Asset Identifier	**PHAU04280401**
Address	**ROWLAND HILL HOUSE,52-156, 52A, 61A & 61B,NELSON SQUARE,BOROUGH & BANKSIDE**
Post Code	**SE1 0LT**

Code	**FRA-PB**
Version	**6**
Description	**FRA-PURPOSE BUILT BLOCKS**
Assessment Date	**18/09/2017**
Assessment Version	**Current**
Assessor Name	**Herpal Chahal**

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.

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

It is understood by the Assessor that the responsible person has a policy of endeavouring to reduce or maintain the fire safety risk on all 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.

3 SUMMARY

3.1 Summary

3.1.1 Risk Rating TOLERABLE

	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 2018

3.1.3 FRA Type PB

3.1.4 Storeys Ground and Above 9

3.1.5 Storeys Below Ground 0

3.1.6 Units 108

3.1.7 Status COMPLETE

3 SUMMARY

3.1.8	Building Dimensions. Length, width and height.	Approx. 100m x 11m x 27m
	The block is off different heights 2 ends are ground floor plus 6 floors, central part is ground floor plus 8. Surveyor has given the approx. max dimensions.	
3.1.9	List any tasks that once completed can reduce the risk rating of this assessment.	
3.1.10	Does this assessment require a review?	Yes ☐ No ☑ N/A ☐

4 GENERAL BUILDING INFORMATION

4.1 General Building Information

4.1.1 Building information

External walls are of brick construction on to a concrete frame with concrete stairs, open balconies and a flat roof. The windows to the flats are UPVC.

The building forms a block of flats over 7 & 9 floors with 108 flats, the two end parts are over 7 floors, central part is over 9 floors.. All dwellings are single level flats. Flats on the ground floor have direct access to the grounds flats on upper floors have an open balcony approach. There are 3 main entrance doors which lead into 3 concrete stairwells and lifts serving all upper floors there are two additional escape stairwells one to each end of the building. The right hand stairwell leads to a final exit at ground level the left hand stairwell leads from the 7th floor onto the 2nd floor open balcony deck. The access doors at ground floor level are fitted with an electronic key/fob entry system and drop key override, the stairwells are open access at upper levels. The central stair has a rear exit door at ground floor level out to the rear of the block, central stairwell is protected at each level with lobby doors at upper levels and fitted with emergency services override switch. There are 3 electrical intakes within the main stairwells at ground floor level and two bin rooms adjacent to the escape stair doors with rubbish chutes at all upper levels.

Ground floor: flats 52, 52a, 53-60, (60a Community hall 61a 61b (Direct external access)
1st floor: flats 63-74 (61 & 62 open onto stair).
2nd floor: flats 75-88
3rd floor: flats 89-102
4th floor: flats 103-116
5th floor: flats 117-130
6th floor: flats 131-144
7th floor: flats 145-150
8th floor: flats 151-156

Alternative means of escape to all flats except FEDs 61-65 & 72-74 which have dead end conditions.

Dry riser system is fitted to the left & right hand stairwells inlets within the ground floor lobby and outlets on the 5th 6th 7th 8th & 9th floor balconies. There is a public house and dwelling 243 to the left hand elevation. Flat 60A is a residents community hall to the left hand wing of the block ground floor and an empty room used as a site office to the right hand side of the block.

Images

(HSA)PHAU04280401-FRA-SITE-2-1-1-4-1-0-65.jpg

4 GENERAL BUILDING INFORMATION

(HSA)PHAU04280401-FRA-SITE-2-1-1-4-1-0-65.jpg

4.1.2 Any further building comments?

5 MAINTENANCE SCHEDULES

5.1 Maintenance Schedules

5.1.1 Maintenance Schedules

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

This survey will be updated in the near future to provide the last test dates for all active fire safety measures installed in this building.

6 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

There are 3 electrical intakes located one in each entrance lobby of the block, entry is via a secured metal door.
Visual check did not show any compartmentation issues.
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 councils database.

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

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.

6.3 Smoking

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

6.3.2 Comments

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

6.4 Arson

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.4.1	Does basic security against arson from outsiders appear to be reasonable?	Yes ☑	No ☐	N/A ☐
6.4.2	Is there an unnecessary fire load within the building or in close proximity of the premises which is available to ignition from outsiders?	Yes ☐	No ☑	N/A ☐
6.4.3	Is there any shrubbery that needs pruning or removing to prevent fire spread if ignited?	Yes ☐	No ☑	N/A ☐

6.4.4 Comments

The building has access control to all 3 entrance areas which should not allow unauthorized persons to enter the building. The estate and the area is well maintained and not prone to any reported anti social behavior. Currently building security is reasonable.

6.5 Portable Heaters and Heating Installations

6.5.1	Does the area of inspection have any portable heaters or heating installations?	Yes ☐	No ☑	N/A ☐

6.6 Lightning

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

6.6.2 Comments

The lightning conductor system is inspected and tested annually in accordance with BS EN 62305. All records of such inspecting and testing are held centrally at Southwark Council`s offices.

6.7 Housekeeping

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

The following areas require cleaning, clearing and items removed. Remove the hanging baskets and brackets plus pots and plants from the common balcony by flats [redacted] Flat [redacted] Blankets and rugs on balcony wall.

Access was not possible to the drying room by flats [redacted] housing officer to gain access and check the rooms for combustable fuels. Surveyor has checked drying room by flat [redacted], it was clean and had no combustables, no compartmentation issues, door secure tight to frame georgian glass, gass pipe with shut off valve, no electrics, access via flat [redacted].

Flat [redacted] has converted the drying room to living accomodation, surveyor was not able to gain access to check the internal layout and how this may impact on the rest of the block. RSO to arrange joint visit for surveyor and self to attend.

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

6.7.3 Comments

Mains areas of the block were clean, minor residents items have been listed for action.
RSO and surveyor to arrange visit to block for follow up actions on the drying rooms and the sleeping issues.

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.8 Dangerous Substances

6.8.1	Are there any hazardous substances in the area of inspection?	Yes ☐	No ☑	N/A ☐
6.8.2	Are the general fire precautions adequate to address the hazards associated with dangerous substances used and stored on the premises?	Yes ☐	No ☐	N/A ☑

6.8.3 Comments

No dangerous/hazardous substances were observed on this inspection and no evidence was visible.

6.9 Hazards Introduced by Contractors or Works

6.9.1	Are there contractors or works taking place in the area of inspection?	Yes ☐	No ☑	N/A ☐
6.9.2	Is there satisfactory control over works carried out by the on site contractors (including hot works permits)?	Yes ☑	No ☐	N/A ☐

6.9.3 Comments

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 process prior to being allowed to carry out work at council premises. All contractors should receive a permit to work.

7 FIRE PROTECTION MEASURES

7.1 Measures to Prevent Fire Spread and Development

7.1.1	Is compartmentation suitable?	Yes ☑	No ☐	N/A ☐
7.1.2	Is there reasonable limitation of linings that might promote fire spread?	Yes ☑	No ☐	N/A ☐
7.1.3	Where ducting is provided can it be ascertained if fire dampers are provided to prevent the spread of fire through compartments to protect the means of escape?	Yes ☐	No ☐	N/A ☑

7.1.4 Comments

It is considered that the concrete slab and brick /block construction will provide the required fire separation. However this form of construction is subject to general building conditions of age, and incorrectly installed/maintained services/works that can lead to smoke or fire spread. For this standard of construction we deem this risk to be medium to low. Any riser within the building requires inspection for fire stopping between floors.

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.

Surveyor notes that there are low vents from the drying rooms that are located on the open balcony, these have 2 way travel and pose no passing risk.

Old coal chutes for each flat have been sealed up, with bricks and mortar.

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

Items on the balconies have been task actioned under housekeeping
Secure loose wire hanging from ceiling above balcony 6th floor by flat [redacted] to lift.
Surveyor notes that the main electrical insulations have been contained in metal conduits.

7.2.7	Do any doors have additional security grilles or gates fitted over the means of escape that will hamper an individual in the event of a fire?	Yes ☑	No ☐	N/A ☐

There were metal gates fitted across the FEDs of flats numbered [redacted]
they will obstruct egress by the occupants of the flat, obstruct the lobby/balcony when opened and access to the fire service in the event of a fire, they must be removed.

7 FIRE PROTECTION MEASURES

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 building is designed as to allow single and two directional travel from all flats into the semi enclosed stairwell to the ends of the block and enclosed stairwell to the central part of the block, then out the entrances. Ground floor flats have direct access. First floor flats central part have two directional travel, first floor flats at the end flats [redacted] have dead end balconies and single direction means of travel. Second floor and above all flats have two directional travel, left hand far end stairs exit onto the first floor, central stairs exit out to the grounds, right hand far end stairs exit out the grounds. Flats [redacted] open direct onto the right far side of the block. Travel distance for first floor from end FED to the nearest stairs is 16m single direction and 25m for two way travel. Travel distance for second floor and above which has 5 sets of stairs which measure approx. 25m between each stairs total 100m, all flats two way travel. An open deck balcony places no restrictions on travel distance.

It is the councils policy to ensure that the electronic front entry door locks fail safe open in the event of any power failure.

Individual flat entrance doors all open inwards against the direction of escape, this is acceptable.

To the left side of the block is the Lord Nelson Public House, ground floor of which serves as the public house, the first floor is the resident dwelling believed to be occupied by the public house management person/s. The first floor domestic kitchen has a secondary door that opens on the balcony of Rowland Hill House. The door was in good condition, a wooden double glazed door with sealed glazing units, 2 pane with air cavity, glazing that meets BS6206A standard (Darbytuf Tampered Glass BS6206A etched onto glass). It would also appear that this door is not in common use, as there is a water tank unit and other items behind the door. Surveyor has considered the door and separation for compartmentation, which can be reasonably assumed would be similar to that of the dwellings within the block and assessed this is acceptable. Surveyor also discussed this with the public house manager and was informed that they have their own FRA carried out recently.

To the left of the building on the ground floor is a TRA hall which is subject to a separate FRA.

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 common areas and is considered reasonable.

A reasonable standard of emergency escape lighting system is provided with fittings on stairs and access landings. (Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out).

Test switches are within the electrical intake cupboards.

7.4 Fire Safety Signs and Notices

7 FIRE PROTECTION MEASURES

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

Install Fire Door Keep Locked signage to the electrical intake and riser doors x 3 electrical intakes ground floor, and x 8 central stairwell electrical riser doors (first floor to 8th floor), total 11 signs, metal doors.

7.4.3	Is the fire action notice fitted in the correct area and displaying the correct information?	Yes ☑	No ☐	N/A ☐
7.4.4	Are the 'No Smoking' signs fitted and are there sufficient notices?	Yes ☑	No ☐	N/A ☐
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 ☐

7.4.6 Comments

All common areas of the block had signage for electrical hazard cupboards, dry risers, lift rooms, directional signage on balconies and stairwells.

7.5 Means of Giving Warning in Case of Fire

7.5.1	Does the common area of the building have an automatic detection and warning fire alarm system?	Yes ☐	No ☑	N/A ☐
7.5.2	Is the extent of the detection fitted appropriate for the occupancy and fire risk?	Yes ☑	No ☐	N/A ☐
7.5.3	Is there the remote transmission of alarm signals to an Alarm Receiving Centre in place?	Yes ☐	No ☑	N/A ☐

7.5.4 Comments

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.

Random check on flats [redacted] showed smoke detection has been fitted single units in hallway a mixture of battery operated and hard wired. Residents informed the surveyor that some had had council fitted, some self installed, some the LFB had visited and installed. Surveyor was unable to access any other dwelling for internal checks.

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. Surveyor recommends that this block is part of any future planned smoke detection upgrades.

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 ☐

7 FIRE PROTECTION MEASURES

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	If permanently ventilated are the vents open on all floors?	Yes ☑	No ☐	N/A ☐
	Open landings.			
7.6.6	Is the building ventilated naturally by AOV's, shutters or doors?	Yes ☐	No ☐	N/A ☑
7.6.7	Are detectors that operate AOV's, shutters and vents silent operating?	Yes ☐	No ☐	N/A ☑
7.6.8	Is the building ventilated by a mechanical smoke extraction system?	Yes ☐	No ☑	N/A ☐
7.6.9	Comments			

Ventilation is provided to stairwells at ground floor via the entrance door and stairs at each level that open onto open landings . The end stairs open onto open landings and also have openable windows on the half landings, windows measure 900mm x 900mm.

The central stairs are enclosed protected stairs, the landing lobbies at each level have secure doors with drop key access and open onto open balconies, the lobbies also have openable windows 910mm x 910mm x 2 sets. Flat entrance doors open onto open balconies which provides unlimited ventilation.

This is a open deck building which by its construction provides permanent ventilation to the escape route.

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 ☐
7.7.4	Is the hose distance to the riser or dwelling acceptable?	Yes ☑	No ☐	N/A ☐
7.7.5	Does the front entry door have a firefighter's override?	Yes ☑	No ☐	N/A ☐
7.7.6	Is the current access provision suitable and sufficient for firefighters? Is there an inappropriate level of security before entry is made into an affected dwelling by Firefighters?	Yes ☑	No ☐	N/A ☐
7.7.7	Where locked do all firefighting facilities have FB locks?	Yes ☑	No ☐	N/A ☐
7.7.8	Are firefighting lifts installed?	Yes ☐	No ☑	N/A ☐

7 FIRE PROTECTION MEASURES

7.7.9	Do the lifts in the area inspected have firefighting overrides?	Yes ☐	No ☐	N/A ☑
7.7.10	Where fitted are all wet/dry riser outlets and inlets accessible?	Yes ☑	No ☐	N/A ☐
7.7.11	Is there suitable signage for firefighting facilities that would allow for effective use during firefighting operations?	Yes ☑	No ☐	N/A ☐
7.7.12	Where panels are fitted for smoke ventilation and fire alarm systems-have zonal charts been sited in a prominent position which have easy to follow instructions and are accurate?	Yes ☐	No ☐	N/A ☑
7.7.13	Does the building signage give correct directions to dwellings in an emergency?	Yes ☑	No ☐	N/A ☐
7.7.14	Where fitted does the Premises Information Box contain the correct and relevant information?	Yes ☐	No ☐	N/A ☑

7.7.15 Comments

The building can be accessed from the main road, a wide road with easy turning, the car park can be entered and exited via the two gates.

Dry risers are fitted to the left and right entrance lobbies and outlets on the 5th floor and above balconies. From the outlets to the furthest flat in either direction is 25m and is below the 45m recommendation.
Fire appliance can access the building to within the 18m recommendation. Fire Hydrants are located on the main footpath left and right corner of the building.

Flat signage with directional signage has been installed, dry risers are labelled and easily accessible.

The main entrance doors and central stairwell secure lobby doors have been fitted with drop key access, dry riser doors are fitted with FB padlocks.

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 ☐

Flat [redacted] has had impact damage and repaired with overboarding, the door was secure and tight fit to frame, this door poses no passing risk, located on an open balcony with two way travel.

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

7 FIRE PROTECTION MEASURES

7.8.6	Do all fire doors have self closing devices compliant with BS EN 1154? Where not applicable are fire doors kept locked shut?	Yes ☑	No ☐	N/A ☐
7.8.7	Are any fire doors surveyed at this site constructed of anything else other than wood?	Yes ☑	No ☐	N/A ☐

The drying room next to flat [redacted] has been installed with a double glazed door. Inspection and fire rating to be actioned with a joint visit with the surveyor and RSO. Inspection actioned earlier within this FRA.

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

Flat entrance doors are secure by design type in good condition and tight fit to frames those sampled had perko closers and thumb turn exit devices to the internal side of the doors. Doors sampled [redacted]

The doors to the drying room are Georgian glazed metal framed. Drying room next to flat [redacted] has had a double glazed door installed, surveyor and RSO to arrange visit to inspect the internal layout and door.

Flat entrance doors [redacted] were found to be the older type and not changed, these were in good condition and fit to frame.

Electrical cupboards had good solid metal doors with good fit to the frames.

The central stairwell lobby doors were metal with glazed panel in good condition and self closed into the frame.

The bin chutes are bolted shut and accessed externally from the block, the bin chutes are located on the open balcony these are the old iron type in good condition and self closed into the frame.

Flat [redacted] has had impact damage and repaired with overboarding, the door was secure and tight fit to frame, this door poses no passing risk, located on an open balcony with two way travel.

7.9 External Wall Finish

7.9.1	Is this building over 18 metres in height?	Yes ☑	No ☐	N/A ☐
7.9.2	Does this building have an external cladding system which overlays the original structure?	Yes ☐	No ☑	N/A ☐
7.9.3	Does the building's exterior wall contain infill panels?	Yes ☐	No ☑	N/A ☐

7.9.4 Comments

7 FIRE PROTECTION MEASURES

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 with 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.

8 MANAGEMENT OF FIRE SAFETY

8.1 Procedures and Arrangements

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

8.1.5 Comments

The fire evacuation policy for this building being a purpose built block of flats is; Stay Put

If in a protected dwelling stay put unless affected by fire or smoke. If in the dwelling on fire or in the common parts, leave the building immediately, if safe to do so, and remain a safe distance from the building.

It is understood that tenants are provided with a planned evacuation policy in the tenants information pack which are given to them on tenancy sign up. It is not known however if all tenants are both English speaking or are still fully aware of the evacuation plan. Additionally fire action notices displayed throughout the building form a crucial part of the evacuation policy.

It is expected that the person discovering the fire will summon the fire service by telephone. Details of how to summon the fire service are contained within the tenants pack and on fire action notices.

It is not considered practicable to provide a controlled emergency evacuation assembly point for purpose built blocks of flats. It should be communicated to residents that in the event of fire, all evacuees should wait in a safe place at a distance away from the building so as not to be affected by smoke, flame, possible explosion and fire fighting. Residents should also understand that they should remain local to be available for liaison with the fire fighting crew

Council staff that 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 fire safety are available for inspection at the councils offices but not on site as it is not practicable to store these documents in such a manner.

Action Plan

Issue No: 6.7.1.1

Priority	MEDIUM
Location	
Floor	
Question	Is the standard of housekeeping adequate?
Issue	Items on the common balcony.
Action	The following areas require cleaning, clearing and items removed. Remove the hanging baskets and brackets plus pots and plants from the common balcony by flats [redacted]. Flat [redacted] Blankets and rugs on balcony wall.
Status	Outstanding
Target Date	18/12/2017

Images

(HSA)PHAU04280401-FRA-SITE-2-1-1-4-1-0-96.jpg

(HSA)PHAU04280401-FRA-SITE-2-1-1-4-1-0-111.jpg

Issue No: 6.7.1.2

Priority	HIGH
Location	
Floor	
Question	Is the standard of housekeeping adequate?
Issue	Access was not possible to the drying room by flats [redacted]
Action	RSO to inspect and confirm; • Who is using the cupboards and do they live within the block • What is being stored in the cupboards • Are flammables such as BBQ lighters, oil paint, thinners, white spirits, petrol, aerosols, gas canisters inside.
Status	Outstanding
Target Date	19/10/2017

Issue No: 6.7.1.3

Priority	HIGH
Location	
Floor	
Question	Is the standard of housekeeping adequate?

Issue	Flat [redacted] has converted the drying room to living accomodation, surveyor was not able to gain access to check the internal layout and how this may impact on the rest of the block.
Action	RSO to arrange joint visit for surveyor and self to attend, and check the ownership, planning of this site prior to site visit.
Status	Outstanding
Target Date	19/10/2017
Images	 (HSA)PHAU04280401-FRA-SITE-2-1-1-4-1-0-115.jpg

Issue No: 7.2.6.1

Priority	MEDIUM
Location	
Floor	
Question	Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire?
Issue	Loose electrical wire hanging from ceiling above balcony 6th floor by flat [redacted] to lift.
Action	Secure the loose electrical wire hanging from ceiling above balcony 6th floor by flat [redacted] to lift, with metal fixings.
Status	Outstanding
Target Date	18/12/2017
Images	 (HSA)PHAU04280401-FRA-SITE-2-1-1-4-1-0-98.jpg

Issue No: 7.2.7.1

Priority	MEDIUM
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	There were metal gates fitted across the FEDs of flats numbered [redacted] they will obstruct egress by the occupants of the flat, obstruct the lobby/balcony when opened and access to the fire service in the event of a fire.
Action	Remove the metal gates.
Status	Outstanding
Target Date	18/12/2017

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 Locked signage to the electrical doors.
Action	Install Fire Door Keep Locked signage to the electrical intake and riser doors x 3 electrical intakes ground floor, and x 8 central stairwell electrical riser doors (first floor to 8th floor), total 11 signs, metal doors.
Status	Outstanding
Target Date	19/09/2018

Issue No: 7.8.1.1

Priority	LOW
Location	
Floor	
Question	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)
Issue	Flat [redacted] has had impact damage and repaired with overboarding, the door was secure and tight fit to frame.
Action	Replace the entrance door to Flat [redacted].
Status	Outstanding
Target Date	19/09/2018

Images

(HSA)PHAU04280401-FRA-SITE-2-1-1-4-1-0-113.jpg

(HSA)PHAU04280401-FRA-SITE-2-1-1-4-1-0-114.jpg