal they are not deemed by the assessor to be fire doors. These areas contain electrical Ryefield boxes which will limit the products of combustion entering into the communal areas of the building. Subject to compartmentation issues being addressed within the riser areas (compartmentation survey to check inbetween floor areas of riser), then the currently installed doors should be sufficient.

The electrical meter housings located next to flat entry doors are metal in construction and are deemed to be a minimum of 30 minutes fire resistant. All were found to be locked shut and were found to be in satisfactory condition.

FD60S SC doors are installed to the bin chute/dry riser balconies off the protected lift lobbies. It is noted that the ground floor door leading to the refuse hopper room has intumescent strips missing and is only a notional FD30 door. The room is not currently in use and the door is required to be replaced with a FD60S door at the next major refurbishment, in the mean-time the intumescent strips are required to be replaced. Please note task not raised to replace the door as the area is not in use and should be monitored as part of the fire risk assessment process.

The doors leading to the refuse hoppers on the 7th and 8th floor are catching on the latch which prevents the door from fully closing. Door self-closers and latches to be adjusted so that the doors fully close.

It is noted that the door to the water booster pump room is a wood door. However the door and door frame is in poor condition. The door and door frame are required to be replaced with a FD30S door set, this is deemed to be a low risk task which can be carried out at the next major works, as the premises is visited on a periodic basis and it is expected that any additional issues will be noted by the on-site contractor who should notify Southwark council.

The door to the water tank room is deemed to be a low risk area due to a lack of an ignition source (light fittings only) and a notional FD30 door has been installed and is deemed to be in satisfactory condition.

There is a metal door installed to the lower ground floor area, which provides separation between the unused residents storage area and the lobby area housing access to the water tank room and the water booster pump room. Though the door is metal in construction it is not deemed to be a fire door. It is noted that the resident storage area is not in use, and that the water tank and water booster pump room are visited periodically. Currently the assessor sees no particular reason to change/replace the door with a FD30S door. However if either areas are brought back into general use or there is a change of circumstances then this door will be required to be replaced with a FD30S door. This should be monitored as part of the fire risk assessment process.

External Wall Finish

Is this building 18 metres or above in height?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
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"/>
Does the building's exterior wall contain infill panels?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>Comments:</p> <p>At the time of the assessment it was noted that infill panels are installed, no external cladding noted.</p> <p>Infill panels are installed below windows. Tests carried out which show that the infill panels have failed, though the tests do not stipulate how or why the infill panels have failed. The infill panels are required to be replaced with infill panels which are suitably fire resistant.</p> <p>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.</p>	

Management of Fire Safety

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"/>
Have staff and relevant individuals been given appropriate fire safety training?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
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"/>
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 checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
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 must 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.

It is noted that there are concrete steps to access the building main entry door to the front of the building. It is expected that these are checked on the periodic walk around the building carried out by communal repairs officers and when the Resident Service Officer makes visits to the building.

Photo Schedule

<p>Front elevation of building</p>			
<p>Side elevation of building</p>			
<p>Rear elevation of building</p>			
<p>Other side elevation of building</p>			

Main entry of building



Gas Mains / Supply



Lightning Protection System



Electrical Intake Door



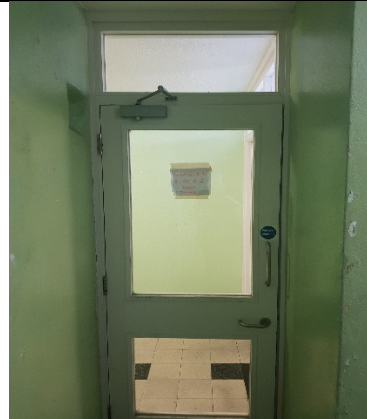
Electrical Intake Equipment



Lifts


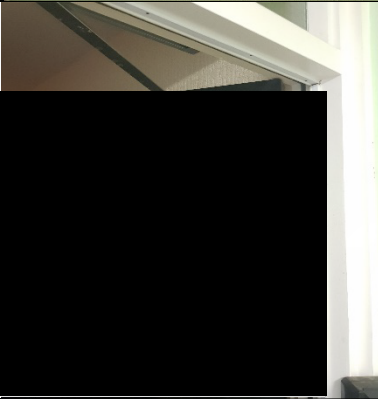





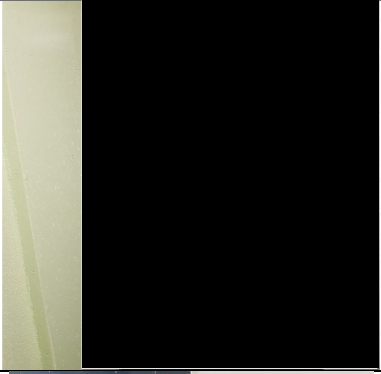


Typical Stairwell Door (1)



Typical Lobby / Cross Corridor Door (2)



<p>Fire Action Notice</p>	
<p>Typical Front Entrance Door</p>	
<p>Typical Lighting / Emergency Lighting</p>	
<p>Visible compartmentation issue</p>	

<p>Waste management area</p>	
<p>Damaged Flat Entry Door</p>	
<p>4th floor damaged refuse hopper and dry riser outlet</p>	
<p>Rubbish within lower ground floor residents storage cupboard area</p>	

Stairwell ventilation area



Upper floor lift lobby area showing door and side panel with vents and electrical meter housings on wall next to flat entry doors



Action Plan

Issue	Recycling paladins stored up against the building are required to be removed.
Proposed Action	Recycling paladins are required to be stored away from the building (at least 1.8m away from building), preferable in a designated site away from the building.
Priority	Low

Issue	Door to lower ground floor, refuse paladin room, left hand side door leaf has a broken bottom door hinge.
Proposed Action	Repair the left hand side door leaf, to the lower ground floor, refuse paladin room which has a broken hinge, x1 door in total.
Priority	Medium

Issue	Housekeeping issue within secured area (lower ground floor resident storage area).
Proposed Action	There are piles of rubbish within the lower ground floor resident storage area (pramsheds) and within the lower ground floor area leading to the water booster pump room, rubbish is required to be removed.
Priority	Low

Issue	Firestopping issues.
Proposed Action	There are numerous areas within the lower ground floor area, within the electrical intake cupboard and within the access lobby area leading to the mains water booster pump room and the water tank room. Non-flammable expanding foam has been used to fill holes, this type of foam is only suitable for certain size gaps/holes. It is also noted that similar material has been applied to the electrical riser area. Due to the number of areas noted a firestopping survey is required to be carried out and areas identified within the survey to be suitably firestopped. The firestopping survey is also required to include the phone line riser also located within the lift lobby areas on all floors. The firestopping survey should also look into the 10th floor ceiling area, on the external balcony areas, to both sides of the building (area above the refuse hopper and old drying cabinets) where trunking which runs from one wall to another which leads into flats. It is not known what the trunking is used for, what the construction of the cover panel is and if the trunking actually runs into the dwellings themselves and have suitable firestopping in place. This area should be investigated and any issues highlighted within the investigation addressed accordingly. Firestopping survey document to be provided to the Fire Safety Team, for reference purposes.
Priority	Medium

Issue	Refuse hoppers are required to be repaired.
Proposed Action	The following refuse hoppers are disrepair and are required to be repaired: 2nd, 4th, 7th and 9th floor, x4 in total.
Priority	Low

Issue	Non fire resisting fanlight glazing above the FED - no etching or kite mark noted to ascertain this was fire rated.
Proposed Action	Confirmation is required that the glazing above the flat entry doors (FED) to flats [REDACTED] is fire rated glazing (copy of fire door certificate should suffice). If the glazing cannot be confirmed as fire rated, then replace the non-fire resisting fanlight glazing above the FED with glazing affording at least 30 minutes fire resistance - above the FED to flats [REDACTED] x2 in total.
Priority	Medium

Issue	Fanlight above upper ground floor redundant refuse chute room door is constructed with plywood.
Proposed Action	The fanlight area above the door to the upper ground floor refuse room located within the lift lobby area of 42-48, is plywood and is required to be replaced with 30 minute fire resistant boarding.
Priority	Low

Issue	One square metre of free ventilation space is required for the top of the stairwell area for ventilation purposes.
Proposed Action	At the next major refurbishment increase the size of the ventilation area at the top of the stairs so that there is one square metre of free ventilation space at the top of the stairwell area.
Priority	Low

Issue	Flat entry doors have been damaged and are required to be replaced to flats [REDACTED].
Proposed Action	Replace the damaged flat entry doors to [REDACTED] with certified FD30S SC door sets, this is to include the fanlight windows above the door (30 minutes fire resistance required, integrity only), x3 doors in total.
Priority	High

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Issue	Overhead door closer is required to the FED of flat [REDACTED]
Proposed Action	Install an overhead door self-closer which complies with BS EN 1154 to the following flat entry doors: flats [REDACTED] x2 doors in total. Note: at the time of installation, ensure any single Perko door self-closers are removed.
Priority	High

Issue	Repair the 3rd floor stairwell door so that the door provides 60 minutes fire resistance.
Proposed Action	3rd floor stairwell door has been repaired and the glazing may have been replaced. The repair to the bottom glass pane is poor with gaps located between the glass and the securing frame and glass to be replaced to both the top and bottom of the door with glazing which will provide 60 minutes fire resistance (integrity only). Please note that this was raised as a task within the previous fire risk assessment and is shown as complete (APEX-HSI-1052500). If completed then glazing data sheet should be provided to the fire safety team for record purposes. If not completed then glazing must be replaced and copy of glazing fire rating/data sheet to be supplied to the fire safety team for record purposes and as part of the Building Safety Act 'Golden Thread'.

Issue	The ground floor lift lobby doors and the stairwell final exit door have polycarbonate viewing panels which are not deemed to be 60 minute fire resistant and are required to be replaced.
Proposed Action	Replace the polycarbonate viewing panels installed within the access doors providing access to the ground floor lift lobby area and the stairwell final exit doors, with 60 minute fire resistant glazing, x 4 doors in total. Replace any polycarbonate fanlights which are also installed above said doors.
Priority	Medium

Issue	Stairwell doors do not fully close onto the latch under the power of the installed door self-closer.
Proposed Action	All upper floor (1st -10th) stairwell doors are required to have the door closer and latch, serviced and maintained (and repaired if required), so that the stairwell doors fully close onto the door latch under the power of the installed door self-closer, x10 doors in total.
Priority	Medium

Issue	Intumescent strip missing from the upper ground floor refuse hopper room door and is required to be replaced.
Proposed Action	Replace the 10mm intumescent strip and smoke seal to the upper ground floor door leading to the refuse hopper room, located within the lift lobby area of flats 34-40. Strips missing from the whole edge of door.

Issue	Door and door frame to the water booster pump room is in poor condition and is required to be replaced with a FD30S door set.
Proposed Action	Replace the door and door frame to the water booster pump room, located within the lower ground floor area, located off the lobby housing the base of the lift shaft. Note once replaced door information/certificate to be copied across to the fire safety team for record purposes and as part of the Building Safety Act 'Golden Thread'.
Priority	Low

Issue	Infill panels installed below windows, infill panels are required to be replaced with suitable fire resistant infill panels.
Proposed Action	Replace the infill panels located below windows throughout the building with suitably fire resistant infill panels, approximately 5-10% of building external wall area affected.
Priority	Low

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Issue	Within the lower ground floor electrical intake room, there is a metal trunking cover missing from the installed trunking (cover still within intake room), which is required to be put back in place, to contain the products of combustion.
Proposed Action	Re-install the trunking cover panel, which is missing from the installed metal trunking within the lower ground floor electrical intake room. Cover panel stored in intake room, leaning against opposite wall.
Priority	Low

Issue	The following flat entry doors are missing letter box cover plates which are required to be replaced: [REDACTED]
Proposed Action	Replace the missing letter box cover plate to the following flat entry doors: [REDACTED], x3 doors in total.
Priority	Low

Issue	Fridge freezer stored outside flat [REDACTED] is required to be removed.
Proposed Action	Resident Service Officer to check the lift lobby area, outside flat [REDACTED] and ensure that the fridge freezer noted outside flat [REDACTED] has been removed. If the item has not been removed RSO to liaise with resident to arrange removal.
Priority	Low

Issue	Phone lines, riser panel cover to be secured/replaced.
Proposed Action	The phone line riser panel located to the right hand side of flat [REDACTED] is damaged and is required to be replaced. The phone line riser panel located to the RHS of flat [REDACTED] (x2 areas), wires to be secured and the panel cover to be secured.
Priority	Low

Issue	The doors leading to the refuse hoppers on the 7th and 8th floor are catching on the latch which prevents the door from fully closing. Door self-closers and latches to be adjusted so that the doors fully close.
Proposed Action	Adjust the door self-closer and latches to the 7th and 8th floor doors providing access to the refuse hoppers, so that the doors fully close, under the power of the door self-closer, x2 doors in total.
Priority	Low

Issue	Electrical mains riser panels are not deemed to be suitably fire resistant.
Proposed Action	The electrical riser within the lift lobby area is made of MDF which is not deemed to be suitably fire resistant. The electrical riser cover panels on the 1st, 2nd, 4th, 5th, 7th, 8th and 10th floors are required to be replaced with 60 minute fire resistant material. Note: It is noted within block 122-208 that fire resistant boarding has been placed to the rear of the phone line riser panel and this may also have been done to the electrical riser. If so then no additional works are needed to be carried out.
Priority	Low