
Asset Identifier
Address

PHAU03680201
BROMYARD HOUSE, 1-56,COMMERCIAL
WAY,LEDBURY ESTATE,PECKHAM
SE15 1QE

Post Code



Code
Version
Description

FRA-PB
10
FRA-PURPOSE BUILT BLOCKS

Assessment Date
Assessment Version
Assessor Name

03/12/2018
Current
Earl Johnson

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2 INTRODUCTION

2.1 Introduction

2.1.1 Introduction

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

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

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

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

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

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

3 SUMMARY

3.1 Summary

3.1.1 Risk Rating

HIGH MODERATE

	LIKELIHOOD OF A FIRE				
CONSEQUENCE OF A FIRE	RARE	UNLIKELY	POSSIBLE	LIKELY	ALMOST CERTAIN
EXTREME	LOW MODERATE	HIGH MODERATE	SUBSTANTIAL	SUBSTANTIAL	INTOLERABLE
MAJOR	TOLERABLE	LOW MODERATE	HIGH MODERATE	SUBSTANTIAL	SUBSTANTIAL
MODERATE	TOLERABLE	TOLERABLE	LOW MODERATE	HIGH MODERATE	SUBSTANTIAL
MINOR	TRIVIAL	TOLERABLE	TOLERABLE	LOW MODERATE	HIGH MODERATE
NEGLIGIBLE	TRIVIAL	TRIVIAL	TOLERABLE	TOLERABLE	LOW MODERATE

Trivial: These risks are considered acceptable. No further action is necessary other than to ensure that the controls are maintained.

Tolerable: No additional actions are required unless they can be implemented at very low cost (in terms of time, money and effort). Actions to further reduce these risks are assigned low priority. Arrangements should be made to ensure that the controls are maintained and monitored

Low Moderate: Consideration should be given as to lowering the risk where applicable, to a tolerable level, and preferably to a trivial level, but the costs of additional risk reduction measures should be taken into account unless these are managerial issues. The risk reduction measures should be implemented within a defined time period. Arrangements should be made to ensure that the controls are maintained and monitored.

High Moderate: Considerable efforts should be made to reduce the risk to a tolerable level, and preferably to a trivial level, but the costs of additional risk reduction measures may be taken into account unless these are managerial issues.

The risk reduction measures should be implemented within a defined time period.

Arrangements should be made to ensure that the controls are maintained and monitored.

Substantial: Substantial efforts should be made to reduce the risk. Risk reduction measures should be implemented urgently within a defined time period. Consideration should be given to suspending or restricting the use, or to apply interim control measures, until this has been completed. Controls should be maintained and monitored. Consideration should be given to consulting with the Enforcing Authority.

Intolerable: These risks are unacceptable. Substantial improvements in risk controls are necessary, so that the risk is reduced to a tolerable or trivial level. The activity should be halted until risk controls are implemented. If it is not possible to reduce risk the activity should remain prohibited. Enforcing Authority must be consulted.

3.1.2	Next Physical Assessment Due	2019
3.1.3	FRA Type	PB
3.1.4	Storeys Ground and Above	14
3.1.5	Storeys Below Ground	0
3.1.6	Units	56
3.1.7	Status	COMPLETE

3 SUMMARY

3.1.8 Building Dimensions. Length, width and height.

The premises is approximately 28m x 20m and 39m to the base of the 13th floor.

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

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

The risk score can be reduced down to LOW MODERATE if the following actions are carried out:

1. Firestopping to be carried out and completed inbetween flats.
2. Remove all metal security gates across flat entry doors (flat [REDACTED] only).
3. Remove cardboard from the ground floor entrance/lift lobby ventilation areas.

The risk score for this premises can be further reduced down to TOLERABLE if all other high/medium rated tasks are completed.

It must be noted that the building, at the time of the assessment, only has 9 flats occupied. All unoccupied floors are required to be sectioned off from the stairwell and access prevented from the lift to unoccupied floors. It is also noted that refurbishment work is due to be carried out in approximately June 2019. Subject to the stairs and lift being sectioned off, tasks can be left and carried out during the refurbishment process.

3.1.10 Does this assessment require a review? Yes No N/A

4 GENERAL BUILDING INFORMATION

4.1 General Building Information

4.1.1 Building information

The building forms a detached, 'H' shaped high rise block of flats over 14 floors built in 1968 and is one of four similar blocks on the Ledbury estate. All the main parts of the building, including exterior and interior walls, floor slabs, roofs, and staircases, are made up from large concrete panels, this type of structure is frameless, the building has uPVC double glazed windows and a flat roof. The building is mainly accessed via the main entrance within Commercial Way and is located above unused underground garages.

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

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

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

The building is fitted with a mobile phone mast and associated equipment on the roof of the building which is not covered within this fire risk assessment.

Premises Layout:

Ground floor - flats 1-4, x2 electrical intake cupboards

1st floor flats 5-8

2nd floor flats 9-12

3rd floor flats 13-16

4th floor flats 17-20

5th floor flats 21-24

6th floor flats 25-28

7th floor flats 29-32

8th floor flats 33-36

9th floor flats 37-40

10th floor flats 41-44

11th floor flats 45-48

12th floor flats 49-52

13th floor flats 53-56 stair access only

It must be noted that the building only has 9 flats which are currently occupied. The ground floor electrical intake cupboard, opposite the lift, could not be accessed due to no key to fit lock.

4 GENERAL BUILDING INFORMATION

4.1.2 Any further building comments?

Occupants at risk: The building contains sleeping occupants in protected dwellings. It is not untypical of a social housing block or young persons of various ages, physical & mental health abilities and behavioural styles to be in the premises by way of lawful and unlawful tenancies or visit. It is not practical to identify all such persons on the premises. It is expected that lone workers are informed of risks and have appropriate fire instruction & training.

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

5 MAINTENANCE SCHEDULES

5.1 Maintenance Schedules

5.1.1 Maintenance Schedules

-

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

Dry/Wet Riser - Annual Wet Test - 10-Sep-18
Dry/Wet Riser - Visual Inspection - 10-Sep-18
Electrical Periodic Inspection Rep. - 28-Aug-16
Emergency Communal Lighting - 28-Sep-18
Lightning Protection Test - 28-Nov-16
-

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.1 Electrical Sources of Ignition

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

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

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

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

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6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL



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6.2 Gas

- 6.2.1 Is there gas supplied in the area of inspection? Yes No N/A
- 6.2.2 Is gas equipment protected/located so as to prevent accidental damage? Yes No N/A
- 6.2.3 Are gas installations and appliances free from any obvious defects? Yes No N/A

6.2.4 Comments

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

6.3 Smoking

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

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

6.3.2 Comments

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

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6.4 Arson

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

6.4.2 Is there an unnecessary fire load within the building or in close proximity of the premises which is available to ignition from outsiders? Yes No N/A

6.4.3 Is there any shrubbery that needs pruning or removing to prevent fire spread if ignited? Yes No N/A

6.4.4 Comments

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

As from January 2018 and the change to a full evacuation fire strategy, there are 3 fire wardens stationed at the premises of which one will be continuously patrolling the building, whilst the other two fire wardens are stationed on the ground floor next to the fire alarm panel/break glass call point. Fire wardens have been instructed and trained to challenge persons if it is felt that it is required. At the time of the assessment there were no signs or evidence of arson or anti-social behaviour within the area.

There are refuse bins stored outside to the rear of the building and recycling bins also stored to the front right hand side of the building.

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

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6.5 Portable Heaters and Heating Installations

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

No heating installation provided within the common areas.

6.6 Lightning

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

- 6.6.2 Comments

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

Within the 6th floor old drying room located opposite the loft is a roll of carpet which is required to be removed.

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

6 FIRE HAZARDS AND THEIR ELIMINATION AND CONTROL

6.7.3 Comments

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

No access could be gained into the storeroom on the 10th floor and the drying rooms on the 2nd and 10th floor due to no key available to fit lock. It is assumed all storerooms/drying rooms are clear of debris and regularly checked by the estate staff.

6.8 Dangerous Substances

6.8.1 Are there any hazardous substances in the area of inspection? Yes No N/A

6.8.2 Are the general fire precautions adequate to address the hazards associated with dangerous substances used and stored on the premises? Yes No N/A

N/A

6.8.3 Comments

No dangerous substances noted on the premises.

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

N/A

6.9.3 Comments

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

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

7 FIRE PROTECTION MEASURES

7.1 Measures to Prevent Fire Spread and Development

7.1.1 Is compartmentation suitable? Yes No N/A

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

Instructions have been given to residents to evacuate the building:

- in the event of fire,
- on becoming affected by smoke or fire,
- on hearing the fire alarm system.

The ground floor entrance lift lobby area has a hatch into the false ceiling area. It is not known if this hatch will provide the 60 minute fire protection required.

The ground floor electrical intake room located opposite flat [REDACTED], has holes in the wall above the door which are required to be firestopped.

The fanlight area above the door to flat [REDACTED] has fire resistant boarding installed, however where the boarding joins in the middle has mastic which is loose and is required to be replaced.

The 5th floor riser panel to the top right hand side within the lift lobby area is required to be secured.

It is noted that the fanlight area above the door to flat [REDACTED] has a wooden panel installed, it is the assessors opinion that this has been laid on top of the installed fire resistant boarding. Confirmation is required to confirm that fire resistant boarding is installed on the internal side of the flat.

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

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

7 FIRE PROTECTION MEASURES

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

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

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

Within the lift lobby area from 1st to 13th floor are risers housing various items (electrical and dry riser pipework only confirmed, other risers not confirmed), most of the risers have a fire rated board covering the risers and where accessible (dry riser and central electrical riser areas only) it is confirmed that fire stopping is in place.

It is noted that there are other riser areas which have a plywood face, two of these areas were accessible within Skenfrith House (from previous 2017 FRA) and have a fire resistant boarding behind the plywood face board and it is assumed that the fire resistant boarding and the plywood will provide 60 minutes fire resistance and it is assumed that this has also been provided to this building. Plywood panels located in the following locations: 5th floor bottom left hand side (LHS), 9th floor bottom LHS and bottom far right hand side (RHS), 11th floor bottom LHS.

It is noted that the 3rd floor riser panel is cracked and is required to be replaced.

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

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7 FIRE PROTECTION MEASURES



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7.1.4 Comments

7 FIRE PROTECTION MEASURES

It is considered that the concrete slab construction should 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. However a structural survey has been carried out and has highlighted that there are gaps within the walls and floors of the building inbetween demises and is currently being repaired, this raises the risk for this building high to medium.

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

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

No internal inspection of dampers/ducts and concealed spaces within the dwelling themselves has been undertaken as part of this assessment.

It is recommended that these areas are periodically inspected and upgraded where required to ensure adequate fire protection and compartmentation throughout the property. Ensure that there is adequate provision to prevent the spread of fire and smoke between ducts and concealed spaces.

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

7.2 Means of Escape from Fire

- 7.2.1 Are there adequate provisions for exits in the area assessed? Yes No N/A
- 7.2.2 Are exits immediately openable where necessary? Yes No N/A
- 7.2.3 Are the means for securing the exit doors appropriate? Yes No N/A
- 7.2.4 Is there suitable protection for the escape routes? This is to include any glazing. Yes No N/A

The fanlight above the flat entry door to flat [REDACTED] contains an extractor fan, which is required to be removed and the area firestopped.

The fanlight which should be in place above the flat entry door to flat [REDACTED] is missing and has been replaced with poor fitting plywood. Plywood boarding to be replaced with fire resistant boarding which will provide a minimum of 30 minutes fire resistance.

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

7 FIRE PROTECTION MEASURES

The following areas have cable/satellite cables or telecom wires within the communal areas which, in the event of fire, could cause an obstruction and are required to be adequately secured with metal fastenings so they remain in place in the event of fire: Coax cable in the following locations, 1st floor coax trunking inbetween flats [REDACTED] and [REDACTED] in flat access lobby area. 24th floor coax trunking inbetween flats [REDACTED] and [REDACTED] in flat access lobby area. 5th floor coax trunking inbetween flats [REDACTED] and [REDACTED] in flat access lobby area. 6th floor coax cable trunking within flat access lobby inbetween flats [REDACTED] and [REDACTED]. 7th floor coax cable plastic trunking on inbetween flats [REDACTED] and coax cable and trunking above the flat entry door to flat [REDACTED]. 8th floor coax cable and trunking inbetween flat s [REDACTED]. 9th floor coax cable plastic trunking inbetween flats [REDACTED]. 11th floor plastic trunking containing coax cable and telecom wires inbetween flats [REDACTED]. 12th floor twin cable (believed to be coax and phone cable) within lift lobby area leading to flats [REDACTED].

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

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

- 7.2.8 Where final exit doors are fitted with electrical overrides to open will this door open in the event of an electrical failure? Yes No N/A

- 7.2.9 Do the travel distances in the common areas comply with those escape distances specified in current/previous building regulations? Yes No N/A

7.2.10 Comments

The premises is approximately 28m x 20m and 39m to the 13th floor, floor plate.

The building is deemed to comply due to the following:

1. Every flat is separated from the common escape stairway by a protected lobby area.
2. The travel distance between the flat entrance door and the door to the stairway is just over 7.5m (7.8m) and deemed acceptable as the building is 'as built'.
3. Natural ventilation is provided to the lobby area adjacent the stairway.
4. All doors to flats are upgraded FD30S SC doors with overhead self closers.
5. Door to stairwell is FD60S SC
6. AFD installed within flats and a communal fire alarm also covers the hallway of each flat.

7 FIRE PROTECTION MEASURES

7. A dry riser is installed.

It is noted that a high rise of this height (approx. 39m) would not be currently built without sprinklers, but the building is 'As Built' and is deemed to be satisfactory. Suitable ventilation provided to the building stairwell on the 30.6.17 by the removal of the two top stairwell windows.

A defend in place escape strategy is usually adopted for this type of building. Where this type of strategy is adopted current guidance makes the following assumptions:

1. A high degree of compartmentation which would ensure a reduced probability of fire spread beyond the residence of origin.
2. The enclosure of communal staircases to form protected staircases.
3. The enclosure of common access corridors to form protected routes.
4. Provision of smoke ventilating systems to maintain the escape routes clear of smoke.

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

7.3 Emergency Escape Lighting

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

7.3.2 Comments

Emergency lighting has been installed within the building. It must be assumed that it is installed in line with BS5266: Pt. 1: 2011.

Images



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7.4 Fire Safety Signs and Notices

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

7 FIRE PROTECTION MEASURES

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

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

The following fire escape signs are required to be replaced: Down from here signs displayed within the small corridor leading to the flats to the left hand side of the building are to be replaced with a straight on from here sign (1A) on the first to 13th floor.

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

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

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

The ground floor door leading from the lift lobby into the stairwell area, requires a new 'Fire Door Keep Closed' sign installed to the lift lobby side of door.

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

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

Images



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

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

7 FIRE PROTECTION MEASURES

Images



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- 7.4.5 Have 'areas of special risks' such as boiler rooms, oil transformer rooms, switchgear rooms and telecommunication rooms been appropriately signed? Yes No N/A

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

- 7.4.6 Comments

Fire escape signage is only necessary in residential buildings where the means of escape route is difficult or confusing to negotiate. In a single stair building there are usually no requirements for escape signage, however it is noted that signage is installed and is deemed satisfactory.

Images



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(HSA)PHAU03680201-FRA-SITE-3-1-1-4-1-0-151.jpg

7 FIRE PROTECTION MEASURES



(HSA)PHAU03680201-FRA-SITE-3-1-1-4-1-0-149.jpg

7.5 Means of Giving Warning in Case of Fire

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

7.5.4 Comments

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

Images



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7 FIRE PROTECTION MEASURES



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7.6 Smoke Ventilation Requirements

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

Ventilation to the upper floors lift lobby areas is provided via metal mesh areas next to the secured flats access doors which is 24cm x 85cm in size (0.4sqm in total when both door sets are added together), which are provided to each of the 2 sets of doors on each floor. The lift lobby area should be provided with at least 1.5sqm of ventilation area as provided within the flat access corridors, ventilation panels next to doors to be upgraded and additional ventilation space provided. The premises is about to under go refurbishment works, where this task will be addressed.

- 7.6.2 Is the building ventilated naturally? Yes No N/A
- 7.6.3 If permanently ventilated in the common area is there sufficient free area? Yes No N/A
- 7.6.4 If permanently ventilated in the stair is there sufficient free area? Yes No N/A
- 7.6.5 Are vents/openings obstructed in any location where they are required? Yes No N/A

7 FIRE PROTECTION MEASURES

There are sheets of cardboard installed across the ground floor ventilation areas. It is the assessors opinion that these have been placed over vents to keep out the cold air, however this prevents the products of combustion escaping to air. The assessor notes that there is a fire warden on duty within this location at all times due to this being the area where the fire alarm panel is located, and therefore can provide early warning in the event of fire. However this is not justification for blocking all available air vents and all air vents are required to be unblocked. This can be reviewed if and when there are no residents occupying the ground floor, until then these ventilation areas are required to be kept clear.

There are ventilation areas installed within the small access corridors leading to the flats on the upper floors. It is noted that some of these are blocked with cardboard and are required to be removed from the following flat corridors: flats [REDACTED], [REDACTED], [REDACTED] and [REDACTED].

- 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

The ground floor lift lobby area is ventilated via four metal louvered vents located on external walls and measure 25cm x 170cm x2 vents and 45cm x 190cm x2 vents in size providing more than the minimum 1.5sqm of free ventilation space. However these areas are currently blocked with cardboard, task raised to remove cardboard.

The refuse hopper cupboards located off each lift lobby area has permanent open vents within. However it is noted that the vents within the cupboards do not provide the required 0.2sqm of ventilation space. All refuse hopper cupboard doors, at the time of the assessment were found to be in good condition and are deemed to be notional FD30SC doors, all refuse hoppers are relatively new conforming to BS1703 and should therefore provide a minimum of 30 minutes fire resistance and it is assumed that the amount of ventilation provided (actual ventilation provided is 0.1sqm) was deemed to be satisfactory at the time the building was constructed.

The two windows at the top of the stairwell have been removed and suitable ventilation is provided to the stairs, floors 1-12 have windows with trickle vents and the handles have been removed. The staircase has more than the minimum of 1sqm of ventilation so that there is no build up of smoke within the stairs so that it is always usable as a means of escape.

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

Images



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7 FIRE PROTECTION MEASURES



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7.7 Fire Brigade Access and Facilities

7 FIRE PROTECTION MEASURES

- 7.7.1 Is there suitable access for fire appliances with adequate provision for a turning circle, hammerhead or other point a vehicle can turn if required? Yes No N/A
- 7.7.2 Are there any obstructions in the form of a gate, bollards or removable posts that may hinder appliance access? Yes No N/A
- 7.7.3 Is the building fitted with either a wet or dry rising main? Yes No N/A
- Dry riser installed to the front of the building with the last service carried out 9/18.
- 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
- At the time of the assessment the main entry door drop key override could not be got to work and is required to be repaired.
- 7.7.6 Is the current access provision suitable and sufficient for firefighters? Is there an inappropriate level of security before entry is made into an affected dwelling by Firefighters? Yes No N/A
- 7.7.7 Where locked do all firefighting facilities have FB locks? Yes No N/A
- 7.7.8 Are firefighting lifts installed? Yes No N/A
- 7.7.9 Do the lifts in the area inspected have firefighting overrides? Yes No N/A

Images



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- 7.7.10 Where fitted are all wet/dry riser outlets and inlets accessible? Yes No N/A

It is noted that there is shrubbery in front of the dry riser inlet, this is not deemed to be currently an issue and should be monitored as part of the fire risk assessment process.

Images



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- 7.7.11 Is there suitable signage for firefighting facilities that would allow for effective use during firefighting operations? Yes No N/A

7 FIRE PROTECTION MEASURES

- 7.7.12 Where panels are fitted for smoke ventilation and fire alarm systems-have zonal charts been sited in a prominent position which have easy to follow instructions and are accurate? Yes No N/A

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

Images



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

Flat locations are given within the ground floor entrance lobby and on each upper floor stairwell landing area and lift lobby area.

Images



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7 FIRE PROTECTION MEASURES



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

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

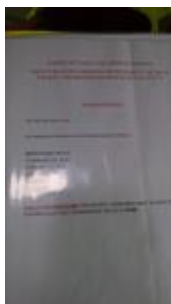
Images



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7 FIRE PROTECTION MEASURES



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7.7.15 Comments

This is a large block of flats with an uncomplicated layout. A hydrant is available near the block on the corner of Elcot Avenue junction of Commercial Way, with suitable fire appliance parking available within Commercial Way. A dry riser is installed to the front of the building serving all but the ground floor.

Images



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7 FIRE PROTECTION MEASURES



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7.8 Fire Doors

7.8.1 Are all dwelling front entry doors and hardware (where required) compliant with certification carried out to BS476-22/BSEN 1634-1 or of a suitable notional value? (Consider seals and strips)

Yes No N/A

7 FIRE PROTECTION MEASURES

Confirmation is required to confirm that the flat entry door to flat ■ is a fire resistant door with an overhead self closer installed.

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

7.8.3 Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value? Yes No N/A

The electrical intake opposite flat ■ is a metal door which is deemed to be FD60S SC door. The electrical intake door opposite the ground floor lift is a metal door and is deemed to be a FD60S door in satisfactory condition.

At the time of the assessment, access could not be gained into the electrical intake room, located opposite the lift. Locks are required to be changed so that the area can be accessed.

Images



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

The ryefield box riser access doors located in the lift lobby areas have missing door stops from the top of the door frame or the doorstops are thin pieces of MDF, all are required to be replaced in the following locations: 1st, 3rd, 5th, 7th, 9th, 11th & 13th floors.

No access available to the 2nd, 10th and 12th floor drying room and the 10th floor store room as no key available to fit lock to door.

The intumescent strip is partly damaged and missing from the 11th floor riser cupboard door and is required to be replaced.

7.8.5 Are all doors leading to rubbish areas or bin chutes where they are in the escape routes suitably tested to BS476-22/BS EN 1634-1 regime or of a suitable notional value? Yes No N/A

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

7.8.6 Do all fire doors have self closing devices compliant with BS EN 1154? Where not applicable are fire doors kept locked shut? Yes No N/A

The following doors self closers are required to be adjusted so that the doors fully close: ground floor lift lobby door leading to the stairwell and the 5th floor stairwell door.

7.8.7 Are any fire doors surveyed at this site constructed of anything else other than wood? Yes No N/A

Metal doors to the electrical intakes and the lift motor room access door.

7 FIRE PROTECTION MEASURES

Images



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- | | | | | |
|--------|---|---|-----------------------------|---|
| 7.8.8 | 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 | Are doors on the means of escape fitted with appropriate panic bolts or latches where required? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> |
| 7.8.10 | 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 | 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 | Comments | | | |

7 FIRE PROTECTION MEASURES

The flat entry doors are deemed to be upgraded FD30S SC doors in satisfactory condition. All flat entry doors are of a similar type and it is assumed that all flat entry doors are FD30S SC doors with an overhead self closer installed.

There are risers located within the lift lobby areas on all upper floors, all odd numbered upper floors have a riser access door to the right hand side of the dry riser and all doors are deemed to be notional FD60S.

The ground floor electrical intake room and cupboard have metal doors, which are deemed to be FD60S, both set of doors are in satisfactory condition.

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

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

There are rubbish chute hatches within the lift lobby areas of the upper floors which are housed in cupboards. The cupboard doors are notional FD30SC doors, all in satisfactory condition.

There are rooms next to the rubbish chute cupboard which houses disused drying machines, the doors to these rooms were all found to be locked and are at minimum notional FD30 doors in satisfactory condition. The door on the 13th floor to this area also provides access to the water tanks and the roof area and is a metal notional FD60 door.

There are store rooms on all upper floor lift lobby areas which have FD30 doors all in satisfactory condition, it is recommended that at the next major refurbishment that these doors are upgraded to FD30S doors.

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

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

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

All panels are being examined as part of a process. This includes any that form part of the external fascia and those on escape routes with a single direction of escape. Where found to be deficient or the fire rating cannot be ascertained they will be replaced as part of the Major Works programme.

7 FIRE PROTECTION MEASURES

Images



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8 MANAGEMENT OF FIRE SAFETY

8.1 Procedures and Arrangements

- | | | | | |
|-------|---|---|--|------------------------------|
| 8.1.1 | Are procedures in the event of fire appropriate and properly documented? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> |
| 8.1.2 | 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 | 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 | 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 checked="" type="checkbox"/> | N/A <input type="checkbox"/> |

N/A

8.1.5 Comments

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

If the fire alarm sounds leave the premises immediately walking carefully down the stairs and report to the RSVP which for this premises is Bird In Bush park, Commercial Way.

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

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

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

Action Plan

Issue No: 6.7.1.1

Priority	LOW
Location	
Floor	
Question	Is the standard of housekeeping adequate?
Issue	Within the 6th floor old drying room located opposite the lift is a roll of carpet which is required to be removed.
Action	Remove the roll of carpet which is being stored within the 6th floor old drying room located opposite the lift.
Status	Resolved
Target Date	04/12/2019
Resolution	This issue should have been closed down by [REDACTED] - Email confirmation FRA Inbox 23.02.2019

Images



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Issue No: 7.1.1.1

Priority	LOW
Location	
Floor	
Question	Is compartmentation suitable?
Issue	Hatch in ground floor lift lobby area is of an unknown fire resistance.
Action	Confirmation by the fire safety team required that the ground floor lift lobby hatch leading into the false ceiling area will provide 60 minutes fire resistance. Small ladder will be required to gain access. This task can be carried out on completion of refurbishment.
Status	Outstanding
Target Date	04/12/2019
Comments	Identified in previous FRA Ref APEX-HSI-1003067. In Major Works programme.

Images



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Issue No: 7.1.1.2

Priority LOW
Location
Floor
Question Is compartmentation suitable?
Issue The ground floor electrical intake room located opposite flat ■, has holes in the wall above the door which are required to be firestopped.
Action Provide firestopping to the two holes located in the electrical intake wall above the door, electrical intake located on the ground floor opposite flat ■. This task can be carried out on completion of refurbishment.
Status Outstanding
Target Date 05/12/2019

Images



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Issue No: 7.1.1.3

Priority LOW
Location
Floor
Question Is compartmentation suitable?
Issue Sealant installed to the boarding in the fanlight area above the door to flat ■ is required to be replaced.
Action Replace the sealant used to join the fire resistant boarding installed above the door to flat ■. Sealant is required to provide 30 minutes fire resistance. This task can be carried out on completion of refurbishment.
Status Outstanding
Target Date 05/12/2019

Images



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Issue No: 7.1.1.4

Priority LOW
Location
Floor
Question Is compartmentation suitable?
Issue The 5th floor riser panel to the top right hand side within the lift lobby area is required to be secured.
Action Secure the 5th floor riser panel to the top far right hand side within the lift lobby area. Panel is required to be secured at the top of the panel. This task can be carried out on completion of refurbishment.
Status Outstanding
Target Date 05/12/2019

Images



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Issue No: 7.1.1.5

Priority LOW
Location
Floor
Question Is compartmentation suitable?
Issue Fanlight area above the door to flat [REDACTED] has a wooden panel installed, it is the assessors opinion that this has been laid on top of the installed fire resistant boarding. Confirmation is required to confirm that fire resistant boarding is installed on the internal side of the flat.
Action Confirmation is required to confirm that fire resistant boarding is installed to the fanlight area above the door to flat [REDACTED], on the internal side of the flat. This task can be carried out on completion of refurbishment.
Status Outstanding
Target Date 05/12/2019

Images



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Issue No: 7.1.3.1

Priority LOW
Location
Floor
Question Where ducting is provided can it be ascertained if fire dampers are provided to prevent the spread of fire through compartments to protect the means of escape?
Issue The 3rd floor riser panel is cracked and is required to be replaced.
Action Replace the 3rd floor riser panel located within the lift lobby area, bottom right hand side panel. This task can be carried out on completion of refurbishment.
Status Outstanding
Target Date 04/12/2019

Images



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Issue No: 7.1.3.2

Priority MEDIUM

Location

Floor

Question Where ducting is provided can it be ascertained if fire dampers are provided to prevent the spread of fire through compartments to protect the means of escape?

Issue Ducting installed within the communal area ceiling which leads into flats [redacted] and [redacted].

Action Ensure the ducting installed within the communal area inbetween flats [redacted] and [redacted] has suitable fire stopping in place to ensure that the products of combustion does not pass inbetween flats. This task can be carried out on completion of refurbishment.

Status Outstanding

Target Date 17/03/2019

Issue No: 7.2.4.1

Priority LOW

Location

Floor

Question Is there suitable protection for the escape routes? This is to include any glazing.

Issue The fanlight above the flat entry door to flat [redacted] contains an extractor fan, which is required to be removed and the area firestopped.

Action Remove the extractor fan installed in the fanlight above the flat entry door to flat [redacted] and fill the area with suitable firestopping which will provide 30 minutes fire resistance, this can be in the form of boarding. This task can be carried out on completion of refurbishment.

Status Outstanding

Target Date 04/12/2019

Images



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Issue No: 7.2.4.2

Priority MEDIUM

Location

Floor

Question Is there suitable protection for the escape routes? This is to include any glazing.

Issue The fanlight is missing from above the flat entry door to flat [REDACTED] and has been replaced with ill fitting plywood.

Action Replace the plywood boarding installed above the flat entry door to flat [REDACTED]. Boarding to be replaced with boarding which will provide a minimum of 30 minutes fire resistance. This task can be carried out on completion of refurbishment.

Status Outstanding

Target Date 04/03/2019

Comments Identified in previous FRA Work Ref APEX-HSI-1018636. In Major Works programme.

Images



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Issue No: 7.2.6.1

Priority MEDIUM

Location

Floor

Question Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire?

Issue Satellite/cable and telecom wires within the communal areas may cause an obstruction in the event of fire and are required to be secured with metal fastenings.

Action Secure the following satellite/cable and telecom wires with metal fastenings so that they remain in place in the event of fire: 1st floor coax trunking inbetween flats [REDACTED] and [REDACTED] in flat access lobby area. 24th floor coax trunking inbetween flats [REDACTED] and [REDACTED] in flat access lobby area. 5th floor coax trunking inbetween flats [REDACTED] and [REDACTED] in flat access lobby area. 6th floor coax cable trunking within flat access lobby inbetween flats [REDACTED] and [REDACTED]. 7th floor coax cable plastic trunking inbetween flats [REDACTED] and coax cable and trunking above the flat entry door to flat [REDACTED]. 8th floor coax cable and trunking inbetween flats [REDACTED]. 9th floor coax cable plastic trunking inbetween flats [REDACTED]. 11th floor plastic trunking containing coax cable and telecom wires inbetween flats [REDACTED]. 12th floor twin cable (believed to be coax and phone cable) within lift lobby area leading to flats [REDACTED]. Ensure that all coax cables and telecom wires which go across escape routes or doorways are adequately secured.

Status Outstanding

Target Date 04/03/2019

Comments Identified in previous FRA Work Ref APEX-HSI-1018637. In Major Works programme.

Images



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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	Metal security grill fitted across flat entry door to flat [REDACTED], this will obstruct egress by the occupants of the flat and access to the fire service in the event of a fire and must be removed. Resident Service Officer to liaise with the resident reminding them of the risks involved and ensure removal of the gate.
Action	Metal security gate installed across flat entry door to flat [REDACTED] and is required to be removed, x1 in total.
Status	Resolved
Target Date	04/03/2019
Comments	Identified in previous FRA Work Ref APEX-HSI-1018638.
Resolution	Completed. Confirmation from [REDACTED] via email to FRA Inbox on 29.01.2018

Images



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Issue No: 7.4.1.1

Priority	LOW
Location	
Floor	
Question	Is there reasonable provision for all notices?
Issue	Final exit stairwell door requires a 'fire exit keep clear' sign to be displayed.
Action	Display a 'Fire Exit Keep Clear' sign on the external side of the stairwell final exit door, x1 in total. This task can be carried out on completion of refurbishment.
Status	Outstanding
Target Date	04/12/2019
Comments	Identified in previous FRA Ref APEX-HSI-1003071. In Major Works programme.

Images



(HSA)PHAU03680201-FRA-SITE-3-1-1-4-1-0-101.jpg

Issue No: 7.4.1.2

Priority LOW

Location

Floor

Question Is there reasonable provision for all notices?

Issue The currently installed fire exit on the stairwell final exit door is required to be replaced with a 'final exit' fire exit sign.

Action Replace the currently installed fire exit on the stairwell final exit wood door with a 'final exit' fire exit sign (sign 9A). This task can be carried out on completion of refurbishment.

Status Outstanding

Target Date 04/12/2019

Images



(HSA)PHAU03680201-FRA-SITE-3-1-1-4-1-0-148.jpg



X-Fire exit signage 2018008.jpg

Issue No: 7.4.1.3

Priority LOW

Location

Floor

Question Is there reasonable provision for all notices?

Issue Replace the fire exit signs installed above the small corridor providing access to the flats to the right of the building (flat side of door).

Action Replace the down from here fire exit signs installed above the doors, to the flat side, providing access to the upper floor flats to the right hand side of the building (when looking from the front of building) with a 'right from here fire exit sign (3A), x13 in total. This task can be carried out on completion of refurbishment.

Status Outstanding

Target Date 10/12/2019

Issue No: 7.4.1.4

Priority	LOW
Location	
Floor	
Question	Is there reasonable provision for all notices?
Issue	Replace the fire exit signs installed above the small corridor providing access to the flats to the left of the building (flat side of door).
Action	Replace the down from here fire exit signs installed above the doors, to the flat side, providing access to the upper floor flats to the left hand side of the building (when looking from the front of building) with a 'straight on from here fire exit sign (1A), x13 in total. This task can be carried out on completion of refurbishment.
Status	Outstanding
Target Date	10/12/2019

Issue No: 7.4.2.1

Priority	LOW
Location	
Floor	
Question	Is there suitable signage for automatic, self closing and locked fire doors?
Issue	No 'Fire Door Keep Closed' signs on the following doors: on the self closing doors to the refuse hopper cupboard on the 1st to 13th floors x13 in total.
Action	Install 'Fire Door Keep Closed' signs on the following doors: on the self closing doors to the refuse hopper cupboard on the 1st to 13th floors x13 in total. This task can be carried out on completion of refurbishment.
Status	Outstanding
Target Date	04/12/2019
Comments	Identified in previous FRA Ref APEX-HSI-1003072. In Major Works programme.

Images



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Issue No: 7.4.2.2

Priority	LOW
Location	
Floor	
Question	Is there suitable signage for automatic, self closing and locked fire doors?
Issue	No 'Fire Door Keep Locked Shut' signs on the following doors: storage area doors on floors 1-13 and to the disused drying room doors on floors 1-13.
Action	Install 'Fire Door Keep Locked Shut' signs on the following doors: wooden storage area doors on floors 1-13 and to the metal (13th floor only)/wood disused drying room doors on floors 1-13, x26 in total. This task can be carried out on completion of refurbishment.
Status	Outstanding
Target Date	04/12/2019
Comments	Identified in previous FRA Ref APEX-HSI-1003073. In Major Works programme.

Images



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(HSA)PHAU03680201-FRA-SITE-3-1-1-4-1-0-153.jpg

Issue No: 7.4.2.3

Priority	LOW
Location	
Floor	
Question	Is there suitable signage for automatic, self closing and locked fire doors?
Issue	The ground floor door leading from the lift lobby into the stairwell area, requires a new 'Fire Door Keep Closed' sign installed to the lift lobby side of door.
Action	Replace the 'Fire Door Keep Closed' installed to the ground floor lift lobby door leading to the stairwell, x1 in total. This task can be carried out on completion of refurbishment.
Status	Outstanding
Target Date	05/12/2019

Images



(HSA)PHAU03680201-FRA-SITE-3-1-1-4-1-0-146.jpg

Issue No: 7.4.5.1

Priority	LOW
Location	
Floor	
Question	Have 'areas of special risks' such as boiler rooms, oil transformer rooms, switchgear rooms and telecommunication rooms been appropriately signed?
Issue	No signage on the 13th floor to indicate the location of the lift motor room.
Action	Signage required on the metal door on the 13th floor to indicate the location of the lift motor room, x1 in total. This task can be carried out on completion of refurbishment.
Status	Outstanding

Target Date 04/12/2019

Comments Identified in previous FRA Ref APEX-HSI-1003077. In Major Works programme.

Images



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Issue No: 7.4.5.2

Priority LOW

Location

Floor

Question Have 'areas of special risks' such as boiler rooms, oil transformer rooms, switchgear rooms and telecommunication rooms been appropriately signed?

Issue No electrical hazard signage installed on the riser doors on all odd numbered floors and on the 4th floor, within the lift lobby area.

Action Install electrical hazard signage to the riser access door within the lift lobby area on all odd numbered floors and the 4th floor, all doors are wooden, x8 in total. This task can be carried out on completion of refurbishment.

Status Outstanding

Target Date 04/12/2019

Comments Identified in previous FRA Ref APEX-HSI-1003078. In Major Works programme.

Images



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Issue No: 7.6.1.1

Priority MEDIUM

Location

Floor

Question Is it considered that the premises has been provided with reasonable means of smoke ventilation in the event of a fire?

Issue Lift lobby areas on the upper floors do not have suitable ventilation provided next to the secured flat access lobby doors, ventilation provided below the key fob/intercom panel.

Action Increase the area of ventilation next to each secured flat access lobby door on floors 1st to 13th, so that each floor ventilation areas when combined provide at least 1.5sqm of ventilation area. Please note this task can be addressed during the refurbishment works.

Status Outstanding

Target Date 04/03/2019

Comments Identified in previous FRA Work Ref APEX-HSI-1018645

Images



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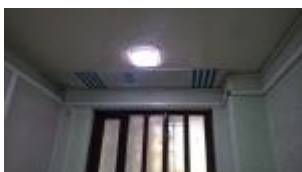
Issue No: 7.6.5.1

Priority	HIGH
Location	
Floor	
Question	Are vents/openings obstructed in any location where they are required?
Issue	Ground floor entrance/lift lobby ventilation areas are covered over with cardboard and are required to be unblocked.
Action	Remove the cardboard covering the entrance/lift lobby ventilation areas, located above the front main entrance door and to the left and right hand side ceiling area either side of the main entrance door and to the rear of the ground floor lobby area above the two window areas, x5 areas in total.
Status	Resolved
Target Date	03/01/2019
Resolution	Issue resolved from Works Order: APEX-HSI-1034229

Images



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(HSA)PHAU03680201-FRA-SITE-3-1-1-4-1-0-112.jpg



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Issue No: 7.6.5.2

Priority	HIGH
Location	
Floor	
Question	Are vents/openings obstructed in any location where they are required?
Issue	The ventilation areas within the small flat access corridor areas are blocked with cardboard and are required to be removed.
Action	Remove the cardboard stuffed in the ventilation areas installed to the small flat access corridors, leading to the flats entry door to the following flat areas: flats [REDACTED], [REDACTED], [REDACTED] and [REDACTED]. Remove any other items which may be found blocking any other flat access corridor ventilation areas.
Status	Resolved
Target Date	09/01/2019
Resolution	Confirmed by [REDACTED] on the FRA Inbox 19.02.2019

Images



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X-(HSA)PHAU03681101-FRA-SITE-3-1-1-4-1-0-196 (2).jpg



X-(HSA)PHAU03681101-FRA-SITE-3-1-1-4-1-0-196 (3).jpg



X-(HSA)PHAU03681101-FRA-SITE-3-1-1-4-1-0-196 (4).jpg



X-(HSA)PHAU03681101-FRA-SITE-3-1-1-4-1-0-196 (5).jpg

Issue No: 7.7.5.1

Priority	LOW
Location	
Floor	
Question	Does the front entry door have a firefighter's override?
Issue	At the time of the assessment the main entry door drop key override could not be got to work and is required to be repaired.
Action	Repair the front main entry door, drop key override switch so that the door can be opened by the emergency services, if required.
Status	Outstanding
Target Date	04/12/2019

Images



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(HSA)PHAU03680201-FRA-SITE-3-1-1-4-1-0-104.jpg

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 entry door to flat [REDACTED] is required to be confirmed to be a FD30S SC door.

Action

Confirmation is required to confirm that the flat entry door to flat [REDACTED] is a fire resistant door with an overhead self closer installed (FD30S SC door). This task can be carried out on completion of refurbishment.

Status

Outstanding

Target Date

05/12/2019

Images



(HSA)PHAU03680201-FRA-SITE-3-1-1-4-1-0-169.jpg

Issue No: 7.8.3.1

Priority LOW

Location

Floor

Question

Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?

Issue

No access to the electrical intake room located opposite the lift, due to no key to fit lock.

Action

Replace the lock to the electrical intake cupboard located opposite the ground floor lifts. Locks to be replaced for locks that can be readily opened by Southwark council staff. This task can be carried out on completion of refurbishment.

Status

Resolved

Target Date

05/12/2019

Resolution locks have been changed and access is now possible

Issue No: 7.8.4.1

Priority MEDIUM
Location
Floor
Question Are all ancillary doors (in escape routes) suitably fire resistant as tested against BS476-22/BS EN 1634-1 or of suitable notional value?
Issue All of the Ryefield box risers located within the lift lobby areas have missing door stops at the top of the door frame or have thin pieces of MDF, these are required to be replaced.
Action Replace the missing top door stops or thin pieces of MDF top door stops to the Ryefield riser access doors located within the lift lobbies on the odd numbered floors 1-11, with a timber door stop 25mm x 50mm in size, x6 in total. This task can be carried out on completion of refurbishment.
Status Outstanding
Target Date 04/03/2019
Comments Identified in previous FRA Work Ref APEX-HSI-1018647

Images



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Issue No: 7.8.4.2

Priority MEDIUM
Location
Floor
Question Are all ancillary doors (in escape routes) suitably fire resistant as tested against BS476-22/BS EN 1634-1 or of suitable notional value?
Issue All of the Ryefield box risers located within the lift lobby areas have missing door stops at the top of the door frame or have thin pieces of MDF, these are required to be replaced.
Action Replace the top door stop to the Ryefield riser access doors located within the lift lobbies on the 13th floor, x1 in total. This task can be carried out on completion of refurbishment.
Status Outstanding
Target Date 04/03/2019

Images



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Issue No: 7.8.4.3

Priority	LOW
Location	
Floor	
Question	Are all ancillary doors (in escape routes) suitably fire resistant as tested against BS476-22/BS EN 1634-1 or of suitable notional value?
Issue	Unable to access the 2nd and the 10th floor drying room and the 10th floor storeroom due to no key to unlock door.
Action	Access required to the 2nd and the 10th floor drying room and the 10th floor storeroom, locks to be changed for one that can be easily accessed by Southwark Council staff, x3 in total. This task can be carried out on completion of refurbishment.
Status	Outstanding
Target Date	04/12/2019
Comments	Identified in previous FRA Work Ref APEX-HSI-1018648

Issue No: 7.8.4.4

Priority	LOW
Location	
Floor	
Question	Are all ancillary doors (in escape routes) suitably fire resistant as tested against BS476-22/BS EN 1634-1 or of suitable notional value?
Issue	The intumescent strip is partly damaged and missing from the 11th floor riser cupboard door and is required to be replaced.
Action	Replace the intumescent strip installed to the 11th floor riser cupboard door, located to the right hand side of the dry riser outlet, length approximately 1.5m. This task can be carried out on completion of refurbishment.
Status	Outstanding
Target Date	05/12/2019

Images



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Issue No: 7.8.4.5

Priority	LOW
Location	
Floor	
Question	Are all ancillary doors (in escape routes) suitably fire resistant as tested against BS476-22/BS EN 1634-1 or of suitable notional value?

Issue Unable to access the 12th floor drying room due to no key to unlock door.
Action Access required to the 12th floor drying room, locks to be changed for one that can be easily accessed by Southwark Council staff, x1 in total. This task can be carried out on completion of refurbishment.
Status Outstanding
Target Date 05/12/2019

Issue No: 7.8.5.1

Priority LOW
Location
Floor
Question Are all doors leading to rubbish areas or bin chutes where they are in the escape routes suitably tested to BS476-22/BS EN 1634-1 regime or of a suitable notional value?
Issue Doors to the lift lobby rubbish chute are to be upgraded to FD30S SC door.
Action Upgrade the access doors to the rubbish chute area to a FD30S SC, doors located within the lift lobby area, x13 in total. This task can be carried out on completion of refurbishment.
Status Outstanding
Target Date 04/12/2019
Comments Identified in previous FRA Work Ref APEX-HSI-1018718.

Images



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Issue No: 7.8.6.1

Priority LOW
Location
Floor
Question Do all fire doors have self closing devices compliant with BS EN 1154? Where not applicable are fire doors kept locked shut?
Issue The following doors self closers are required to be adjusted so that the doors fully close: ground floor lift lobby door leading to the stairwell and the 5th floor stairwell door.
Action Adjust the following door self closers so that the doors fully close: ground floor lift lobby door leading to the stairwell and the 5th floor stairwell door, x2 doors in total.
Status Outstanding
Target Date 05/12/2019

Images



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