| | |
|---|---|
| **Asset Identifier** | **PHAU03681201** |
| **Address** | **SKENFRITH HOUSE, 1-56,COMMERCIAL WAY,LEDBURY ESTATE,PECKHAM** |
| **Post Code** | **SE15 1NE** |

| | |
|---|---|
| **Code** | **FRA-PB** |
| **Version** | **10** |
| **Description** | **FRA-PURPOSE BUILT BLOCKS** |
| **Assessment Date** | **13/12/2018** |
| **Assessment Version** | **Current** |
| **Assessor Name** | **Earl Johnson** |

# 1 CONTENTS

## 1.1 Contents

# 2 INTRODUCTION

## 2.1 Introduction

### 2.1.1 Introduction -

This Fire Risk Assessment (FRA) has been carried out by a competent Fire Risk Assessor on behalf of the Responsible Person (Southwark Council) in accordance with Article 9 of the requirements of the Regulatory Reform (Fire Safety) Order 2005 (FSO). This report is an assessment of the risk to life from fire and does not address the risk to property or business continuity from fire.

In compliance with the scope of the FSO this FRA is limited to the common areas of the premises. The site survey undertaken to produce the assessment is limited to a TYPE 1 (non-destructive) survey of common areas only, in accordance with the Responsible Person`s instructions.

However, where it is deemed relevant, a sample dwelling(s) will be inspected to determine its relationship and dependence on the common areas to understand the nature of fire separation between dwellings and common areas.

Further investigation may be required by qualified and competent individuals to ascertain the appropriate fitment and fire protection of encased shafts, ducts, risers or voids where a sampled non-destructive flat survey cannot confirm this.

In accordance with the limitations of the FSO risk assessment; this report does not include an assessment of external flame spread unless it is identified as impacting on the fire safety of common areas. However, the report may make reference to such issue and/or recommend further investigation and assessment if it has been identified as being relevant to the overall fire safety of the premises.

Where appropriate, the FRA will make recommendations to ensure compliance with relevant fire safety legislation. However, it should be understood that this assessment does not replace the Council's other obligations to carry out fire safety assessments such as those required by the Health and Housing Safety Rating System (HHSRS) assessment to dwellings under section 9 of the Housing Act 2004.

# 3 SUMMARY

## 3.1 Summary

3.1.1 Risk Rating HIGH MODERATE

| | 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.

3.1.2 Next Physical Assessment Due 2019

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 56

3.1.7 Status COMPLETE

# 3 SUMMARY

3.1.8 Building Dimensions. Length, width and height.

The premises is approximately 26m x 20m and 39m to the base of the 13th floor.

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

The current risk score for this premises is HIGH MODERATE, this is due to the discovered breaks in compartmentation and the interim measures which have been introduced to the premises as from July 2017 this includes a change from a ‘stay put’ fire strategy to a full evacuation fire strategy, installation of a BS5839 Part 1, L5 fire alarm system with heat detectors within flat hallways and a break glass callpoint next to the fire alarm panel on the ground floor and the building been manned by two fire wardens with one by the fire alarm control panel who's duty is to call the fire brigade and a further roaming fire warden looking for any signs of fire.
Fire stopping of cracks inbetween flats is currently being carried out in each flat.

The risk can be reduced down to LOW MODERATE if the following actions are carried out:
1. Firestopping to be carried out and completed inbetween flats.
2. All other high and medium rated tasks are completed.

It must be noted that the building, at the time of the assessment, has a large number of occupied flats. All unoccupied floors are required to be sectioned off from the stairwell and access prevented from the lift to unoccupied floors. Refurbishment work to the building is due to start in 2021.

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 detached, 'H' shaped high rise block of flats over 14 floors built in 1969 and is one of four similar blocks on the Ledbury estate. All the main parts of the building, including exterior and interior walls, floor slabs, roofs, and staircases, are made up from large concrete panels, this type of structure is frameless, the building has uPVC double glazed windows and a flat roof. The building is mainly accessed via an entrance within Commercial Way via a short set of stairs or sloped access and is located above unused underground garages.

There is one enclosed protected stair, with all flat front entry doors accessed from off the lift lobby area located off the stairs, with the stairs serving all floors. Lift lobby area is separated from the stairs by FD60S SC door. The accommodation consists of 56 flats; four on each floor level, two per long length of the 'H' shape, with internal accommodation within each flat on one level only. Entry to the building is through a communal secure door with key fob and intercom access, with a further door provided at the rear of the building with key fob access only and an independent exit at the bottom of the protected stairs. Access to each flat is via electronically secured access doors from off the lift lobby areas on all floors apart from the thirteenth which has a secured door off the staircase and open access between the lift and flats lobby area. All secured doors have drop key access available. Two lifts are installed one serving odd numbered floors (and the 12th) and the other serving even numbered floors, with the lift motor room located on the roof with access provided at thirteenth floor.
Stairs access only is provided to the thirteenth floor. Disable access is provided via a ramp up to the main entrance.

There is a bin room at the front of the building next to the communal main entrance door with refuse chute hoppers located within vented cupboards off the lift lobby area on all upper floors. There are two electrical intake rooms within the ground floor lift lobby area. There are storage/intercom equipment rooms and disused drying rooms on all upper floors. Access to the roof area and water tank area is via a ladder within the 13th floor disused drying room. A dry riser is provided with the inlet at the front of the building next to the bin room and outlets provided on all upper floors within the lift lobby area. There is a riser area on all upper floors, opposite the lift, with access doors to the riser areas located on all odd numbered floors.

The building has had all gas services removed and heating and hot water is now provided via a temporary heating boiler which is diesel fed.

It must be noted that the building only has 22 flats which are currently occupied.

The ground floor electrical intake cupboard, opposite the lift, could not be accessed due to no key to fit lock.

Premises Layout:

Ground floor flats 1-4, x2 electrical intake cupboards
1st floor flats 5-8
2nd floor flats 9-12
3rd floor flats 13-16
4th floor flats 17-20
5th floor flats 21-24
6th floor flats 25-28
7th floor flats 29-32
8th floor flats 33-36
9th floor flats 37-40
10th floor flats 41-44
11th floor flats 45-48
12th floor flats 49-52
13th floor flats 53-56 stair access only

# 4 GENERAL BUILDING INFORMATION

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-118.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-115.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-114.jpg

4.1.2 Any further building comments?

Occupants at risk: The building contains sleeping occupants in protected dwellings. It is not untypical of a social housing block or young persons of various ages, physical & mental health abilities and 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 ay specific individual person especially at risk from fire.

# 5 MAINTENANCE SCHEDULES

## 5.1 Maintenance Schedules

### 5.1.1 Maintenance Schedules -

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

Dry/Wet Riser - Annual Wet Test - 21-Sep-18
Dry/Wet Riser - Visual Inspection - 21-Sep-18
Electrical Periodic Inspection Rep. - 07-Apr-10
Emergency Communal Lighting - 28-Sep-18
Lightning Protection Test - 10-Nov-17
-

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

No portable appliances were observed in communal areas which would be subject to PAT testing. Portable electrical appliances are used in the common areas by councils own staff and approved contractors. The council has a system in place for testing its own portable appliances. Those appliances used by contractors are subject to the contractors own company's Health and Safety arrangements which are required by the council.

There are two electrical intake cupboards located within the ground floor lift lobby area, with the last electrical test carried out on the 26/6/15. Access could not be gained to the electrical intake located opposite the lift due to no key to fit lock, task to be raised within the fire door section of this fire risk assessment. There are also electrical risers within the upper floor lift lobbies which can be accessed from off odd numbered upper floors.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-136.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-134.jpg

# 6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-133.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-132.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-131.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-130.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-129.jpg

# 6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-137.jpg

## 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

All gas services have been removed from the building. There is a diesel fed boiler unit located externally from the building which is used to feed heating and hot water to the residents of the building.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-116.jpg

## 6.3 Smoking

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

6.3.2 Comments

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

## 6.4 Arson

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

# 6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

| | | | | |
|---|---|---|---|---|
| 6.4.2 | Is there an unnecessary fire load within the building or in close proximity of the premises which is available to ignition from outsiders? | Yes ☐ | No ☑ | N/A ☐ |
| 6.4.3 | Is there any shrubbery that needs pruning or removing to prevent fire spread if ignited? | Yes ☐ | No ☑ | N/A ☐ |

6.4.4 Comments

The building has secured access control with key fob and intercom system with a drop key override to the front of the building, which prevents unauthorised persons from entering the building.

As from January 2018 and the change to a full evacuation fire strategy, there are 2 fire wardens stationed at the premises of which one will be continuously patrolling the building, whilst the other fire warden is stationed on the ground floor next to the fire alarm panel/break glass call point. Fire wardens have been instructed and trained to challenge persons if it is felt that it is required. At the time of the assessment there were no signs or evidence of arson or anti-social behaviour within the area.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-128.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-123.jpg

## 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 heating installation provided within the common areas.

## 6.6 Lightning

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

6.6.2 Comments

# 6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

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 ☐ |

6.7.3 Comments

All Southwark council properties undergo regular cleaning in communal areas. No storage or combustibles which would either obstruct or impede escape were observed on this inspection.

No access could be gained into the storeroom on the 9th floor which was used by the resident from [redacted]. It is assumed all storerooms/drying rooms are clear of debris and regularly checked by the estate staff.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-208.jpg

## 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 ☐ |

N/A

6.8.3 Comments

No dangerous substances noted.

## 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 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

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 contractor.

No hot works were being carried out at the time of the inspection with no evidence of any hot works having been carried out was observed.

# 7 FIRE PROTECTION MEASURES

## 7.1 Measures to Prevent Fire Spread and Development

7.1.1 Is compartmentation suitable? Yes ☑ No ☐ N/A ☐

Due to the break in compartmentation a structural survey has been carried out on the building to confirm how extensive the problem is within the building, and on going repairs to the building are being carried out on a flat by flat basis. Due to the extent of the problem, as an interim measure, the building currently has a wireless fire alarm system which incorporates a heat detector within the individual flats access hall and are all linked to the fire alarm control panel located within the ground floor lift lobby area. All flats also have a BS5839 Part 6 Grade D LD2 system installed which covers just the flat alone. There is one fire warden stationed permanently next/near to the fire alarm panel and the other fire warden doing a walk around the block at all times. This meets the requirements of the 'Guidance to support a temporary simultaneous evacuation strategy in a purpose-built block of flats' produced by the National Fire Chiefs Council.

Instructions have been given to residents to evacuate the building:
- in the event of fire,
- on becoming affected by smoke or fire,
- on hearing the fire alarm system.

The previous fire risk assessment states 'The third party fire stopping which has been provided within the 2nd electrical intake located opposite the ground floor lift doors has been damaged and a repair is required'. However this could not be checked at the time of the assessment due to no key to fit the lock to the electrical intake, task to be raised in the fire door section accordingly.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-137.jpg

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

7.1.3 Where ducting is provided can it be ascertained if fire dampers are provided to prevent the spread of fire through compartments to protect the means of escape? Yes ☐ No ☑ N/A ☐

# 7 FIRE PROTECTION MEASURES

Electrical trunking is noted throughout the building, it is assumed that all trunking has intumescent pillows installed to prevent the travel of smoke and fire through the building. Signage seen on trunking within the ground floor lift lobby stating that intumescent pillows installed.

No ventilation ducts were identified in communal areas which would allow the spread of fire or smoke to other parts of the building. It should be confirmed however that no ducts exist inside the flats which may allow the spread of fire or smoke to other flats or other parts of the building.

It is noted that the building has refuse chute hoppers which are contained within cupboards on all upper floors within the lift lobby areas, all found to be in satisfactory condition.

Within the lift lobby area from 1st to 13th floor are risers housing various items (electrical and dry riser pipework only confirmed, other risers not confirmed), most of the risers have a fire rated board covering the risers and where accessible (dry riser and central electrical riser areas only) it is confirmed that fire stopping is in place.
It is noted that there are other riser areas which have a MDF face, two of these areas were accessible within Skenfrith House (from previous 2017 FRA) and have a fire resistant boarding behind a plywood face board and it is assumed that the fire resistant boarding and the plywood will provide 60 minutes fire resistance. However as the face to these riser panels is MDF, confirmation is required that these have fire resistant boarding on the rear which will provide 60 minutes fire resistance, if suitable boarding is not in place then suitable 60 minute fire resistant boarding is required to replace the MDF boarding: 3rd floor, bottom middle panel. 5th floor top left hand side panel. 7th floor, top left hand side riser panel. 10th floor, bottom right hand side and top left hand side panels.

The following riser panels are required to be secured in place: 3rd floor top left panel. 4th floor, both middle panels, secured with 3 screws each. 6th floor, middle 2 panels, both secured with 5 screws in total. 13th floor, top left hand side riser panel, 1 screw.

It is noted that on the 13th floor that there is ducting installed within the communal area which runs in between flats [redacted] and [redacted] .The ducting runs into the kitchen area of both flats, fire stopping is to be confirmed in place so that the products of combustion are not able to pass from one flat to another.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-211.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-210.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-211001.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-210001.jpg


(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-207.jpg

7.1.4 Comments

# 7 FIRE PROTECTION MEASURES

It is considered that the concrete slab and brick/block construction will provide the required fire separation. However this form of construction is subject to general building conditions of age, and incorrectly installed/maintained services/works that can lead to smoke or fire spread. For this standard of construction we deem this risk to be medium to low. Any riser within the building requires inspection for fire stopping between floors. These risks are continually monitored through post fire investigation and the void process. The common parts internal walls are in a good order but it was not possible to ascertain the construction of compartment walls and floors within the individual flats. LBS have an ongoing programme of type 4 surveys to meet this risk.

Internal decoration of the stairwell appeared to be emulsion paint onto a concrete surface, in some areas the paint has been rubbed down to base surface.

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

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 is pigeon netting installed to the building, there is no requirement for pigeon netting to be fire resistant stated in current or previous building regulations. Southwark have instigated a policy where all new and replacement pest control measures will be fire retardant on all housing stock irrespective of height. All current netting will be assessed for performance in fire and a decision will be made shortly on how this is to be progressed.

## 7.2 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 there is a plywood cover to a panel below the communal area windows to [redacted]. There is a fire resistant board installed on the internal side of the plywood and it is assumed to provide a minimum of 30 minutes fire resistance.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-242.jpg

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

# 7 FIRE PROTECTION MEASURES

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 ☐

The following areas have cable/satellite cables within the communal areas which, in the event of fire, could cause an obstruction and are required to be adequately secured with metal fastenings so they remain in place in the event of fire: 6th floor coax cable within lift lobby door leading to flats [redacted] and on flat access area leading to [redacted]. 7th floor coax cable plastic trunking on ceiling inbetween flats [redacted]. 10th floor coax cable plastic trunking within the lift lobby area door leading to flats [redacted] and coax cable on ceiling/wall area leading to [redacted]. 11th floor coax cable inbetween flats [redacted].

The following areas have telephone wires within the communal areas which, in the event of fire, could cause an obstruction and are required to be adequately secured with metal fastenings so they remain in place in the event of fire: 6th floor in flat access area inbetween flats [redacted]. 7th floor in flat access area leading to flats [redacted], in trunking. 10th floor in flat access area leading to flats [redacted], in trunking. 11th floor in flat access area leading to flats [redacted] and [redacted]

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 ☐

Metal security grill fitted across flat entry door to [redacted] this will obstruct egress by the occupants of the flat and access to the fire service in the event of a fire and must be removed. Resident Service Officer to liaise with the resident reminding them of the risks involved and ensure removal of the gate.

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

The premises is approximately 28m x 20m and 39m to the base of the 13th floor.
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 over 7.5m (7.8m) and deemed acceptable as the building is 'as built'.
3. Natural ventilation is provided to the lobby area adjacent the stairway.
4. All doors to flats are upgraded FD30S SC doors with overhead self closers.
5. Door to stairwell is FD60S SC
6. AFD installed within flats and a communal fire alarm also covers the hallway of each flat.

# 7 FIRE PROTECTION MEASURES

7. A dry riser is installed.

A defend in place escape strategy has been adopted for the building. Where this type of strategy is adopted current guidance makes the following assumptions:
1. A high degree of compartmentation which would ensure a reduced probability of fire spread beyond the residence of origin.
2. The enclosure of communal staircases to form protected staircases.
3. The enclosure of common access corridors to form protected routes.
4. Provision of smoke ventilating systems to maintain the escape routes clear of smoke.

However due to the break of compartmentation reported, a full evacuation fire strategy has been adopted a wireless fire alarm system has been installed within the building to facilitate the full evacuation fire strategy and only necessitates the requirement of two fire wardens within the building, one to raise the alarm and coordinate and one to walk around the building. Further fire wardens are available to assist evacuation of the building from the other nearby blocks.

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 is noted that a high rise of this height (approx. 39m) would not be currently built without sprinklers, but the building is 'As Built' and is deemed to be satisfactory.

Suitable ventilation provided to the building stairwell on the 30.6.17 by the removal of the two top stairwell windows.

## 7.3 Emergency Escape Lighting

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

7.3.2 Comments

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

## 7.4 Fire Safety Signs and Notices

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

The final exit from the stairs leading to outside requires a 'Fire exit keep clear' sign to be displayed on the external side of the door.

Replace the currently installed fire exit on the stairwell final exit door with a 'final exit' fire exit sign.

Remove the 13th floor down from here fire exit sign installed to the small corridor area leading to flats [redacted], as suitable signage is installed within the lift lobby area.

The following fire escape signs are required to be replaced: Down from here signs displayed within the small corridor leading to the flats to the right hand side of the building are to be replaced with a straight on from here sign (1A) on the first to 12th floor.

Replace the down from here fire exit signs installed above the doors providing access to the upper floor flats to the left hand side of the building with a 'right from here fire exit sign.

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

# 7 FIRE PROTECTION MEASURES

Suitable signage has been installed on all electrical intake doors and self closing doors off the stairwell, however no 'fire door keep closed' signage is installed to the doors to the bin chute hopper area within the upper floor lift lobbies and the 13th floor flat access lobby area. At the time of the assessment all doors which are required to be kept locked were locked, however no signage were on the storage area doors opposite the stairs and on the disused drying room doors. Signage should be installed for 'Fire Door Keep Locked'.

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 which reflect the current fire evacuation strategy installed on all floors within the lift lobby areas.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-139.jpg

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

There are 'No Smoking' signs installed throughout the premises.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-140.jpg

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 ☑

Appropriate electrical hazard signage in place on electrical intake doors, but no signage is available to indicate the location of the lift motor room on the 13th floor.

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 single stair building there are usually no requirements for escape signage, however it is noted that signage is installed and is deemed satisfactory apart from where listed and a task has been raised accordingly.

# 7 FIRE PROTECTION MEASURES

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-198.jpg

## 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 ☐ |

The 13th floor lift lobby area, next to the communal riser still has a fire bell installed, this should be removed.

| | | | | |
|---|---|---|---|---|
| 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

Currently the building has a full evacuation fire strategy, which is facilitated by the fitting of a full wireless BS5839 Part 1 L5 fire alarm system installed within the building with a heat detector installed within individual flats entrance lobby areas and a break glass callpoint (at ground floor next to the fire alarm panel), all linked to a fire alarm panel located on the ground floor within the lift lobby area. Each flat also has an independent BS5839 Part 6 Grade D LD2 system with smoke alarms fitted within the flat and a heat detector within the kitchen. The number of fire wardens is two persons, one to remain at all times next to the fire alarm panel to call the fire brigade and liaise with the control centre located within the Ledbury Estate TRA hall, whilst the second warden carry's out a walk around of the building and assists with evacuation if required, further fire wardens are available from the other three blocks who will, if required, assist with any fire evacuation. This meets the requirements of the 'Guidance to support a temporary simultaneous evacuation strategy in a purpose-built block of flats' produced by the National Fire Chiefs Council.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-255.jpg

# 7 FIRE PROTECTION MEASURES

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-249.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-144.jpg

## 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 ☐ |
| | Ventilation to the upper floors lift lobby areas is provided via metal mesh areas next to the secured flats access doors which are 30cm x 1m and 30cm x 39 cm in size (0.83sqm in total when both door sets are added together), which are provided to each of the 2 sets of doors on each floor. The lift lobby area should be provided with at least 1.5sqm of ventilation area as provided within the flat access corridors, ventilation panels next to doors to be upgraded and additional ventilation space provided. | | | |
| 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 ☐ |
| 7.6.4 | If permanently ventilated in the stair is there sufficient free area? | Yes ☑ | No ☐ | N/A ☐ |
| 7.6.5 | Are vents/openings obstructed in any location where they are required? | Yes ☐ | No ☑ | N/A ☐ |
| | Ground floor entrance/lift lobby ventilation area is covered over with cardboard and is required to be unblocked. | | | |
| 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 | | | |

# 7 FIRE PROTECTION MEASURES

The flat access lobby area has two restricted openable windows and permanent open vents which are 13cm x 190cm on either side of the lobby area and is reflected within each flat access lobby area.

The ground floor is ventilated via two metal louvered vents located on external walls and measure 90cm x 2m each in size. The stairwell is ventilated at the top floor by the removal of two windows providing more than 1sqm of ventilation required.

The refuse hopper cupboards located off each lift lobby area has permanent open vents within. However it is noted that the vents within the cupboards do not provide the required 0.2sqm of ventilation space. All refuse hopper cupboard doors, at the time of the assessment were found to be in good condition and are deemed to be notional FD30SC doors, all refuse hoppers are relatively new conforming to BS1703 and should therefore provide a minimum of 30 minutes fire resistance and it is assumed that the amount of ventilation provided ( actual ventilation provided is 0. 1sqm) was deemed to be satisfactory at the time the building was constructed.

**Images**

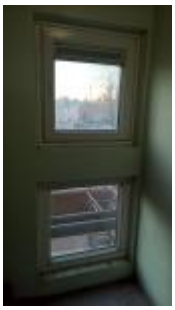
(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-225.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-224.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-174.jpg

# 7 FIRE PROTECTION MEASURES

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-173.jpg



(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-159.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-127.jpg

## 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 ☐ |
| 7.7.3 | Is the building fitted with either a wet or dry rising main? | Yes ☑ | No ☐ | N/A ☐ |

Dry riser installed to the face of the building next to the stairwell final exit door, secured with a FB padlock and last serviced 9/18.

# 7 FIRE PROTECTION MEASURES

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-168.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-167.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-121.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-120.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-119.jpg

| | | | | |
|---|---|---|---|---|
| 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 FIRE PROTECTION MEASURES

The building main entry door and door to the rear of the building have drop key access installed.

The drop key access to the 7th floor flat corridor access door leading to flats [redacted] is not working and is required to be repaired.

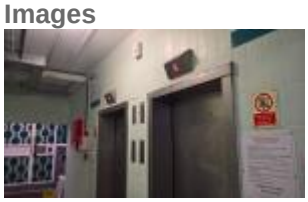
**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-128.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-123.jpg

| | | | | |
|---|---|---|---|---|
| 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 ☐ |

**Images**



(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-141.jpg

| | | | | |
|---|---|---|---|---|
| 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 ☐ |

There is a fire alarm zonal map installed next to the fire alarm panel.

# 7 FIRE PROTECTION MEASURES

**Images**


(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-143.jpg

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

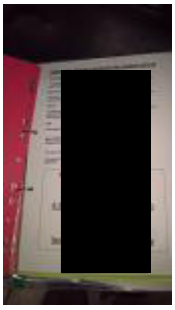
7.7.14 Where fitted does the Premises Information Box contain the correct and relevant information? Yes ☑ No ☐ N/A ☐

The premises information box provides the following details: Signing in sheets, list of occupied flats, details of vulnerable persons, information to be carried by wardens, emergency contact numbers, floor plan, information regarding the temporary boiler, information about warden roles and control centre roles and spare fire action notices.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-154.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-152.jpg



(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-151.jpg

# 7 FIRE PROTECTION MEASURES

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-150.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-149.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-147.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-146.jpg

# 7 FIRE PROTECTION MEASURES


(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-145.jpg

7.7.15 Comments

This is a large block of flats with an uncomplicated layout. A hydrant is available outside the block in Commercial Way, with suitable fire appliance parking available within Commercial Way. A dry riser is installed to the building serving all but the ground floor.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-117.jpg

## 7.8 Fire Doors

| | | | | |
|---|---|---|---|---|
| 7.8.1 | Are all dwelling front entry doors and hardware (where required) compliant with certification carried out to BS476-22/BSEN 1634-1 or of a suitable notional value? (Consider seals and strips) | Yes ☑ | No ☐ | N/A ☐ |
| 7.8.2 | Are all cross corridor, stair and lobby doors certified to a test regime under BS476-22 or BS EN 1634-1 or of a suitable notional value? | Yes ☑ | No ☐ | N/A ☐ |
| 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 ☐ |

# 7 FIRE PROTECTION MEASURES

The 12th floor store room door to the left hand side of the lifts is not fire resistant due to the gap inbetween the door and the door frame, this door should be changed for a FD30S SC door, however it is noted that there is no storage within this room and the door is kept locked.

The ryefield box riser access doors located in the lift lobby areas have MDF door stops at the top of the door frame which are not suitably fire resistant or they are missing, all are required to be replaced in the following locations: 1st, 3rd, 5th, 7th, 9th, 11th and 13th floors.

The Ryefield riser access cupboards located within the odd numbered upper floor lift lobby area are only notional FD30S doors, these doors should be upgraded to FD60S doors as is required within protected lobbies within buildings over 30m in height.

No access could be gained to the electrical intake cupboard located opposite the lift, locks to be changed so that the area can readily be accessed by council staff.

| | | | | |
|---|---|---|---|---|
| 7.8.4 | Are all ancillary doors (in escape routes) suitably fire resistant as tested against BS476-22/BS EN 1634-1 or of suitable notional value? | Yes ☑ | No ☐ | N/A ☐ |
| 7.8.5 | Are all doors leading to rubbish areas or bin chutes where they are in the escape routes suitably tested to BS476-22/BS EN 1634-1 regime or of a suitable notional value? | Yes ☑ | No ☐ | N/A ☐ |

The doors to the lift lobby rubbish chute are notional FD30 doors, these should be upgraded at the next major refurbishment to a FD30S door.

| | | | | |
|---|---|---|---|---|
| 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 ☐ |

Metal doors to the electrical intakes, storeroom, lift motor room access door and the 13th floor drying room providing access to the roof area.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-234.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-228.jpg

# 7 FIRE PROTECTION MEASURES

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-222.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-137001.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-129.jpg

| | | | | |
|---|---|---|---|---|
| 7.8.8 | Do doors on the means of escape open in the direction of escape where necessary? | Yes ☑ | No ☐ | N/A ☐ |
| 7.8.9 | Are doors on the means of escape fitted with appropriate panic bolts or latches where required? | Yes ☑ | No ☐ | N/A ☐ |
| 7.8.10 | Where applicable are doors appropriate for use by disabled individuals? | Yes ☐ | No ☐ | N/A ☑ |
| 7.8.11 | Where applicable does the door have a vision panel fitted? | Yes ☑ | No ☐ | N/A ☐ |
| 7.8.12 | Comments | | | |

# 7 FIRE PROTECTION MEASURES

The flat entry doors to [redacted] were checked at the time of the assessment and are deemed to be upgraded FD30S SC doors in satisfactory condition. All flat entry doors are of a similar type and it is assumed that all flat entry doors are FD30S SC doors with an overhead self closer installed.

There are risers located within the lift lobby areas on all upper floors, all odd numbered upper floors have a riser access door to the right hand side of the dry riser and all doors are deemed to be notional FD30S. These doors are not suitably fire resisting and task raised to upgrade doors to FD60S accordingly.

The ground floor electrical intake room and cupboard have metal doors, which are deemed to be FD60S, with the electrical intake door opposite [redacted] having an overhead positive self closer installed, both set of doors are in satisfactory condition.

The door to the lift motor room on the 13th floor is a metal FD60S SC door in satisfactory condition.

The stairwell doors are all FD60S SC doors in satisfactory condition.

There are rubbish chute hatches within the lift lobby areas of the upper floors which are housed in cupboards. The cupboard doors are notional FD30SC doors, all in satisfactory condition. However these doors are required to be upgraded to FD30S SC doors, task raised accordingly.

There are rooms next to the rubbish chute cupboard which houses disused drying machines, the doors to these rooms were all found to be locked and are notional FD30 doors in satisfactory condition.

The door on the 13th floor to this area also provides access to the water tanks and the roof area and is a metal notional FD60 door.

There are store rooms on all upper floor lift lobby areas which have FD30 doors all in satisfactory condition, it is recommended that at the next major refurbishment that these doors are upgraded to FD30S doors. The 12th floor has a set of double metal doors in the reflected area and these are not deemed to be fire resistant due to the gap inbetween the door and the door frame, there is no storage within this area but the doors should be replaced, 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 ☐ |

It is noted that there is a plywood panel installed next to [redacted] which is required to be replaced with an infill panel.

7.9.4 Comments

# 7 FIRE PROTECTION MEASURES

At the time of the assessment it was noted that infill panels are installed within the flat corridor access area and within flat entrance lobby areas.

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.

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-175.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-173.jpg

# 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 ☐ |

N/A

8.1.5 Comments

The fire evacuation policy for this building is; full evacuation, if in the flat of fire origin, alert everyone within the flat and leave the building, alerting persons whilst on your way out of the building and the fire wardens, once outside call the fire brigade.

If the fire alarm sounds leave the premises immediately walking carefully down the stairs and report to the RSVP which for this premises is Ledbury Play Area, Pencraig Way.

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.

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

Southwark carry out a strict regime of inspection, testing, repair and maintenance of all building services and systems in accordance with the relevant statutory regulations. Records relevant to testing & maintenance are available for inspection at the council's offices but not on site as it is not practicable to store them.

# Action Plan

## Issue No: 7.1.3.1

| | |
|---|---|
| **Priority** | MEDIUM |
| **Location** | |
| **Floor** | |
| **Question** | 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? |
| **Issue** | There are MDF riser panels installed to the riser within the lift lobby area, panels to be checked to ensure that the MDF panels are 60 minutes fire resistant. |
| **Action** | Check the following MDF riser panels located within the lift lobby areas: 3rd floor, bottom middle panel. 5th floor top left hand side panel. 7th floor, top left hand side riser panel. 10th floor, bottom right hand side and top left hand side panels. Panels to be checked and confirmed as 60 minutes fire resistant. If not then MDF panels are to be replaced with 60 minute fire resistant boarding, x5 panels in total. |
| **Status** | Outstanding |
| **Target Date** | 14/03/2019 |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-203.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-195.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-188.jpg

## Issue No: 7.1.3.2

| | |
|---|---|
| **Priority** | MEDIUM |
| **Location** | |
| **Floor** | |

| | |
|---|---|
| **Question** | 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? |
| **Issue** | There are riser panels within the lift lobby areas which are required to be secured. |
| **Action** | The following riser panels are required to be secured in place: 3rd floor top left panel. 4th floor, both middle panels, secured with 3 screws each. 6th floor, middle 2 panels, both secured with 5 screws in total. 13th floor, top left hand side riser panel, 1 screw, x6 panels in total. |
| **Status** | Outstanding |
| **Target Date** | 14/03/2019 |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-191.jpg

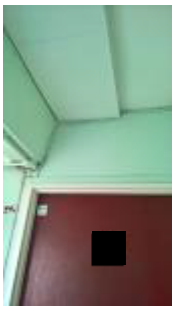
(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-188001.jpg

## Issue No: 7.1.3.3

| | |
|---|---|
| **Priority** | MEDIUM |
| **Location** | |
| **Floor** | |
| **Question** | 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? |
| **Issue** | Ducting installed within the communal area ceiling which leads into flats [redacted] and [redacted]. |
| **Action** | Ensure the ducting installed within the communal area inbetween flats [redacted] and [redacted] has suitable fire stopping in place to ensure that the products of combustion does not pass inbetween flats. |
| **Status** | Outstanding |
| **Target Date** | 14/03/2019 |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-237.jpg



(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-236.jpg

## Issue No: 7.2.6.1

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire? |
| **Issue** | Coax cables within the communal areas may cause an obstruction in the event of fire and are required to be secured with metal fastenings. |
| **Action** | Secure the following coax cables with metal fastenings so that they remain in place in the event of fire: 6th floor coax cable within lift lobby door leading to flats [redacted] and on flat access area leading to flat [redacted] 7th floor coax cable plastic trunking on ceiling inbetween flats [redacted]. 10th floor coax cable plastic trunking within the lift lobby area door leading to flats [redacted] and coax cable on ceiling/wall area leading to flat [redacted] 11th floor coax cable inbetween flats [redacted]. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |
| **Images** | |

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-219.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-200.jpg

## Issue No: 7.2.6.2

| | |
|---|---|
| **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** | Phone cables within the communal areas may cause an obstruction in the event of fire and are required to be secured with metal fastenings. |
| **Action** | Secure the following phone cables with metal fastenings so that they remain in place in the event of fire:6th floor in flat access area inbetween flats [redacted]. 7th floor in flat access area leading to flats [redacted], in trunking. 10th floor in flat access area leading to flats [redacted], in trunking. 11th floor in flat access area leading to flats [redacted] and [redacted]. |
| **Status** | Outstanding |
| **Target Date** | 14/03/2019 |
| **Comments** | Identified in previous FRA Work Ref APEX-HSI-1018235. In programme of work. |

## Issue No: 7.2.7.1

| | |
|---|---|
| **Priority** | HIGH |
| **Location** | |
| **Floor** | |
| **Question** | 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? |
| **Issue** | Metal security gate installed across flat entry door to [redacted] and is required to be removed. |
| **Action** | Remove the metal security gate fitted across the flat entry door to [redacted] x1 in total. |
| **Status** | Resolved |
| **Target Date** | 13/01/2019 |
| **Comments** | Identified in previous FRA Ref APEX-HSI-1002461. In programme of work. |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-179.jpg

## Issue No: 7.4.1.1

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | Is there reasonable provision for all notices? |
| **Issue** | Final exit stairwell door requires a 'fire exit keep clear' sign to be displayed. |
| **Action** | Display a 'Fire Exit Keep Clear' sign on the external side of the stairwell final exit door located to the right hand side of the front main entrance door, x1 in total. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |
| **Comments** | Identified in previous FRA Ref APEX-HSI-1002635. In Major Works programme. |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-123.jpg

## Issue No: 7.4.1.2

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | Is there reasonable provision for all notices? |
| **Issue** | The currently installed fire exit on the stairwell final exit door and to the ground floor, lift lobby final exit doors are required to be replaced with a 'final exit' fire exit sign. |
| **Action** | Replace the currently installed fire exit signs on the stairwell final exit door and the ground floor lift lobby final exit doors with a 'final exit' fire exit sign (sign 9A). All doors are wood, x3 in total. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-157.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-126.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-124.jpg

## Issue No: 7.4.1.3

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | Is there reasonable provision for all notices? |
| **Issue** | Fire exit sign in small access corridor leading to flats [redacted] is required to be removed. |
| **Action** | Remove the 13th floor down from here fire exit sign installed to the down stand (flat side) in the small corridor area leading to flats [redacted], as suitable signage is installed within the lift lobby area. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-238.jpg

## Issue No: 7.4.1.4

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | Is there reasonable provision for all notices? |
| **Issue** | The fire escape signs installed within the small corridors leading to the flats to the right hand side of the building are required to be replaced. |
| **Action** | Replace the 'down from here fire escape signs installed within the small corridors leading to the flats to the right hand side of the building (when looking from the front of the building) with a straight on from here sign (1A) on the 1st to 12th floor, x12 signs in total. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-177.jpg

## Issue No: 7.4.1.5

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | Is there reasonable provision for all notices? |
| **Issue** | Replace the fire exit signs installed above the small corridor providing access to the flats to the left of the building (flat side of door). |
| **Action** | Replace the down from here fire exit signs installed above the doors, to the flat side, providing access to the upper floor flats to the left hand side of the building (when looking from the front of building) with a 'right from here fire exit sign (3A), x13 in total. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-178.jpg

X-Fire exit signage 2018010.jpg

## Issue No: 7.4.2.1

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | Is there suitable signage for automatic, self closing and locked fire doors? |
| **Issue** | No 'Fire Door Keep Closed' signs on the following doors: on the self closing doors to the refuse hopper cupboard on the 1st to 13th floors x13 in total. |
| **Action** | Install 'Fire Door Keep Closed' signs on the following doors: on the self closing doors to the refuse hopper cupboard on the 1st to 13th floors x13 in total. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |
| **Comments** | Identified in previous FRA Ref APEX-HSI-1002462. In Major Works programme. |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-169.jpg

## Issue No: 7.4.2.2

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | Is there suitable signage for automatic, self closing and locked fire doors? |
| **Issue** | No 'Fire Door Keep Locked Shut' signs on the following doors: metal (13th & 12th floor) and wooden storage area doors on floors 1-13 and to the metal (13th floor only) disused drying room doors on floors 1-13. |
| **Action** | Install 'Fire Door Keep Locked Shut' signs on the following doors: metal (13th & 12th floor) and wooden storage area doors on floors 1-13 and to the metal (13th floor only) and wooden disused drying room doors on floors 1-13, x26 in total. |

| | |
|---|---|
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |
| **Comments** | Identified in previous FRA Ref APEX-HSI-1002463. In Major Works programme. |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-169.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-161.jpg

## 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 signage on the 13th floor to indicate the location of the lift motor room. |
| **Action** | Signage required on the metal door on the 13th floor to indicate the location of the lift motor room. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |
| **Comments** | Identified in previous FRA Ref APEX-HSI-1002531 |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-228.jpg

## Issue No: 7.5.1.1

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | Does the common area of the building have an automatic detection and warning fire alarm system? |
| **Issue** | Fire alarm bell installed within the flat access lobby area, on the ceiling near to the stairwell door, fire bell is required to be removed. |

| | |
|---|---|
| **Action** | Remove the fire alarm bell installed within the flat access lobby area, on the ceiling near to the stairwell door. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-231.jpg

## Issue No: 7.6.1.1

| | |
|---|---|
| **Priority** | LOW |
| **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** | Lift lobby areas on the upper floors do not have suitable ventilation provided next to the secured flat access doors, ventilation provided around and below the key fob/intercom panel. |
| **Action** | Increase the area of ventilation next to each secured flat access doors on floors 1st to 12th, so that each floor ventilation areas when combined provide at least 1.5sqm of ventilation area. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |
| **Comments** | Identified in previous FRA Ref FRA APEX-HSI-1002637. In Major Works programme |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-178.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-177.jpg

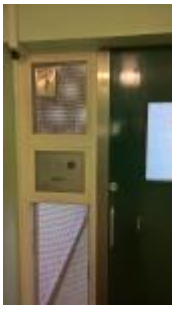
(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-161.jpg

## Issue No: 7.6.5.1

| | |
|---|---|
| **Priority** | HIGH |
| **Location** | |
| **Floor** | |
| **Question** | Are vents/openings obstructed in any location where they are required? |
| **Issue** | Ground floor entrance/lift lobby ventilation area is covered over with cardboard and is required to be unblocked. |
| **Action** | Remove the cardboard covering the entrance/lift lobby ventilation area, located to the left hand side of the lift, next to the electrical intake room, x1 area in total. |
| **Status** | Resolved |
| **Target Date** | 13/01/2019 |
| **Images** |  |

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-125.jpg

## Issue No: 7.7.5.1

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | Does the front entry door have a firefighter's override? |
| **Issue** | The drop key access to the 7th floor flat corridor access door leading to flats [redacted] is not working and is required to be repaired. |
| **Action** | Repair the 7th floor drop key access box providing access to flats [redacted], x1 in total. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |
| **Images** |  |

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-204.jpg

## Issue No: 7.8.3.1

| | |
|---|---|
| **Priority** | MEDIUM |
| **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** | Metal double storeroom door on the 12th floor to the left hand side of the lifts is not suitably fire resistant and should be replaced with a FD30S SC door. |
| **Action** | Replace the metal double set of storeroom doors located on the 12th floor with a door set of FD30S SC, x1 door in total. |
| **Status** | Outstanding |
| **Target Date** | 14/03/2019 |
| **Comments** | Identified in previous FRA Ref APEX-HSI-1002513. In Major Works programme. |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-222.jpg

## Issue No: 7.8.3.2

| | |
|---|---|
| **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** | Some of the Ryefield box risers located within the lift lobby areas have MDF door stops at the top of the door frame which are not suitably fire resistant or are missing. |
| **Action** | Replace/install door stops to the Ryefield box riser, top of door frame, replace MDF door stops and install door stops where missing, riser doors located within the lift lobby areas on the 1st, 3rd, 7th & 9th floors, x4 in total. Replace with at least 25mm thick timber and replace all MDF materials used in the Ryefield box risers for materials which will provide 60 minutes fire resistance. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |
| **Comments** | Identified in previous FRA Ref APEX-HSI-1018246. In Major Works programme. |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-184.jpg

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-163.jpg

## Issue No: 7.8.3.3

| | |
|---|---|
| **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** | Some of the Ryefield box risers located within the lift lobby areas have MDF door stops at the top of the door frame which are not suitably fire resistant or are missing. |
| **Action** | Replace/install door stops to the Ryefield box riser, top of door frame, replace MDF door stops and install door stops where missing, riser doors located within the lift lobby areas on the 5th, 11th and 13th , 11thloors, x3 in total. Replace with at least 25mm thick timber and replace all MDF materials used in the Ryefield box risers for materials which will provide 60 minutes fire resistance. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |
| **Images** |  |

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-194.jpg

## Issue No: 7.8.3.4

| | |
|---|---|
| **Priority** | MEDIUM |
| **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** | Ryefield riser access doors on odd numbered floors 1-11 are all notional FD30S, and are required to be upgraded to FD60S doors. |
| **Action** | Upgrade the riser access doors located on all odd floors inbetween 1st -11th. Doors to be upgraded to FD60S doors, x6 in total. |
| **Status** | Outstanding |
| **Target Date** | 14/03/2019 |
| **Comments** | Identified in previous FRA Ref APEX-HSI-1018525. In Major Works programme. |

## Issue No: 7.8.3.5

| | |
|---|---|
| **Priority** | MEDIUM |
| **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** | Ryefield riser access door on the 13th floor is deemed to be a notional FD30, and is required to be upgraded to FD60S doors. |
| **Action** | Upgrade the riser access doors located on the 13th floor. Door to be upgraded to FD60S doors, including the top door stop, x1 in total. |
| **Status** | Outstanding |
| **Target Date** | 14/03/2019 |
| **Images** |  |

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-233.jpg

## Issue No: 7.8.3.6

| | |
|---|---|
| **Priority** | MEDIUM |
| **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** | No access could be gained to the electrical intake cupboard located opposite the lift, locks to be changed so that the area can readily be accessed by council staff. |
| **Action** | Change the door lock to the electrical intake cupboard located opposite the lifts for a lock that can easily accessed by council staff. |
| **Status** | Outstanding |
| **Target Date** | 14/03/2019 |
| **Images** |  |

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-137.jpg

## Issue No: 7.8.5.1

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | 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? |
| **Issue** | Doors to the lift lobby rubbish chute are to be upgraded to FD30S SC door. |

| | |
|---|---|
| **Action** | Upgrade the access doors to the rubbish chute area to a FD30S SC, doors located within the lift lobby area, x13 in total. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |
| **Comments** | Identified in previous FRA Ref APEX-HSI-1018721. In Major Works programme. |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-169.jpg

## Issue No: 7.9.3.1

| | |
|---|---|
| **Priority** | LOW |
| **Location** | |
| **Floor** | |
| **Question** | Does the building's exterior wall contain infill panels? |
| **Issue** | It is noted that there is a plywood panel installed next to [redacted] which is required to be replaced with an infill panel. |
| **Action** | Replace the plywood insert panel to the right hand side of [redacted] within the communal area with an infill panel. |
| **Status** | Outstanding |
| **Target Date** | 14/12/2019 |

**Images**

(HSA)PHAU03681201-FRA-SITE-3-1-1-4-1-0-180.jpg