
Asset Identifier	PHAU04280301
Address	HELEN GLADSTONE HOUSE, 222-269, NELSON SQUARE, NELSON SQUARE GARDEN ESTATE, BOROUGH & BANKSIDE
Post Code	SE1 0QB

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

Assessment Ref	PHAU04280301-FRA-PB-6-20170810-175003
Assessment Date	10/08/2017
Assessment Type	Latest Results
Assessor Name	Stefan Kuzmanov

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2 INTRODUCTION

2.1	Introduction	
2.1.1	(BBB01) Introduction	
<p><u>Comments</u></p> <p>This Fire Risk Assessment (FRA) has been carried out by a competent Fire Risk Assessor on behalf of the Responsible Person (Southwark Council) in accordance with Article 9 of the requirements of the Regulatory Reform (Fire Safety) Order 2005 (FSO). This report is an assessment of the risk to life from fire and does not address the risk to property or business continuity from fire.</p> <p>In compliance with the scope of the FSO this FRA is limited to the common areas of the premises. The site survey undertaken to produce the assessment is limited to a TYPE 1 (non-destructive) survey of common areas only, in accordance with the Responsible Person`s instructions.</p> <p>However, where it is deemed relevant, a sample dwelling(s) will be inspected to determine its relationship and dependence on the common areas to understand the nature of fire separation between dwellings and common areas.</p> <p>Further investigation may be required by qualified and competent individuals to ascertain the appropriate fitment and fire protection of encased shafts, ducts, risers or voids where a sampled non-destructive flat survey cannot confirm this.</p> <p>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.</p> <p>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.</p> <p>This FRA represents the best judgement of the Assessor involved in its preparation, and is based, in part, on information provided by others.</p> <p>It is understood by the Assessor that the responsible person has a policy of endeavouring to reduce or maintain the fire safety risk on all it's housing stock to a 'Tolerable' or lower risk level. The FRA includes an Action Plan that sets out measures to enable the Responsible Person to achieve this benchmark risk mitigation level, satisfy the requirements of the FSO and to protect Relevant Persons (as defined in Article 2 of the FSO), from the risks of fire.</p>		

3 SUMMARY

3.1	Summary	
3.1.1	(CCC01) Risk Rating	LOW MODERATE
	<p><u>Comments</u> Trivial: These risks are considered acceptable. No further action is necessary other than to ensure that the controls are maintained.</p> <p>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.</p> <p>Moderate: Consideration should be given as to whether the risk can be lowered, where applicable, to a tolerable level, and preferably to an acceptable level, but the costs of additional risk reduction measures should be taken into account. The risk reduction measures should be implemented within a defined time period. Arrangements should be made to ensure that the controls are maintained, particularly if the risk levels are associated with harmful consequences.</p> <p>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.</p> <p>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.</p>	
3.1.2	(CCC02) Next Physical Assessment Due	2018
3.1.3	(CCC03) FRA Type	PB
3.1.4	(CCC04) Storeys Ground and Above	12
3.1.5	(CCC05) Storeys Below Ground	0
3.1.6	(CCC06) Units	48
3.1.7	(CCC07) Status	COMPLETE
3.1.8	(CCC09) Building Dimensions. Length, width and height.	
	<p><u>Comments</u> The building is approximately 36m tall x 25m long x 15m wide.</p>	
3.1.9	(CCC10) List any tasks that once completed can reduce the risk rating of this assessment.	
	<p><u>Comments</u> Action plan.</p>	
3.1.10	(CCC08) Does this assessment require a review?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

4 GENERAL BUILDING INFORMATION

4.1	General Building Information
4.1.1	(BUICOM) Building information
	<p><u>Comments</u></p> <p>It is a twelve storey purpose built block of flats for general needs housing comprising 48 single storey dwellings.</p> <p>The building is constructed of concrete frame, staircase core and floor slabs with brick infill walls and a flat roof.</p> <p>There is a single protected staircase serving all floor levels.</p> <p>The building is accessible by secure door, with access control entry system, at the ground floor level. On the ground floor, there is a lift lobby containing two passengers lifts, four flat entrance doors and a riser cupboard. The lift lobby is separated from the entrance lobby by a steel framed and glazing partition with a fire rated door, and it is ventilated by low level louvre vent(1,5m²).</p> <p>The entrance lobby of the building is at the foot of the staircase and contains also the electrical intake cupboard which is enclosed by solid brick walls and FD60 steel door.</p> <p>On the upper floors, dwellings are accessed via ventilated protected lift lobbies on each level. There is an open air balcony between the lift lobby and the protected staircase. The balcony is separated from the lift lobby by timber framed and Georgian wired glass partition with two fire doors, the construction is expected to provide 30 minutes fire resistance. The staircase is accessible from the balconies by FD30 SC doors and is ventilated by openable windows at each floor level and permanently open vents(POV) at the top(0.4m²).</p> <p>Access to the roof is via two metal hatches on the 11th floor.</p> <p>Flat Layout:</p> <p>Ground floor: flats 222 - 225</p> <p>First floor: flats 226 - 229</p> <p>Second floor: flats 230 - 233</p> <p>Third floor: flats 234 - 237</p> <p>Fourth floor: flats 238 - 241</p> <p>Fifth floor: flats 242 - 245</p> <p>Sixth floor: flats 246 - 249</p> <p>Seventh floor: flats 250 - 253</p> <p>Eighth floor: flats 254 - 257</p> <p>Ninth floor: flats 258 - 261</p> <p>Tenth floor: flats 262 - 265</p> <p>Eleventh floor: 266 - 269</p>
4.1.2	(BUICOM1) Any further building comments?

4 GENERAL BUILDING INFORMATION

Comments

As this property is designated general needs, it may be assumed that tenants are typical of the general population. It may also be assumed that any specific requirements as regard disability and evacuation of tenants are brought to the attention of Southwark council.

The scope of The Regulatory Reform (Fire Safety) Order 2005 is limited to the common parts of the building, therefore, areas within the dwellings, such as service ducts and ventilation facilities for kitchens and bathrooms, risers for electrical, water and heating services were not accessed at the time of this inspection. It is therefore recommended that any future stock condition surveys or major works projects, take these areas into consideration and findings recorded and kept on file.

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.

FEATURES:

Fire rated bin chute hopper located at open balconies.

Dry risers located on the on 4th, 6th, 8th, 10th floor levels and on the roof.

Dry riser inlet on the ground floor.

FD30S SC entrance doors to all flats.

FD30 SC doors to the stairwell.

FD30 SC doors to the lift lobbies.

Emergency lighting throughout.

Smoke alarms fitted in the majority of flats. All sampled flats were provided with Grade D LD2 fire alarms.



5 MAINTENANCE SCHEDULES

5.1	Maintenance Schedules	
5.1.1	(MAICOM) Maintenance Schedules	TBC



6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.1	Electrical Sources of Ignition		
6.1.1	(ELE01) Are there reasonable measures taken to prevent fires of electrical origin?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
6.1.2	(ELE02) Are fixed installations periodically tested and inspected?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
6.1.3	(ELE05) Is the fuseboard/mains intake suitably fire resistant?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
6.1.4	(ELECOM) Comments		
	<p><u>Comments</u> Southwark Council carries out a statutory 5 yearly inspection and testing of the landlords electrical supply system. Records of all testing inspection and maintenance are held on the council's database. The electrical intake cupboard is located at the entrance lobby, there appears to be adequate compartmentation between the electrical intakes and the communal areas. Intake door is FD60 lockable. Access to the intake cupboards should be restricted to authorised personnel only.</p>		
6.2	Gas		
6.2.1	(GAS01) Is there gas supplied in the area of inspection?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
6.2.2	(GAS02) Is gas equipment protected/located so as to prevent accidental damage?	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
6.2.3	(GAS03) Are gas installations and appliances free from any obvious defects?	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
6.2.4	(GASCOM) Comments		
	<p><u>Comments</u> No observations were made on this inspection of any gas installations which may be prone to accidental damage or have any defects. A natural Gas supply is fed to individual dwellings for cooking and heating purposes. The installation is subject to the councils maintenance, inspection and testing in accordance with statutory compliance. Records of inspection, testing and maintenance are held on the Council's database. Any leasehold flats contained within the building are subject to the leaseholders own arrangements for gas installation testing and maintenance. The council does not hold record of leaseholder's gas safety arrangements</p>		
6.3	Smoking		
6.3.1	(SMO04) Is there evidence of smoking in areas where this has been prohibited?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
6.3.2	(SMOCOM) Comments		
	<p><u>Comments</u> No smoking signs should be fitted in communal areas to enforce the no smoking policy.</p>		

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.4	Arson		
6.4.1	(ARS01) Does basic security against arson from outsiders appear to be reasonable?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
6.4.2	(ARS02) Is there an unnecessary fire load within the building or in close proximity of the premises which is available to ignition from outsiders?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
	Paladin bins are found located in close proximity to the building.		
<p>It is required that refuse/recycling bins, kept outside the bin room, should be secured in a separate compound away from the building. Priority: MEDIUM, Target Date: 12/11/2017, Status: Outstanding</p>			
6.4.3	(ARS03) Is there any shrubbery that needs pruning or removing to prevent fire spread if ignited?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
	Excessive overgrown climbing plants at the rear facade can provide route for external fire spread.		
<p>Cut down the climbing vegetation and any overgrown shrubbery at the rear elevation. Priority: HIGH, Target Date: 13/09/2017, Status: Outstanding</p>			
6.4.4	(ARSCOM) Comments		
<p><u>Comments</u> The building has an electronic key/fob entry system to the front door. The bin room is provided with a sliding bolt. Minor scorch marks found in some locations.</p>			
6.5	Portable Heaters and Heating Installations		
6.5.1	(POR01) Does the area of inspection have any portable heaters or heating installations?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
6.6	Lightning		
6.6.1	(LP01) Does the premises have a lightning protection system?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
6.6.2	(LPCOM) Comments		


6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

<p><u>Comments</u> This facility is inspected and tested by Southwark's engineering team annually in accordance with BS EN 62305. All records of such inspecting and testing are held at Southwark Council's offices.</p>				
6.7	Housekeeping			
6.7.1	(HOU01) Is the standard of housekeeping adequate?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
	<p>It was observed in the internal common escape route areas that residents' personal effects were in-situ. These items may present a significant risk to safe escape/fire spread/access for emergency services, therefore, should be removed in accordance with the councils Zero Tolerance Policy. Items found at the following locations: timber store box is found next to flat 253 entrance door; steel storage cupboard and bicycle are found at the 6th floor balcony; wardrobe and rubbish are found in front of flat 230; steel lockers are based outside flats 232-233 entrance doors; bicycle at the 2nd floor balcony.</p>			
<p>All items should be removed. The RSO should ensure regular inspections are carried out and robust reinforcement is applied to maintain zero tolerance to any storage in common parts of LBS blocks of flats, this includes door mats, plants, bikes, push chairs etc. Priority: HIGH, Target Date: 13/09/2017, Status: Outstanding</p>				
	<p>Mobility scooter is found at the ground floor lift lobby in front of flat 225 entrance door. The resident confirmed that the scooter belongs to him. Mobility scooters can not be stored and charged at the communal parts of the building.</p>			
<p>The RSO should contact the resident to remove the scooter. This flat is provided with a private garden, it should be considered for convenient place where scooter can be kept. Priority: HIGH, Target Date: 13/09/2017, Status: Outstanding</p>				
6.7.2	(HOU03) Are combustible materials separated from any sources of ignition?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6.7.3	(HOU04) Comments			
<p><u>Comments</u> All Southwark council properties undergo regular cleaning in communal areas.</p>				
6.8	Dangerous Substances			
6.8.1	(HAZ01) Are there any hazardous substances in the area of inspection?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6.8.2	(HAZ02) Are the general fire precautions adequate to address the hazards associated with dangerous substances used and stored on the premises?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>



6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.8.3	(HAZCOM) Comments
	<p><u>Comments</u> No dangerous substances and no evidence of any storage of dangerous substances were visible at the time of inspection.</p>
6.9	Hazards Introduced by Contractors or Works
6.9.1	(WOR01) Are there contractors or works taking place in the area of inspection? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
6.9.2	(WOR03) Is there satisfactory control over works carried out by the on site contractors (including hot works permits)? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
6.9.3	(WORCOM) Comments
	<p><u>Comments</u> 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. Contractors carrying out work at Southwark Council premises are pre-selected from an approved list. They will have undergone a selection and training process prior to being allowed to carry out work at council premises. All contractors should receive a permit to work. There should be no reliance on council staff to perform safety checks on hot works carried out by contractors.</p>



7 FIRE PROTECTION MEASURES

7.1	Measures to Prevent Fire Spread and Development		
7.1.1	(FSP01) Is compartmentation suitable?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
<p><u>Comments</u></p> <p>The lift lobbies are separated by the open air balconies by 30 minutes Georgian wired glass and crittall frame construction. The ground floor lift lobby is separated from the staircase by steel framed and fire rated glass partition. Glazing to the metal framed lobby door on ground floor level is marked 'Pyroguard' compliant with BS 478.</p> <p>There is a vertical riser containing the dry riser, pipes and electrical cables at some levels. The riser is located at the open balconies and is provided with wooden panel boards and doors. The inspection found that there are no fire stoppings at the floor levels; some of the riser panels are not well secured; and the door opening at the ground floor lift lobby is not fire resistant door.</p> <p>It is required that adequate fire stopping should be provided at each floor level or the riser panels and doors at the balconies should be replaced with 30 minutes fire resistant materials/doors. However, the risk of fire smoke spread via the riser is minimal due to the permanent open air ventilation at the balconies where all riser panels are located.</p>			
<p> Vertical riser containing the Dry riser and pipe work is not fire stopped at floor level, some of the boards to the riser enclosure are not secured.</p>			
<p>It is required that adequate fire stopping should be provided at each floor level or the riser panels and doors at the balconies should be replaced with 30 minutes fire resistant materials/doors.</p> <p>Priority: LOW, Target Date: 14/08/2018, Status: Outstanding</p>			
7.1.2	(FSP02) Is there reasonable limitation of linings that might promote fire spread?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.1.3	(FSP03) Where ducting is provided can it be ascertained if fire dampers are provided to prevent the spread of fire through compartments to protect the means of escape?	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
7.1.4	(FSPCOM) Comments		


7 FIRE PROTECTION MEASURES

<p><u>Comments</u> 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. Any internal service ducting should be inspected for fire stopping between compartments. LBS have an ongoing programme of type 4 surveys to meet this risk. There are small timber doors located adjacent to the flat entrance doors. It can be assumed that these are inspection access doors to Gas meters. The door is with size 250mm/450mm and is 50mm thick, one door was not locked at it was found that there is a steel frame and Georgian wired glass panel behind the timber door. It can be deemed that the robust door and the glazing would provide 30 minutes fire resistance which is acceptable.</p>			
7.2	Means of Escape from Fire		
7.2.1	(MOE02) Are there adequate provisions for exits in the area assessed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.2.2	(MOE03) Are exits immediately openable where necessary?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.2.3	(MOE06) Are the means for securing the exit doors appropriate?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.2.4	(MOE07) Is there suitable protection for the escape routes? This is to include any glazing.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
	Georgian wired glass panel at the 6th floor lobby is broken.		
Replace the GWG panel<0.5m2 Priority: MEDIUM, Target Date: 12/11/2017, Status: Outstanding			
	The middle panel to the staircase door is non fire resistant glass(it appears to be a plastic panel). (6th)		
Replace with 6mm Georgian wired glass or other fire resistant glass.<0.5m2 Priority: HIGH, Target Date: 13/09/2017, Status: Outstanding <u>Comments</u> Improvement works.			
7.2.5	(MOE08) Are there any inner room scenarios?	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>






7 FIRE PROTECTION MEASURES

7.2.6	(MOE09) Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
	High voltage electrical cable is hanging above the balcony at the 1st floor level. Non metallic means of support can fail when subject to the effects of a fire which may lead to wiring systems hanging across escape routes hindering evacuation and firefighting operations.			
A suitable fire resistant means of support retention must be provided to prevent high voltage cables falling across 1st floor balcony. Priority: HIGH, Target Date: 13/09/2017, Status: Outstanding				
7.2.7	(FRD012) Do any doors have additional security grilles or gates fitted over the means of escape that will hamper an individual in the event of a fire?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
	There were metal gates fitted across the FED of flat 241, they will obstruct egress by the occupants of the flat, obstruct the lobby when opened and access to the fire service in the event of a fire, they must be removed.			
RSO to liaise with the resident reminding them of the risks involved and ensure removal of the gates. Leaflet left for the resident reminding them of the risks involved and action to remove the gates. Priority: MEDIUM, Target Date: 12/11/2017, Status: Outstanding				
7.2.8	(FRD016) Where final exit doors are fitted with electrical overrides to open will this door open in the event of an electrical failure?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.2.9	(MOE17) Do the travel distances in the common areas comply with those escape distances specified in current/previous building regulations?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
<u>Comments</u> The travel distance from FED to a lobby door is less than 2m. There are maximum of 3m distance to the staircase door along the open balconies.				
7.2.10	(MOECOM) Comments			


7 FIRE PROTECTION MEASURES

<p><u>Comments</u></p> <p>A defend in place escape strategy has been adopted for the building. Where this type of strategy is adopted current guidance makes the following assumptions:</p> <ol style="list-style-type: none"> 1. A high degree of compartmentation which would ensure a reduced probability of fire spread beyond the residence of origin. 2. The enclosure of communal staircases to form protected staircases. 3. The enclosure of common access lobbies to form protected routes. 4. Provision of smoke ventilating systems to maintain the escape routes clear of smoke. <p>The block has a protected stairwell, with an additional lobby access and serves all floors.</p> <p>Exit capacities would be acceptable for the number of persons in residence. The flats FEDs are to FD30S SC standard and there is an acceptable provision of ventilation to the lift lobby and staircase. (details within the ventilation section.). The flat entrance doors lead directly into the lift lobby then through a further balcony into the staircase enclosure. The escape staircase leads directly into the ground floor entrance lobby before giving egress through the main entrance door. This appears to be the original design specification.</p> <p>It must be assumed that the flats have an internal protected lobby, as is the case with the vast majority internal flat layouts.</p> <p>Individual flat entrance doors open inwards against the direction of escape. However, this is acceptable due to the nature of the premises and the low evacuation requirements.</p> <p>It was noted that the FEDs are new Secured by Design doors provided with thumb turn locks internally.</p> <p>It is LBS council's policy to ensure that the electronic front entry door locks fail safe open in the event of any power failure.</p>	
7.3	Emergency Escape Lighting
7.3.1	(ELI01) Is Emergency Lighting provided and if so is there full compliance? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
7.3.2	(ELICOM) Comments
<p><u>Comments</u></p> <p>Emergency lighting is installed throughout the escape routes. Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out, the emergency lighting is deemed as acceptable.</p>	
7.4	Fire Safety Signs and Notices
7.4.1	(NOT01) Is there reasonable provision for all notices? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
 Do Not Use Lift sign is loose. (10th)	
<p>Re-fix the sign adjacent to the lift door. Priority: LOW, Target Date: 14/08/2018, Status: Outstanding</p>	
7.4.2	(NOT02) Is there suitable signage for automatic, self closing and locked fire doors? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

7 FIRE PROTECTION MEASURES

	Lobby and staircase doors have no signs installed. 12 floors (All Levels)
Install one Fire door keep closed sign to each side of each lobby and staircase door - 3 doors per floor, 72 signs total. Priority: LOW, Target Date: 14/08/2018, Status: Outstanding	
	Fire door keep locked shut is required for the electrical intake cupboard door . (Ground Floor)
Provide sign x1. entrance lobby intake cupboard. Priority: LOW, Target Date: 14/08/2018, Status: Outstanding	
	Fire door keep locked shut is required for the riser cupboard door at ground floor lift lobby.
provide sign x1. Priority: LOW, Target Date: 14/08/2018, Status: Outstanding	
7.4.3	(NOT03) Is the fire action notice fitted in the correct area and displaying the correct information? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
7.4.4	(NOT04) Are the 'No Smoking' signs fitted and are there sufficient notices? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
	No smoking sign
Provide sign at prominent location to the entrance lobby.x1 Priority: LOW, Target Date: 14/08/2018, Status: Outstanding	
7.4.5	(NOT05) Have 'areas of special risks' such as boiler rooms, oil transformer rooms, switchgear rooms and telecommunication rooms been appropriately signed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
	No sign to the electrical intake cupboard.
provide sign to read electrical hazard, authorised access only. Priority: LOW, Target Date: 14/08/2018, Status: Outstanding	
7.4.6	(NOTCOM) Comments
<u>Comments</u> Directional signage is provided	
7.5	Means of Giving Warning in Case of Fire


7 FIRE PROTECTION MEASURES

7.5.1	(ALA02) Does the common area of the building have an automatic detection and warning fire alarm system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<p><u>Comments</u> There is a single smoke detector and sounder situated in front of the ventilation plenum outside flat 269, it is assumed that this system is provided to ensure early warning is given to persons working within the lift motor room above but this could not be verified. If this assumption is correct then another detector is required to be installed to the front of the plenum outside flat 266.</p>				
<p> A smoke detector is required to be installed to provide early detection and warning to persons working on the roof (outside flat 266,11th).</p>				
<p>Install one optical smoke detector and connect to existing system. Priority: MEDIUM, Target Date: 12/11/2017, Status: Outstanding</p> <p><u>Comments</u> Improvement works.</p>				
7.5.2	(ALA03) Is the extent of the detection fitted appropriate for the occupancy and fire risk?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.5.3	(ALA04) Is there the remote transmission of alarm signals to an Alarm Receiving Centre in place?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
7.5.4	(ALACOM) Comments			
<p><u>Comments</u> In Line with normal practice for purpose built and converted residential blocks designed to facilitate a 'defend in place' evacuation strategy there is no need for communal automatic fire detection and alarm system to be fitted in the building. Such a system is not normally required for purpose built residential blocks and is not required under the Building Regulations 2010, other than to activate any automatic opening vents. 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. The council must set up a suitable system of planned/ programmed testing and maintenance for the Automatic fire detection system. The sample inspected flats: 252 and 253 were provided with AFD.</p>				
7.6	Smoke Ventilation Requirements			
7.6.1	(VEN01) Is it considered that the premises has been provided with reasonable means of smoke ventilation in the event of a fire?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.6.2	(VEN02) Is the building ventilated naturally?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.6.3	(VEN03) If permanently ventilated in the common area is there sufficient free area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.6.4	(VEN04) If permanently ventilated in the stair is there sufficient free area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>


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7.6.5	(VEN05) If permanently ventilated are the vents open on all floors?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.6.6	(VEN06) Is the building ventilated naturally by AOV's, shutters or doors?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
7.6.7	(VEN07) Are detectors that operate AOV's, shutters and vents silent operating?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
7.6.8	(VEN08) Is the building ventilated by a mechanical smoke extraction system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
7.6.9	(VENCOM) Comments			
	<p><u>Comments</u> The stairwell has a permanent vents at the head of the stair (0.4m2) & openable windows at all levels(windows are secured closed at some of the mid floors). It can be also ventilated by opening the balcony doors. Ventilation ground floor: Ventilation is provided to ground floor lobby via low level permanent vent (1.5m2). Ventilation 1st-11th floor lift lobbies: plenum vents x2 (0.3m2).It can be ventilated by opening the lobby/balcony door.</p>			
7.7	Fire Brigade Access and Facilities			
7.7.1	(B501) Is there suitable access for fire appliances with adequate provision for a turning circle, hammerhead or other point a vehicle can turn if required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.7.2	(B502) Are there any obstructions in the form of a gate, bollards or removable posts that may hinder appliance access?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
7.7.3	(B503) Is the building fitted with either a wet or dry rising main?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.7.4	(B504) Is the hose distance to the riser or dwelling acceptable?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.7.5	(B505) Does the front entry door have a firefighter's override?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.7.6	(B506) Is the current access provision suitable and sufficient for firefighters? Is there an inappropriate level of security before entry is made into an affected dwelling by Firefighters?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.7.7	(B507) Where locked do all firefighting facilities have FB locks?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.7.8	(B508) Are firefighting lifts installed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
7.7.9	(B509) Do the lifts in the area inspected have firefighting overrides?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.7.10	(B510) Where fitted are all wet/dry riser outlets and inlets accessible?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

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7.7.11	(B511) Is there suitable signage for firefighting facilities that would allow for effective use during firefighting operations?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.7.12	(B512) Where panels are fitted for smoke ventilation and fire alarm systems-have zonal charts been sited in a prominent position which have easy to follow instructions and are accurate?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
7.7.13	(B513) Does the building signage give correct directions to dwellings in an emergency?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7.7.14	(B515) Where fitted does the Premises Information Box contain the correct and relevant information?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
7.7.15	(B514) Comments			
	<p><u>Comments</u> A dry riser inlet is positioned within the ground floor entrance lobby and a sign indicating its presence is located outside the main entrance door. Outlets are provided on even floors numbered 4, 6, 8, 10 and roof level. Signage is in place on each floor and on the roof access hatch.</p>			
7.8	Fire Doors			
7.8.1	(FRD001) Are all dwelling front entry doors and hardware (where required) compliant with certification carried out to BS476-22/BSEN 1634-1 or of a suitable notional value? (Consider seals and strips)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
	<p><u>Comments</u> A sample door inspection found that flats 252 and 253 entrance doors are recently installed FD30S SC Secured by Design standard. All FEDs are of the same type, except flat 245 which appears to be a notional FD30 standard.</p>			
7.8.2	(FRD002) Are all cross corridor doors certified to a test regime under BS476-22 or BS EN 1634-1 or of a suitable notional value?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
	<p><u>Comments</u> Lobby doors are FD30 SC notional standard.</p>			
7.8.3	(FRD003) Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
	<p><u>Comments</u> electrical intake room door is steel FD60 standard.</p>			
	Riser cupboard door at the ground floor lift lobby is non fire resistant door. (Ground Floor)			

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<p>Replace with FD30 lockable Certified doorset. x1 Priority: MEDIUM, Target Date: 12/11/2017, Status: Outstanding</p> <p><u>Comments</u> Improvement works.</p>			
7.8.4	(FRD004) Are store doors (in escape routes) belonging to the Council or occupiers suitably fire resistant as tested against BS476-22/BS EN 1634-1 or of suitable notional value?	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
7.8.5	(FRD005) Are all doors leading to rubbish areas or bin chutes where they are in the escape routes suitably tested to BS476-22/BS EN 1634-1 regime or of a suitable notional value?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
<p><u>Comments</u> fire rated bin hoppers at open air balconies.</p>			
7.8.6	(FRD006) Do all fire doors have self closing devices compliant with BS EN 1154? Where not applicable are fire doors kept locked shut?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
	Flat entrance door 245 is an original door. these doors were not provided with overhead door closers.		
<p>It is required that door should be confirmed provided with an overhead door closer to BS1154 or one should be provided. Priority: HIGH, Target Date: 13/09/2017, Status: Outstanding</p> <p><u>Comments</u> Improvement works.</p>			
7.8.7	(FRD008) Are any fire doors surveyed at this site constructed of anything else other than wood?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
<p><u>Comments</u> steel intake door.</p>			
7.8.8	(FRD010) Do doors on the means of escape open in the direction of escape where necessary?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.8.9	(FRD011) Are doors on the means of escape fitted with appropriate panic bolts or latches where required?	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
7.8.10	(FRD014) Where applicable are doors appropriate for use by disabled individuals?	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
7.8.11	(FRD015) Where applicable does the door have a vision panel fitted?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
7.8.12	(FDRCOM) Comments		
7.9	External Wall Finish		
7.9.1	(EWF01) Is this building over 18 metres in height?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>

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7.9.2	(EWF02) Does this building have an external cladding system which overlays the original structure?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
7.9.3	(EWF03) Does the building's exterior wall contain infill panels?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
7.9.4	(EWF04) Comments			
<p><u>Comments</u> There is external overgrown vegetation which should be removed. Task is created under Arson. All buildings at the time of construction and/or alteration the external walls should have complied with the building regulations at the time. Southwark Council have an assessment process in place that will check the external fabric of a block is compliant to the current building regulations. This assessment not only includes the external finish of the wall but the materials used for insulation and fire breaks and how these materials are fixed to the building.</p>				

8 MANAGEMENT OF FIRE SAFETY

8.1	Procedures and Arrangements			
8.1.1	(MAN01) Are procedures in the event of fire appropriate and properly documented?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
8.1.2	(MAN10) Have staff and relevant individuals been given appropriate fire safety training?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
8.1.3	(MAN11) Are checks carried out by staff on fire safety systems where appropriate and logged?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
8.1.4	(MAN12) Are external stairs and in particular those devised as a means of escape regularly inspected, maintained and appropriate for use in all weathers?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
8.1.5	(MANCOM) Comments			
<p><u>Comments</u></p> <p>The fire evacuation policy for this building being a purpose built block of flats is; If in a protected dwelling stay put unless affected by fire or smoke. If in the dwelling on fire or in the common parts, leave the building immediately, if safe to do so, and remain a safe distance from the building.</p> <p>It is understood that tenants are provided with a planned evacuation policy in the tenants' information pack which are given to them on tenancy sign up. Additionally fire action notices displayed throughout the building forms a crucial part of the evacuation policy.</p> <p>It is expected that the person discovering the fire will summon the fire service by telephone. Details of how to summon the fire service are contained within the tenants pack and on fire action notices. It is not considered practicable to provide a controlled emergency evacuation assembly point for purpose built blocks of flats.</p> <p>It should be communicated to residents that in the event of fire, all evacuees should wait in a safe place at a distance from the building so as not to be affected by smoke, flame, possible explosion and fire fighting. Residents should also understand that they should remain local to be available for liaison with the fire fighting crew.</p> <p>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.</p> <p>Southwark carry out a strict regime of inspection, testing, repair and maintenance of all building services and systems in accordance with the relevant statutory regulations. Records relevant to testing & maintenance are available for inspection at the council's offices but not on site as it is not practicable to store these documents in such a manner.</p>				