
Asset Identifier PHAU04740401
Address STUDLAND, 1-54, PORTLAND STREET, PORTLAND ESTATE, WALWORTH
Post Code SE17 2TW



Code FRA-PB
Version 6
Description FRA-PURPOSE BUILT BLOCKS

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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.

This FRA represents the best judgement of the Assessor involved in its preparation, and is based, in part, on information provided by others.

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

3 SUMMARY

3.1 Summary

3.1.1 Risk Rating 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.

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 and it might be necessary to consider suspending or restricting the use, or to apply interim control measures, until this has been completed. Consideration should be made to ensure that the controls are maintained, particularly if the risk levels are associated with extremely harmful consequences and very harmful consequences.

Intolerable: These risks are unacceptable. Substantial improvements in risk controls are necessary, so that the risk is reduced to a tolerable level or acceptable level. The activity should be halted until risk controls are implemented that reduce the risk so that it is no longer very high. If it is not possible to reduce risk the activity should remain prohibited.

3.1.2 Next Physical Assessment Due 2018

3.1.3 FRA Type PB

3.1.4 Storeys Ground and Above 14

3.1.5 Storeys Below Ground 0

3.1.6 Units 54

3.1.7 Status COMPLETE

3.1.8 Building Dimensions. Length, width and height.

The building is approximately 20m x 24m and 39m up to the 13th floor, floor plate. Please note the premises at the time of the assessment was having major works carried out and an accurate measurement could not be taken.

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

3 SUMMARY

The current risk score for this premises is LOW MODERATE, the score can be reduced down to TOLERABLE if the following actions are carried out:

1. Replace the plywood panel within the ground floor lift lobby area for boarding which will provide 60 minutes fire resistance.
2. Hardboard covering on the 10th floor ventilation plenum to be removed.
3. Area of ventilation to be improved within the lift lobby areas.
4. Replace the currently installed FD30S SC doors for FD60S SC doors.

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 14 storey, purpose built, detached block of flats built in 1967. The building is formed with concrete frame, floors and stairs with cavity brick infill, the building has a flat roof, double glazed uPVC windows some of which have infill panels beneath. At the time of the assessment the building was under going major works which included a new roof covering, brick retaining work and communal area works. The building has one protected stairwell giving access to a ventilated lift lobby on all floor levels. Dwellings are accessed off the lift lobby on each floor. There are four flats per floor, apart from the ground floor which has two flats, all flats being single storey. Access to the building is via a secured access control door with key fob, intercom and drop key override installed. There are two passenger lifts with one serving odd number floors and the other even numbered floors, with both having drop key overrides.

There are rubbish chute hoppers installed within the building located on all floors external ventilated balcony areas which are off the lift lobby area. The external balconies also house what is believed to be extended disused drying rooms on all even floors with odd numbered floors also having a small area, accessed from the external balcony area which may also be some sort of drying room, however all of these areas have been partitioned off and are no longer in use. No access was available to access the ground floor bin room and to the electrical intake due to scaffolding for the major works and it is assumed that the rubbish chute hopper is currently not in use as the bin room cannot be accessed and rubbish paladins are stored at the front of the building.

A dry riser is installed to the building (left hand side elevation), which serves all even floors from the 4th floor upwards, up to roof level. The roof can be accessed from the stairs via a locked metal gate, which continue up to roof level and on the roof area is the lift motor room and water tank room, additionally on the ground floor is a water pump booster room and a plant room, both are accessed from off the main entrance lobby area and are subject to their own fire risk assessment.

Premises Layout

Ground floor: flats 1-2, water pump booster room, plant room

First floor: flats 3-6

Second floor: flats 7-10

Third floor: flats 11-14

Fourth floor: flats 15-18

Fifth floor: flats 19-22

Sixth floor: flats 23-26

Seventh floor: flats 27-30

Eighth floor: flats 31-34

Ninth floor: flats 35-38

Tenth floor: flats 39-42

Eleventh floor: flats 43-46

Twelfth floor: flats 47-50

Thirteenth floor: flats 51-54

4 GENERAL BUILDING INFORMATION

Images



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4.1.2 Any further building comments?

N/A

5 MAINTENANCE SCHEDULES

5.1 Maintenance Schedules

5.1.1 Maintenance Schedules

Not available at the time of the assessment.

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.1 Electrical Sources of Ignition

- 6.1.1 Are there reasonable measures taken to prevent fires of electrical origin? Yes No N/A
- 6.1.2 Are fixed installations periodically tested and inspected? Yes No N/A
- 6.1.3 Is the fuseboard/mains intake suitably fire resistant? Yes No N/A
- 6.1.4 Comments

Southwark Council undertake statutory 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.

On occasions portable electrical appliances will be used in common areas by council staff or approved contractors for the purposes of cleaning, maintenance and repairs. These portable appliances are subject to the Council's annual PAT testing regime and approved contractors own PAT testing regime. Records of inspection testing are held on the Council database.

There are vertical electrical risers within the external ventilated bin chute balcony area. The electric riser travels into the lift lobby via the plenum vent then metal ducting panels (in the lift lobby). Due to scaffolding for major works the electrical intake room could not be accessed.

6.2 Gas

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

The assessor believes that there is no gas supply to the building as a communal boiler provides the local estate with hot water and heating, this could not be confirmed due to the major works. However if a natural Gas supply is fed to individual dwellings it will be for cooking and heating purposes. The installation is subject to the council's maintenance and testing regime in accordance with statutory compliance. Records of inspection and testing will be 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.

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

At the time of the assessment there was no evidence to show that persons are smoking within the communal areas.

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

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 an electronic key fob security and intercom system to the main entrance door and is the only means into/out of the building.
The paladins are now stored at the front of the building whilst major works are been carried out.

Images



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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

No portable heaters or heating installations were noted within the communal areas of the building.

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.

6.7 Housekeeping

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

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

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.7.3 Comments

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. No excessive amounts of combustibles which would either obstruct or impede escape were observed on this inspection.

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

6.8.3 Comments

No dangerous substances were observed on this inspection and no evidence of any storage of dangerous substances was visible.

6.9 Hazards Introduced by Contractors or Works

6.9.1 Are there contractors or works taking place in the area of inspection? Yes No N/A

6.9.2 Is there satisfactory control over works carried out by the on site contractors (including hot works permits)? Yes No N/A

6.9.3 Comments

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

No hot works were being carried out at the time of the inspection and no evidence of any hot works having been carried out was observed, however it is noted that the building is currently under going major works.

7 FIRE PROTECTION MEASURES

7.1 Measures to Prevent Fire Spread and Development

7.1.1 Is compartmentation suitable? Yes No N/A

There is a wooden panel on the wall at high level within the ground floor lift lobby which butts up against the external electrical intake cupboard area. The wooden panel should be replaced with construction affording 60 minute of fire resistance.

Above the small recessed entrance area to flat entry doors is a lowered metal ceiling panel housing service pipes. Several of the ceiling panelling were found to be missing However it is noted that all areas around pipework is suitably firestopped and panelling to be made good to prevent fire/smoke spread.

There are small electrical meters adjacent all flat entry doors which are enclosed in a timber enclosure with a Georgian wired vision panel, one was found to be open and has a fire resistant boarding to the back of the door and it is assumed that this is reflected in all electrical meter housing cupboard doors. The electrical meter housing for flat [REDACTED] was found to be open due to the the missing lock which is required to be replaced.

There is a timber ceiling hatch within the 13th floor lift lobby which gives access into the lift motor room (not confirmed). This hatch should be checked to see if the hatch provides one hour of fire resistance, not checked at the time of the assessment due to lone working and no ladder available.

No access could be gained into the electrical intake area on the ground floor due to scaffolding and lift in the way. The following comments are lifted straight from the previous fire risk assessment and are not shown as having been completed: 'The electrical intake cupboard is accessed external via a store shed area. There is a break in compartmentation between the electrical intake cupboard and the adjoining storage sheds. The separating walls are three quarters up and should be extended to the ceiling to provide 60 minutes of fire resistance.'

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

7 FIRE PROTECTION MEASURES

- 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

Ducting is provided for communal pipework and wiring, not all areas could be checked but where the covering panel for flats [REDACTED] are missing suitable fire stopping is in place to prevent smoke and fire entering dwellings and it is assumed that this is reflected for all flats and that no dampers are installed. All risers are located within the semi-enclosed ventilated balconies area where the rubbish chute is located, no access could be gained in to the risers and it is assumed that the riser is suitably firestopped as and where required.

- 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 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 good order but it was not possible to ascertain the construction of compartment walls and floors within the individual flats.

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 one of the windows which overlook the refuse chute hopper on the 4th floor is not Georgian wired, however the window is directly next to the refuse hopper and the windows on the route to the hopper are Georgian wired with a plywood panel over them providing further fire resistance and is deemed satisfactory.

Images



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- 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

7 FIRE PROTECTION MEASURES

Telephone wire located on wall inbetween flats [REDACTED] goes across the door to the stairwell is not adequately secured. The telephone wire should be secured with metal fastenings.

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

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

7.2.10 Comments

It is the London Borough of Southwark's policy to ensure that the electronic front entry door locks fail safe open in the event of any power failure.

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

The premises is approximately 24m x 20m and 39m to the 13th floor, floor plate.

The building is deemed to comply due to the following:

1. Every flat is separated from the common escape stairway by a protected lobby area.
2. The travel distance between the flat entrance door and the door to the stairway is just under 7.5m (actual distance 6m or less).
3. Natural ventilation is provided to the lift lobby area and the stairway.
4. All doors to flats are FD30S SC doors with overhead self closers.
5. Door to stairwell is FD30S SC
6. AFD appears to be installed within sampled flats.
7. A dry riser is installed.

It is noted that the door to the stairwell is only a FD30S SC, due to the height of the building and the stairwell deemed to be a firefighting shaft, all doors leading onto the stairwell should be FD60S SC, task raised in fire door section of this fire risk assessment.

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 with regards this premises:

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 staircase to form a protected staircase.
3. The enclosure of common access corridors/lobbies to form protected routes.
4. Provision of smoke ventilating systems to maintain the escape routes clear of smoke.

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

7 FIRE PROTECTION MEASURES

Emergency escape lighting has been installed within the common areas and stairwells in line with BS5266: Pt 1: 2011.

7.4 Fire Safety Signs and Notices

7.4.1 Is there reasonable provision for all notices? Yes No N/A

The fourth floor lift lobby area is missing a 'Do Not Use Lift In The Event Of Fire' sign.

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

There are no 'Fire Door Keep Closed' signs to the upper floor refuse hopper balcony doors.

7.4.3 Is the fire action notice fitted in the correct area and displaying the correct information? Yes No N/A

Fire action signs are fitted throughout the building, however the ground floor fire action sign is damaged and is required to be replaced.

7.4.4 Are the 'No Smoking' signs fitted and are there sufficient notices? Yes No N/A

No 'No Smoking' signs were noted within the building at the time of the assessment. No smoking signs should be installed so that persons are reminded not to smoke within the building.

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 signage to the plant room door and the water pump booster room door.

7.4.6 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 fire escape signage is installed.

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

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.

Flats [REDACTED] were confirmed as having AFD installed.

7.6 Smoke Ventilation Requirements

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

The 10th floor plenum detail has been covered over with hardboard, hardboard to be remove to increase the area of ventilation within the lift lobby area.

The ventilation area within the lift lobby area is only approximately 0.64sqm in size, this area is required to be increased up to 1.5sqm, consideration should be given to increasing the amount of ventilation provided within the lift lobby areas.

- 7.6.2 Is the building ventilated naturally? Yes No N/A

- 7.6.3 If permanently ventilated in the common area is there sufficient free area? Yes No N/A

See comments section below.

- 7.6.4 If permanently ventilated in the stair is there sufficient free area? Yes No N/A

- 7.6.5 If permanently ventilated are the vents open on all floors? Yes No N/A

Vents are open on all floors within the lobby areas only.

- 7.6.6 Is the building ventilated naturally by AOV's, shutters or doors? Yes No N/A

- 7.6.7 Are detectors that operate AOV's, shutters and vents silent operating? Yes No N/A

- 7.6.8 Is the building ventilated by a mechanical smoke extraction system? Yes No N/A

- 7.6.9 Comments

Ventilation in the lobbies is provided by permanent open vents above the lobby windows which are 20cm x 80cm each in size x2 vents, a plenum detail on the opposite wall which leads all the way from the lift lobby to the external wall area above the rubbish chute semi enclosed balcony area with the plenum being 16cm x 200cm in size. This only provides a total ventilation area of 0.64sqm, the minimum area required for ventilation is 1.5sqm, however there are openable windows within all upper floor lobbies and there is the door to the rubbish chute semi enclosed balcony area available to provide further ventilation if required. Task has been raised for ventilation within the lift lobby area to be improved.

Ventilation to the protected staircase is achieved by a permanent open vent (POV) at the head of the stair; the POV provides an approximately free space of 1.4m² in size and is deemed suitable.

7 FIRE PROTECTION MEASURES

7.7 Fire Brigade Access and Facilities

- 7.7.1 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 No N/A
- 7.7.2 Are there any obstructions in the form of a gate, bollards or removable posts that may hinder appliance access? Yes No N/A
- Scaffolding is all around the building due to major works being carried out at the premises and may hamper fire brigade external access.
- 7.7.3 Is the building fitted with either a wet or dry rising main? Yes No N/A
- 7.7.4 Is the hose distance to the riser or dwelling acceptable? Yes No N/A
- 7.7.5 Does the front entry door have a firefighter's override? Yes No N/A
- 7.7.6 Is the current access provision suitable and sufficient for firefighters? Is there an inappropriate level of security before entry is made into an affected dwelling by Firefighters? Yes No N/A
- 7.7.7 Where locked do all firefighting facilities have FB locks? Yes No N/A
- 7.7.8 Are firefighting lifts installed? Yes No N/A
- 7.7.9 Do the lifts in the area inspected have firefighting overrides? Yes No N/A
- 7.7.10 Where fitted are all wet/dry riser outlets and inlets accessible? Yes No N/A
- 7.7.11 Is there suitable signage for firefighting facilities that would allow for effective use during firefighting operations? Yes No N/A
- 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 an uncomplicated premises with an uncomplicated layout with a single staircase provided and suitable fire brigade access via Portland Street provided. A fire hydrant is located outside the block, outside the block of flats next door and across the road. A dry riser is provided with the inlet to the left hand side of the building next to the plant room ventilation doors and outlets within the 4th, 6th, 8th, 10th and 12th floor lift lobby areas with the last service carried out 2/17.

7 FIRE PROTECTION MEASURES

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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 FIRE PROTECTION MEASURES

- 7.8.2 Are all cross corridor doors certified to a test regime under BS476-22 or BS EN 1634-1 or of a suitable notional value? Yes No N/A

The doors from the stairs leading to the lift lobby areas are FD30S SC doors, however the stairs are a fire fighting shaft and the doors should be a minimum of FD60S SC as per Approved Document B diagram 52. It is noted that the building is 'as built', the stairwell doors are in good condition and the lobby area to be travelled to access the stairwell door is short in length. Consideration should be given to replacing all doors off the stairwell leading to the lift lobby areas to be replaced with FD60S SC doors accordingly.

- 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 plant room and water pump booster room are provided with notional FD30 doors, these doors should be upgraded to FD30S SC doors as the doors are within a protected lobby which leads to the stairwell and lift lobby area and all persons have to pass through this area to leave the building.

- 7.8.4 Are store doors (in escape routes) belonging to the Council or occupiers suitably fire resistant as tested against BS476-22/BS EN 1634-1 or of suitable notional value? Yes No N/A

There are disused drying rooms which are located on the rubbish chute semi enclosed balcony areas. The doors to these areas could not be physically inspected, but from the area seen and the plywood applied over these doors for security purposes, a minimum of 30 minutes fire resistance can be assumed and is deemed satisfactory.

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- 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

All doors leading from the lift lobby area to the semi enclosed balcony area FD30S SC doors in satisfactory condition.

- 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

Noted that the water pump booster room has a metal door, however this is subject to its own fire risk assessment.

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

7 FIRE PROTECTION MEASURES

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

The flat entry doors to flats [REDACTED] were checked at the time of the assessment and found to be FD30S SC doors. All flat entry doors within the block are of a similar design and it is assumed that all flat entry doors are FD30S SC doors.

The doors from the stairs leading to the lifts are FD30S SC doors, however the stairs are a fire fighting shaft and the doors should be a minimum of FD60S SC as per Approved Document B diagram 52. All doors off the stairwell leading to flat accommodation is to be replaced with FD60S SC doors accordingly, task raised.

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

7.9.4 Comments

Infill panels are installed underneath the windows within the lift lobby area, due to scaffolding surrounding the building the assessor could not confirm if any further infill panels or cladding is installed.

All buildings at the time of construction and/or alteration the external walls should have complied with the building regulations at the time. Southwark Council have an assessment process in place that will check the external fabric of a block is compliant to the current building regulations. This assessment not only includes the external finish of the wall but the materials used for insulation and fire breaks and how these materials are fixed to the building.

Images



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8 MANAGEMENT OF FIRE SAFETY

8.1 Procedures and Arrangements

- 8.1.1 Are procedures in the event of fire appropriate and properly documented? Yes No N/A
- 8.1.2 Have staff and relevant individuals been given appropriate fire safety training? Yes No N/A
- 8.1.3 Are checks carried out by staff on fire safety systems where appropriate and logged? Yes No N/A
- 8.1.4 Are external stairs and in particular those devised as a means of escape regularly inspected, maintained and appropriate for use in all weathers? Yes No N/A
- 8.1.5 Comments

It is understood that tenants are provided with a planned evacuation policy in the tenants information pack which are given to them on tenancy sign up. It is not known however if all tenants are both English speaking or are still fully aware of the evacuation plan.

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 individual houses. It should be communicated to residents that in the event of fire, all evacuees should wait in a safe place at a distance away from the building so as not to be affected by smoke, flame, possible explosion and fire fighting. Residents should also understand that they should remain local to be available for liaison with the fire fighting crew.

Council staff that visit the building are given regular fire safety training. This training clearly informs them what to do in the event of fire. Employees from other organisations are expected to have regular training on carrying out an evacuation in the event of an emergency. The training records are submitted to the council before these persons are allowed to visit council property.

Southwark carry out a strict regime of inspection, testing, repair and maintenance of all building services and systems in accordance with the relevant statutory regulations. Records relevant to fire safety are available for inspection at the councils offices but not on site as it is not practicable to store these documents in such a manner.

Action Plan

Issue No: 7.1.1.1

Priority	HIGH
Location	
Floor	
Question	Is compartmentation suitable?
Issue	There is a wooden panel on the wall at high level within the ground floor lift lobby which butts up against the external electrical intake
Action	Replace the wooden panel on the wall at high level, within the ground floor lift lobby area, with boarding which will provide 60 minutes fire resistance. Any cable penetrations should be adequately fire stopped.
Status	Outstanding
Target Date	21/09/2017
Images	



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Issue No: 7.1.1.2

Priority	LOW
Location	
Floor	
Question	Is compartmentation suitable?
Issue	There is a timber ceiling hatch within the 13th floor lift lobby which gives access into the lift motor room (not confirmed). This hatch should be checked to see if the hatch provides one hour of fire resistance.
Action	Check the 13th floor lift lobby ceiling hatch to confirm that the hatch will provide 60 minutes fire resistance.
Status	Outstanding
Target Date	22/08/2018
Images	



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Issue No: 7.1.1.3

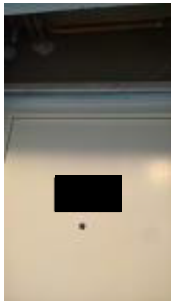
Priority	LOW
Location	
Floor	
Question	Is compartmentation suitable?
Issue	Panels missing from above alcove area located in front of flat entry doors.
Action	Replace the missing metal panels from alcove area above the following flat entry doors: [REDACTED], x4 in total.

Status Outstanding
Target Date 22/08/2018

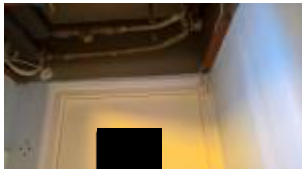
Images



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Issue No: 7.1.1.4

Priority MEDIUM
Location
Floor
Question Is compartmentation suitable?
Issue Electrical intake cupboard not enclosed within a 60 minute fire resistant construction.
Action Construct an enclosure providing 60 minutes of fire resistance around the electrical intake cupboard
Status Outstanding
Target Date 20/11/2017

Issue No: 7.1.1.5

Priority LOW
Location
Floor
Question Is compartmentation suitable?

Issue No lock on electrical meter housing door for flat [REDACTED].
Action Replace the missing lock on the electrical meter housing located outside flat [REDACTED], x1 in total.
Status Resolved
Target Date 25/08/2018
Comments Referred to contractor, work complete and inspected by CRTO

Images



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Issue No: 7.2.6.1

Priority MEDIUM
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 Telephone wire located on wall inbetween flats [REDACTED] goes across the door to the stairwell is not adequately secured.
Action Re-secure the telephone wire located on wall inbetween flats [REDACTED] which goes across the door to the stairwell so that it is secured with metal fastenings which will adequately resist heat and fire.
Status Resolved
Target Date 20/11/2017

Images



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Issue No: 7.4.1.1

Priority MEDIUM
Location
Floor
Question Is there reasonable provision for all notices?
Issue The fourth floor lift lobby area is missing a 'Do Not Use Lift In The Event Of Fire' sign.
Action Install a 'Do Not Use Lift In The Event Of Fire' sign to the fourth floor lift lobby area, x1 in total.
Status Resolved
Target Date 22/11/2017
Comments Works referred to CRTO. Works raised to contractor. Works completed and inspected.

Issue No: 7.4.2.1

Priority LOW
Location
Floor
Question Is there suitable signage for automatic, self closing and locked fire doors?
Issue There are no 'Fire Door Keep Closed' signs to the upper floor refuse hopper balcony doors.
Action Install 'Fire Door Keep Closed' signs to the upper floor refuse hopper balcony doors, x13 in total.
Status Outstanding
Target Date 23/08/2018

Images



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Issue No: 7.4.3.1

Priority LOW
Location
Floor
Question Is the fire action notice fitted in the correct area and displaying the correct information?
Issue Fire action sign broken within the ground floor lift lobby area.
Action Replace the broken 'Stay Put' sign which is A3 in size and located within the ground floor lift lobby area, x1 in total.
Status Resolved
Target Date 24/08/2018
Comments Works referred to CRTO. Works referred to contractor. Works completed and inspected.

Images



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Issue No: 7.4.4.1

Priority LOW
Location
Floor
Question Are the 'No Smoking' signs fitted and are there sufficient notices?
Issue No 'No Smoking' signs installed within the building.
Action Install 'No Smoking' signs within the ground floor entrance lobby area and within the stairwell every three floors, x5 in total.
Status Outstanding
Target Date 24/08/2018

Issue No: 7.4.5.1

Priority LOW
Location
Floor
Question Have 'areas of special risks' such as boiler rooms, oil transformer rooms, switchgear rooms and telecommunication rooms been appropriately signed?
Issue No signs to the plant room door and the water booster pump door.
Action Install signs to the following doors which indicate their use: Water pump booster room metal door and the plant room wooden door, both located within the ground floor entrance lobby area, x2 rooms in total.
Status Outstanding
Target Date 24/08/2018

Images



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Issue No: 7.6.1.1

Priority HIGH
Location
Floor
Question Is it considered that the premises has been provided with reasonable means of smoke ventilation in the event of a fire?
Issue The 10th floor plenum detail has been covered over with hardboard, hardboard to be remove to increase the area of ventilation within the lift lobby area.
Action Remove the hardboard which is covering part of the ventilation area within the 10th floor plenum detail located within the lift lobby area.
Status Resolved
Target Date 23/09/2017
Comments Referred to contractor, work complete and inspected by CRTO

Images



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Issue No: 7.6.1.2

Priority MEDIUM
Location
Floor
Question Is it considered that the premises has been provided with reasonable means of smoke ventilation in the event of a fire?
Issue Ventilation provided within the lift lobby areas is only 0.64sqm in size and is required to be 1.5sqm in size.
Action The amount of ventilation within the lift lobby areas is to be increased so that 1.5sqm of ventilation is provided to all lift lobby areas.
Status Outstanding
Target Date 22/11/2017

Issue No: 7.8.3.1

Priority LOW
Location
Floor
Question 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?
Issue Doors to the plant room and the water pump booster room are notional FD30 doors, due to the location of the doors, these doors should be upgraded to FD30S SC.
Action Replace/upgrade the doors to the plant room and the water pump booster room to FD30S SC doors, x2 in total.
Status Outstanding
Target Date 24/08/2018

Images



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