
Asset Identifier	PHAU04280501
Address	VAUGHAN HOUSE, 1-51,NELSON SQUARE,NELSON SQUARE GARDEN ESTATE,BOROUGH & BANKSIDE
Post Code	SE1 0PY

Code	FRA-PB
Version	4
Description	FRA-PURPOSE BUILT BLOCKS

Assessment Ref	PHAU04280501-FRA-PB-4-20170712-110502
Assessment Date	12/07/2017
Assessment Type	Latest Results
Assessor Name	Herpal Chahal

1 CONTENTS

1.1	Contents	
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2 INTRODUCTION

2.1	Introduction	
2.1.1	(BBB01) i	-
	<p><u>Comments</u> 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>	
2.1.2	(BBB02) ii	-
	<p><u>Comments</u> 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>	
2.1.3	(BBB03) iii	-
	<p><u>Comments</u> 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>	
2.1.4	(BBB04) iv	-
	<p><u>Comments</u> 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>	
2.1.5	(BBB05) v	-
	<p><u>Comments</u> 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>	
2.1.6	(BBB06) vi	-
	<p><u>Comments</u> 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>	
2.1.7	(BBB07) vii	-
	<p><u>Comments</u> This FRA represents the best judgement of the Assessor involved in its preparation, and is based, in part, on information provided by others.</p>	

2 INTRODUCTION

2.1.8 (BBB08) viii	-
<p><u>Comments</u> 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	(CC01) Risk Rating	TOLERABLE
	<p><u>Comments</u></p> <p>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	(CC02) Next Physical Assessment Due	2018
3.1.3	(CC03) FRA Type	PB
3.1.4	(CC04) Storeys Ground and Above	8
3.1.5	(CC05) Storeys Below Ground	0
3.1.6	(CC06) Units	53
3.1.7	(CC07) Status	Complete
3.1.10	(CC08) 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

Comments

External walls are of brick construction on to a concrete frame with concrete stairs and flat roof.

The building forms a block of flats over eight floors. There are two staircases at each end of the block and two lifts one at each end of the block, flat front entry doors (FEDs) opening onto open balconies, ground floor flats have direct access. The accommodation consists of 53 (although numbered 1-51 it is noted that there is flats 2a & 3a) flats are all one level dwellings. Entry to the building (first & above) at each end is through a communal secure ground floor door then enclosed protected staircase, stairwell self closing doors are located on the ground floor, fifth, sixth and seventh floor, main ground floor entrance is access control with key/fob. There is an electrical intake on the ground floor under the stairs at each end which is secured by a metal door. Dustbin areas are located at each end of the block and chutes at each level in the open deck balconies. Flats have individual private open balconies to the rear of the building. Dry risers are provided level 4 and above of the block at each end. A cleaners rest area / storage is provided on the ground floor which is entered from the rear of the block. Ground floor flat entrance doors have all been changed to secure by design type doors. Flats have two directional travel to either of the two stairs located at the end of the block.

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 behavioral styles to be in the premises by way of lawful and unlawful tenancies or visit. It is not practical to identify all such persons on the premises. It is expected that lone workers are informed of risks and have appropriate fire instruction & training.

It has not been identified to the assessor of any specific individual person especially at risk from fire.

Images



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4 GENERAL BUILDING INFORMATION



(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-4.jpg

4.1.2 (BUICOM1) Any further building comments?

Comments

Flats Layout;

Ground floor 1 - 4, 2A & 3A

First floor 5 -11

Second floor 12 - 18

Third floor 19 - 25

Fourth floor 26 - 32

Fifth Floor 33 - 39



Sixth Floor 40 - 46

Seventh Floor 47 - 51

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> There are 2 electrical intakes located one at each end of the block, under the stairs, entry is via a secured metal door external of the building. Minor compartmentation has been task actioned later within this FRA. Clearing of both cupboards task actioned under housekeeping. 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. The risers are located in the stairwell, these were in fair condition. Flats have 2 routes of exit from the block. Portable Appliance Testing has taken place for the equipment located within the cleaners rest room.</p>				
<p><u>Images</u></p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-5.jpg</p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-6.jpg</p>				

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL



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(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-13.jpg



(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-14.jpg



(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-15.jpg






(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-16.jpg

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 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

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 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.</p>			
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 type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6.4.3	(ARS03) Is there any shrubbery that needs pruning or removing to prevent fire spread if ignited?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
6.4.4	(ARSCOM) Comments			
	<p><u>Comments</u> The building has access control to both 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.</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> The lightning conductor system is inspected and tested annually in accordance with BS EN 62305. All records of such inspecting and testing are held centrally at Southwark Council` s offices.</p>	
<p><u>Images</u></p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-66.jpg</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><u>Comments</u> The following areas require cleaning, clearing and items removed. Drying room by flat 47, this is full of old clutter and some building items. Both electrical Intake cupboards located at each end of the block. Bike on the common balcony outside flat 44. Flat 11 plant pots and hanging baskets, remove from the common balcony area. Flat 35 wood and pots Remove from common balcony.</p> <p>Remove the hanging baskets and brackets from the common balcony, floors 4,3,2.</p> <p>Access was not possible to the drying room by flat 51, housing officer to gain access and check the room.</p>	
<p> The following areas require cleaning, clearing and items removed. Drying room by flat 47, this is full of old clutter and some building items. Both electrical Intake cupboards located at each end of the block. Bike on the common balcony outside flat 44. Flat 11 plant pots and hanging baskets, remove from the common balcony area. Flat 35 wood and pots Remove from common balcony.</p>	
<p>Remove all the items from the common areas. Priority: MEDIUM, Target Date: 10/10/2017, Status: Outstanding</p>	
<p><u>Images</u></p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-38.jpg</p>	

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL



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(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-52.jpg



Hanging baskets and brackets on the common balcony.

Remove the hanging baskets and brackets from the common balcony, floors 4,3,2.
Priority: HIGH, Target Date: 11/08/2017, Status: Outstanding

Images



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No access to cupboard / room.

Access was not possible to the drying room by flat 51, housing officer to gain access and check the room.
Priority: HIGH, Target Date: 11/08/2017, Status: Outstanding

6.7.2 (HOU03) Are combustible materials separated from any sources of ignition? Yes No N/A





6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.7.3 (HOUCOM) Comments			
<p><u>Comments</u> Mains areas of the block were clean, minor residents items have been listed for action.</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 checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
6.8.3 (HAZCOM) Comments			
<p><u>Comments</u> In the main block No dangerous/hazardous substances were observed on this inspection and no evidence was visible.</p> <p>There are empty petrol cans metal and plastic plus a larger jerry can within the cleaners metal cupboard. Cleaning supervisor informed the surveyor that during the autumn time fuel is used for leaf blowing machines, any fuel is kept in the metal jerry can within the metal cupboard, this is then issued in small quantities to be used in the blowers for that day to allow easier carrying, fuel is limited to the metal jerry can, stored within the metal cabinet and only obtained when required - autumn time, the cans were found to be empty during this inspection. Surveyor checked the room and cleaners entrance room there were no compartmentation issues within the wall and ceiling areas, the metal cupboard was secure, the small cans empty, the cleaners room was secure with metal doors.</p>			
<p><u>Images</u></p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-10.jpg</p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-12.jpg</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 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

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.</p> <p>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.</p>				

7 FIRE PROTECTION MEASURES

7.1	Measures to Prevent Fire Spread and Development			
7.1.1	(FSP01) Is compartmentation suitable?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<p><u>Comments</u></p> <p>The following areas require fire stopping; Dry Riser by Flat 1, Dry riser by flat 4, hole at the back of the cupboard exits into the bin chute room, brick and mortar seal the hole.</p> <p>The following areas require fire stopping; Electrical intakes both cupboards at each end of the block, firestop the areas around the penetrations of the electrical services.</p> <p>Seal the hole where services have penetrated the frame work of the fire door on the ground floor by flat 1.</p> <p>Electrical riser panel by flat 40 to be resecured.</p>				
<p> The following areas require fire stopping;</p>				
<p>Dry Riser by Flat 1, Dry riser by flat 4, hole at the back of the cupboard exits into the bin chute room, brick and mortar seal the hole.</p> <p>Priority: HIGH, Target Date: 11/08/2017, Status: Outstanding</p>				
<p><u>Images</u></p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-19.jpg</p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-55.jpg</p>				
<p> The following areas require fire stopping;</p>				
<p>Electrical intakes BOTH cupboards at each end of the block, firestop the areas around the penetrations of the electrical services.</p> <p>Priority: HIGH, Target Date: 11/08/2017, Status: Outstanding</p>				
<p><u>Images</u></p>				

7 FIRE PROTECTION MEASURES



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Hole between the frame and wall of the fire door.

Seal the hole where services have penetrated the frame work of the fire door on the ground floor by flat 1.



Priority: HIGH, Target Date: 11/08/2017, Status: Outstanding

Images



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7 FIRE PROTECTION MEASURES

	<p>Loose electrical riser panel.</p>
<p>Electrical riser panel by flat 40 to be resecured. Priority: MEDIUM, Target Date: 10/10/2017, Status: Resolved</p>	
<p><u>Images</u></p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-47.jpg</p>	
<p>7.1.2</p>	<p>(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"/></p>
<p>7.1.3</p>	<p>(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"/></p>
<p><u>Comments</u> No ducting or vents were visible in the staircases.</p>	
<p>7.1.4</p>	<p>(FSPCOM) Comments</p>
<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.</p> <p>The common parts internal walls are in a good order (painting required) but it was not possible to ascertain the construction of compartment walls and floors within the individual flats.</p> <p>Surveyor notes that there are high and low vents from the flats by their entrance doors that are located on the open balcony, all dwellings have 2 way travel and these pose no passing risk.</p> <p>Old coal chutes for each flat have been sealed up, with bricks, metal or wood plates these were secure, flat 13 has a vent installed, these pose no passing risk as all dwellings have 2 way travel.</p>	
<p><u>Images</u></p>	



7 FIRE PROTECTION MEASURES



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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"/>
<u>Comments</u> The glazing on the stairs is georgian glazed windows			
7.2.5	(MOE08) Are there any inner room scenarios?	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
7.2.6	(MOE09) Are the escape routes unobstructed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
<u>Comments</u> Items on the balconies have been task actioned under housekeeping Secure loose wire hanging from ceiling, by lobby to stairs by flat 4.			
 Loose wire.			
Secure loose wire hanging from ceiling, by lobby to stairs by flat 4. Priority: MEDIUM, Target Date: 10/10/2017, Status: Outstanding			
<u>Images</u> 			
(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-18.jpg			
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"/>

7 FIRE PROTECTION MEASURES

<p><u>Comments</u></p> <p>There were metal gates fitted across the FEDs of flats numbered 47,45,41,32,24,25,18,12,5,9,10,11 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.</p> <p>There was a metal shutter fitted across the flat 22 entrance door this will obstruct egress by the occupants of the flat, and access to the fire service in the event of a fire, remove the shutter.</p>
<p> There were metal gates fitted across the FEDs of flats numbered 47,45,41,32,24,25,18,12,5,9,10,11 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.</p>
<p>Remove the grills. Priority: HIGH, Target Date: 11/08/2017, Status: Outstanding</p>
<p><u>Images</u></p> <p></p> <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-23001.jpg</p> <p></p> <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-24001.jpg</p> <p></p> <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-35001.jpg</p>
<p> There was a metal shutter fitted across the flat 22 entrance door this will obstruct egress by the occupants of the flat, and access to the fire service in the event of a fire,</p>
<p>Remove the shutter. Priority: HIGH, Target Date: 11/08/2017, Status: Outstanding</p>
<p><u>Images</u></p>

7 FIRE PROTECTION MEASURES



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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 No N/A

7.2.9 (MOECOM) Comments

Comments

The building is designed as to allow two directional travel from all flats into the enclosed stairwell then out the main entrances.

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. However, this is acceptable due to the nature of the premises and the low evacuation requirements.

7.3 Emergency Escape Lighting

7.3.1 (ELI01) Is Emergency Lighting provided and if so is there full compliance? Yes No N/A

7.3.2 (ELICOM) Comments

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 cupboard.

Images



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7 FIRE PROTECTION MEASURES



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7.4 Fire Safety Signs and Notices

7.4.1 (NOT01) Is there reasonable provision for all notices? Yes No N/A

7.4.2 (NOT02) Is there suitable signage for automatic, self closing and locked fire doors? Yes No N/A

Comments

Fire Door Keep Shut signage required for stairwell fire doors on the ground, fifth, sixth, seventh floors at both ends of the block. Total 4 floors x 2 door x both sides of the door x 2 stairwells, total 32 signs.



Fire Door Keep Shut signage required for stairwell fire doors on the ground, fifth, sixth, seventh floors at both ends of the block. Total 4 floors x 2 door x both sides of the door x 2 stairwells, total 32 signs.

Install signage to doors.

Priority: LOW, Target Date: 12/07/2018, Status: Outstanding

Images



(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-49.jpg

7.4.3 (NOT03) Is the fire action notice fitted in the correct area and displaying the correct information? Yes No N/A

Images



(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-68.jpg

7 FIRE PROTECTION MEASURES



(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-69.jpg

7.4.4	(NOT04) Are the 'No Smoking' signs fitted and are there sufficient notices?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
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 type="checkbox"/>	N/A <input checked="" type="checkbox"/>
7.4.6	(NOTCOM) Comments	TBC		
7.5	Means of Giving Warning in Case of Fire			
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"/>
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></p> <p>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.</p> <p>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.</p> <p>Random check on flat 50,51,42,36,27,19,14, showed smoke detection has been fitted to LD2 grade D standard. Surveyor was unable to access any other dwelling for internal checks.</p>				
<u>Images</u>				

7 FIRE PROTECTION MEASURES



(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-27.jpg




(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-33.jpg



(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-40.jpg

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"/>
<u>Comments</u> Balconies are open to air. Stairs on 5th, 6th and 7th floor have opeanble doors that open onto the open balcony.			
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"/>
<u>Comments</u> stairs on the 1, 2,3,4 levels are open to the balconies, 5,6,7 have opeanble doors.			
7.6.5	(VEN05) If permanently ventilated are the vents open on all floors?	Yes <input type="checkbox"/>	No <input checked="" 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 FIRE PROTECTION MEASURES

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	(VENC0M) Comments			
	<u>Comments</u> Ventilation is provided to stairwell at ground floor via the door, stairs at each level that open onto open balconies & via openable doors on 5 and above levels.			
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"/>
	<u>Comments</u> The block can be easily approached from Blackfriars Rd to the front of the building.			
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"/>
	<u>Comments</u> Dry Riser.			
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"/>
	<u>Comments</u> Grill gate removal has been tasked earlier within this FRA.			
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"/>
	<u>Comments</u> The dry riser cupboard frame is broken, glass is ok, repair the frame.			
	 The dry riser cupboard frame is broken, glass is ok. By Flat 39.			
	repair the frame, by flat 39. Priority: MEDIUM, Target Date: 11/10/2017, Status: Resolved			

7 FIRE PROTECTION MEASURES

<p><u>Images</u></p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-36.jpg</p>			
7.7.8	(B508) Are fire fighting 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 fire fighting overrides?	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" 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"/>
7.7.11	(B511) Is there suitable signage for fire fighting facilities that would allow for effective use during fire fighting operations?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
<p><u>Comments</u></p> <p>The dry riser notices external notices are at a low level not visible from the road/appliance. Install Dry Riser Signage at high level, suggest high level above on the fascia where the current notice is.</p>			
<p> The dry riser notices external notices are at a low level not visible from the road/appliance.</p>			
<p>Install Dry Riser Signage at high level, suggest high level above on the fascia where the current notice is. Priority: MEDIUM, Target Date: 11/10/2017, Status: Outstanding</p> <p><u>Comments</u> Email sent to Paul Gathercole on 19/07/17</p>			
<p><u>Images</u></p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-58.jpg</p>			

7 FIRE PROTECTION MEASURES

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	<p>(B514) Comments</p> <p><u>Comments</u> The building signage is good, levels and dwellings are easily located.</p> <p>Fire Brigade appliance access to the block is from Blackfriars Road, this is a wide main road.</p> <p>Dry riser outlets are fitted.</p> <p>There is Fire hydrant located to the front of the building.</p>			
	<p><u>Images</u></p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-20.jpg</p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-42.jpg</p>  <p>(HSA)PHAU04280501-FRA-SITE-2-1-1-4-1-0-67.jpg</p>			
7.8	Fire Doors			

7 FIRE PROTECTION MEASURES

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"/>
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> Doors from the protected stairs to the landings are a mixture of new metal & glass and old metal with georgian glazing. The old notional doors are showing signs of wear and tear although working, self closers closing into the frame. Doors are only fitted o the ground floor and 5,6,7, floors. It is recommended that during any future planned major works consideration be given to installing new FD30S SC doors at all levels.</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> External electrical doors are in good condition metal and secure . The riser panels are secure and in good condition no signs of any visible damage, one panel that requires securing has been highlighted earlier in this FRA.</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 checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
<p><u>Comments</u> No stores are present in the block, the two drying room doors are metal and secure, the cleaners rest area on the ground floor rear of the building is a metal door in good condition and secure.</p>				
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> Bin chutes are a mixture of old iron and new replaced units, these self closed when checked. The bin rooms are accessed from outside the buidling. Hole into the dry riser cupboard has been cut from bin room, assumed for upgrade to the head of the dry riser, fire stopping and making good the hole has been task actioned earlier in this FRA.</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"/>

7 FIRE PROTECTION MEASURES

<p><u>Comments</u> The doors from the stairs to landing have self closers, when checked these effectively closed the doors into the frames. Flat entrance doors did not have self closers fitted, those sampled were 50,51,42,36,27,19,14. The flats from 1st floor and above have two way travel, this is acceptable. Any future major works to the block consideration should be given to upgrading the flat doors to FD30S SC.</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> The doors from stairs to landing are of metal frame. Electrical intake rooms, both doors are metal. Flat entrance doors were made of wood.</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"/>
<p><u>Comments</u> Doors from stairs to landing have glass panels fitted.</p>			
7.8.12	(FDRCOM) Comments		
<p><u>Comments</u> 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, the main front entrance door open in direction of escape.</p> <p>It was noted through sampling that FEDs have mortise locks fitted which will prevent/delay escape through the door without the use of a key. It is considered that this door/lock combination met the standard at the time the door was installed and is acceptable pending the renewal of the door through a planned program of FED replacement to meet the current standard.</p> <p>The bin chutes are located in the flats open landings these are in good condition and self closed into their frames, the bin room door is secured with a bolt and accessed externally to the front of the building.</p>			
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"/>

7 FIRE PROTECTION MEASURES

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			
<u>Comments</u> External walls are of brick construction on to a concrete frame with concrete stair and a flat roof.				

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> The fire evacuation policy for this building being a purpose built block of flats is; Stay Put</p> <p>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. 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.</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.</p> <p>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</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.</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.</p> <p>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.</p>				