

FIRE RISK ASSESSMENT



Alscot Road (105), Solarium Court
Solarium Court, 105 Alscot Road, Southwark,
London, SE1 3AW

VALID BETWEEN	31/10/2020 - 30/11/2022
ASSESSED BY	Milner Mussa
ASSESSED ON	31/10/2020
APPROVED BY	Richard Stevens
APPROVED ON	04/12/2020
ASSESSMENT REF.	RB-22K3WD
GENERATED	04/12/2020 15:52

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1 INTRODUCTION

OVERVIEW

The Regulatory Reform (Fire Safety) Order 2005, which came into effect on 1st October 2006, applies to the majority of non-domestic premises. The legislation places certain obligations on the 'Responsible Person or Duty Holder' for the premises, that includes carrying out a suitable and sufficient fire risk assessment by a competent person. The assessment set out in this document is intended to satisfy this requirement. This assessment comes complete with a Certificate of Conformity to the BAFE SP205 Life Safety Fire Risk Assessment scheme.

ENFORCEMENT

Your local fire and rescue authority enforces this legislation. They have the power to inspect your premises to check that you are complying with your duties under the Order. They will look for evidence that you have carried out a suitable fire risk assessment and acted upon the significant findings of that assessment.

ASSESSMENT REVIEW

The fire risk in any building may be subject to change. Under the Order, part of the duties of the 'responsible person' is to review this assessment periodically and in the event of:

- A fire or near miss occurs
- Failure of fire safety systems (e.g. fire detection or emergency lighting)
- Changes to work processes undertaken in the building
- Alterations to the internal layout of the building
- Introduction, change of use or increase in the storage of hazardous substances
- Significant changes to the type and quantity and / or method of storage of combustible materials
- Significant changes in the number or type of people (e.g. young persons, those with disability)

MANAGING FIRE SAFETY

Good management of fire safety is essential to ensure that fires are unlikely to occur; that if they do occur they are likely to be controlled quickly, effectively and safely or that if a fire does occur and grow, to ensure that everyone in your premises are able to escape to a place of total safety easily and quickly.

SIGNIFICANT FINDINGS

The Significant Findings section contains actions that should be addressed based on their priority scores. Continue to implement control measures and monitor them for effectiveness.

What is a Fire Risk Assessment?

A fire risk assessment is an organised and methodical examination of your premises, the activities carried on there and the likelihood that a fire could start and cause harm.

Who is the Responsible Person?

The 'responsible person or duty holder' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner, or manager.

1.1 Assessment Risk Scoring & Methodology

The building risk score is a subjective calculation based on how likely the assessor believes a fire is to occur and how severe the consequences (severity of injury or death) might be if that fire were to happen.

SEVERITY ► LIKELIHOOD ▼		SLIGHT HARM	MODERATE HARM	EXTREME HARM
LOW		TRIVIAL	TOLERABLE	MODERATE
MEDIUM		TOLERABLE	MODERATE	SUBSTANTIAL
HIGH		MODERATE	SUBSTANTIAL	INTOLERABLE
SLIGHT HARM	SEVERITY	Outbreaks of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs). Typically high level of compartmentation.		
MODERATE HARM	SEVERITY	Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.		
EXTREME HARM	SEVERITY	Significant potential for serious injury or death of one or more occupants. Includes high dependency occupants such as a care home or properties with poor compartmentation.		
LOW	LIKELIHOOD	Very low likelihood of fire as a result of negligible potential sources of ignition.		
MEDIUM	LIKELIHOOD	Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).		
HIGH	LIKELIHOOD	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.		
TRIVIAL	RATING	Limited action is required, review FRA as recommended; existing controls are generally satisfactory.		
TOLERABLE	RATING	No major additional controls required. However, there might be a need for some improvements.		
MODERATE	RATING	Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.		
SUBSTANTIAL	RATING	Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.		
INTOLERABLE	RATING	Imminent risk of significant harm. Immediate action required.		

1.2 Action Priorities

Separately from the building's risk score, every action is given a priority. Priorities are defined based on how easily an action can be completed and how much it should reduce the risk.

D	C	B	A
These actions should be implemented when the opportunity arises (such as the refurbishment of a building), but ideally within 2 years.	These actions may be more complicated or require a greater degree of planning. They should be completed within 6 months.	These actions should be implemented with a reasonable degree of urgency but at least within 3 months.	These actions should be implemented as soon as possible. Where they cannot be affected immediately, interim measures may be required to ensure occupant safety.

CERTIFICATE OF CONFORMITY

LIFE SAFETY FIRE RISK ASSESSMENT



The life safety elements of this fire risk assessment comply with the BAFE SP205 scheme which ensures that we and our risk assessment staff have met the required technical and quality management standards.

Oakleaf (BAFE) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

ASSESSMENT AND CERTIFICATE REFERENCE
RB-22K3WD

PRODUCED FOR
Hexagon Housing

ASSESSED BY, ON
Milner Mussa, 31/10/2020

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

APPROVED / VALIDATED BY, ON
Chloe Jenson, 04/12/2020

ASSESSMENT SCOPE
Assessment applies only to the building specified.

START DATE — RECOMMENDED REVIEW DATE
31/10/2020 — 30/11/2022

SIGNIFICANT FINDINGS
15 Actions

14 Controls

Assessed Property

PROPERTY NAME
Alscot Road (105), Solarium Court

ADDRESS
Solarium Court
105 Alscot Road
Southwark
London
SE1 3AW

PROPERTY REFERENCE
SOLA0000

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

SEVERITY **MODERATE HARM**

Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.

RISK **MODERATE**

Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.

ASSESSING / ACCREDITED ORGANISATION

Oakleaf
7 Brookfield, Duncan Close, Moulton Park, Northampton, NN3 6WL
07860 635 791 — www.theoakleafgroup.co.uk

the OAKLEAF GROUP

THIRD PARTY CERTIFICATION BODY

NSI, Sentinel House, 5 Reform Road, Maidenhead, SL6 8BY

3 PROPERTY

3.1 Address

PROPERTY NAME

Alscot Road (105), Solarium Court

PROPERTY REFERENCE

SOLA0000

ADDRESS

Solarium Court
105 Alscot Road
Southwark
London
SE1 3AW

3.2 Premises Summary

Premises Summary

Description

Four storey building appearing to have been converted under building regulations to a purpose-built standard block of flats. The building has 25 flats which all are accessed through lobbied hallways and the electrical intake cupboard is on the ground floor just upon entry to the property.

Use of Premises

General needs.

Construction

Traditional brick and block with concrete floors and staircase, plasterboard internal walls, tiled false ceilings, flat roof and solid masonry external walls with brick finish and grills on window levels.

Number of Floors

Four.

Number of Occupants

Presumed to be three per flat.

People Especially at Risk

General needs - no information.

Stairways

Single.

Final Exits

Two.

Evacuation Procedure

Stay Put.

Recent Fire History

No evidence of recent fire loss or damage.

Additional Facilities

Roof terrace.

Responsible Person

Hexagon Housing

Competent Person

Jon Fleckney - Fire Safety Manager

Guidance Used

Fire Safety in Purpose-Built Blocks of Flats

3.3 Risk Summary

Communal area

Electrical ignition

SOURCES OF IGNITION

Lighting

Gas & Electricity

SOURCES OF FUEL

Unwanted Mail / Parcels

General Combustible Materials

PEOPLE AT RISK

Visitors

Residents

CURRENT OVERALL FIRE RISK

LOW MODERATE HARM TOLERABLE RISK

REMEDIAL ACTION(S) COULD REDUCE THIS TO

LOW SLIGHT HARM TRIVIAL RISK

4 SIGNIFICANT FINDINGS

This assessment identifies 15 actions and 14 controls.

15 ACTIONS	INCOMPLETE
A	1
B	10
C	4

14 CONTROLS	ONGOING
ALL	14

Sources of Ignition

The assessor has reviewed the potential sources of ignition in and around the premises. This includes electrical ignition sources, smoking, arson and lightning protection.

? Are electrical ignition sources, such as fixed wiring & PAT, being adequately maintained?

NO

- There is no evidence that the fixed electrical installation has been periodically inspected and tested. Arrange for the fixed electrical installation to be tested and inspected in accordance with BS 7671.

C

REFERENCE RB-DSPCBJ
DUE 04/06/2021
CATEGORY Maintenance: Electrical



? Is the risk of arson adequately controlled?

YES

- A secure entry system is in place for the premises which prevents any unauthorised access to the building.



? Is there a smoking policy for the site, and is smoking adequately controlled?

YES

- No smoking is permitted in the building and the occupants appeared to be adhering to the no smoking policy at the time of inspection.



? Are external waste bins stored in a suitable location?

YES

- External waste bins are stored away from the building at a communal bin storage area.



- ? Does the building require lightning protection? **NO**
 - No lightning protection is required for a building of this height.

Means of Escape

The proper provision of means of escape is an essential part of fire safety measures in any and all premises. We have reviewed whether adequate escape routes are provided, whether they can be easily used and navigated, and whether the provision of emergency lighting, or other means of lighting, are sufficient. Statements in the report regarding escape lighting are based on visual inspection only. The mains services were live at the time of inspection. No test of luminance levels was carried out.

- ? Are the means of escape adequate? **YES**
 - Single stairway means of escape is acceptable.

- ? Is there suitable emergency lighting provided to illuminate the means of escape? **YES**
 - Emergency lighting is provided throughout the means of escape internally.

WHY To illuminate the escape route if the property loses electrical power.



- ? Does the emergency lighting appear to be in good condition/working order, and are maintenance records available? **NO**

See action under 'Are suitable records held relating to maintenance and management?'

- ? Are the travel distances reasonable? **YES**
 - Travel distances are within acceptable limits.

- ? Are all doors on escape routes easily opened? **YES**
 - All final exit doors are provided with a single method of opening.



- ? Is adequate fire exit and other fire safety related signage provided? **NO**

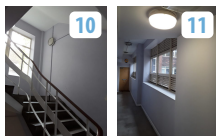
● No Fire Action notice has been provided in the common areas. Install a fire action notice in the entrance lobby to advise residents of the evacuation procedure.

C

REFERENCE RB-Y75W2L
DUE 04/01/2021
CATEGORY Building: Signage

- ? Is smoke ventilation provided? **YES**

● Openable windows are provided in the hallways and stairway and additional ventilation grills within the hallways.



- ? Is the smoke ventilation system being regularly serviced? **NOT APPLICABLE**

- ? Are the means of escape clear of combustible items and obstructions, and is the standard of housekeeping acceptable? **NO**

- Storage of combustible items noted in the electrical cupboards. Remove the combustible items and keep the cupboards locked shut.



A

REFERENCE RB-D9556Z
 DUE 04/01/2021
 CATEGORY Procedures: Housekeeping

Firefighting Arrangements

With regards to the height, complexity and use of the building we have made an assessment of the firefighting arrangements. This includes the provision of fire extinguishers, fire brigade access, and the provision of sprinklers.

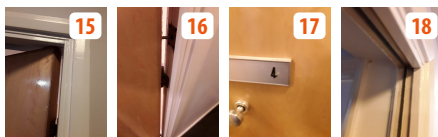
- ? Is a sprinkler system provided? **NOT REQUIRED**
- ? Is a firefighting shaft provided? **NOT REQUIRED**
- ? Where required are the correct fire extinguishers provided, and are they suitably positioned? **NOT REQUIRED**
- ? Is adequate fire brigade access available to the building? **YES**
 - Suitable fire brigade access is available to the front of the building.

Fire Doors and Compartmentation

The provision of passive fire protection, in the form of fire resisting walls, ceilings and doors play an important part in the fire safety provisions in the building. The extent to which they are required has been assessed, and we have reviewed the provision of fire resisting doors, fire resisting walls, and the separation of roof voids, where possible. Statements regarding the fire resistance of the structure have been based on typical expected resistances of materials and construction. They comprise a visual inspection of the readily accessible areas only.

- ? Are flat entrance doors and doors to the common parts of a suitable fire resisting standard?

- Sampled flat entrance door to flat 4 appeared to be a fire door except that it was missing smoke seals and no certification was seen on the day of inspection and no access to other flat entrance doors. Install adequate intumescent strips and smoke seals to the flat entrance door to meet the FD30s standards and management should ensure all flat entrance doors in the building meets the FD30s standards.

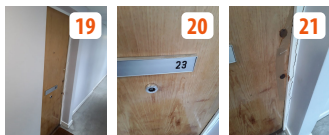


NO

C

REFERENCE RB-CPIRNH
 DUE 04/06/2021
 CATEGORY Building: Doors

- Flat 23 entrance door appear to be an FD30s fire door, however it is damaged and in poor condition. Replace door to an adequate FD30s fire door and management should ensure all flat entrance doors are in good condition and free from any damage.



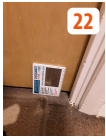
B

REFERENCE RB-T2957P
 DUE 04/06/2021
 CATEGORY Building: Doors

- Some flat entrance doors were noted with excessive threshold gaps of more than the recommended 6mm max. Threshold seals capable of resisting cold smoke should be fitted to doors with gaps or alternatively doors should be repaired or replaced.

C

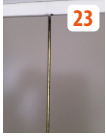
REFERENCE RB-WGU2YF
 DUE 04/06/2021
 CATEGORY Building: Doors



- Common area doors appear to be FD30s doors except that no certification was noted on the day of inspection and excessive perimeter gaps were noted on most of the common area doors. Repair or replace the common area doors to reduce the gaps to the recommended 3mm maximum.

B

REFERENCE RB-BMPGQD
DUE 04/06/2021
CATEGORY Building: Doors



- A replacement composite door was noted on a ground floor flat entrance door and no access was possible to inspect it. Management should confirm the door as noted meets the FD30s standards.

B

REFERENCE RB-GA2N5U
DUE 04/03/2021
CATEGORY Building: Doors



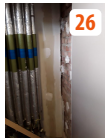
? Is the compartmentation of the common areas and means of escape adequate?

- Some compartmentation breaches were noted in the electrical intake cupboard. Correctly fire stop compartmentation breaches with appropriate fire retardant materials.

NO

B

REFERENCE RB-NCITL5
DUE 04/06/2021
CATEGORY Building: Compartmentation



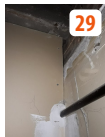
? Are roof voids adequately compartmented?

- Compartmentation breaches were noted in the ceiling voids. Correctly fire stop compartmentation breaches in the ceiling voids with appropriate fire retardant materials.

NO

B

REFERENCE RB-Q7R6TS
DUE 04/06/2021
CATEGORY Building: Compartmentation



? Are wall and ceiling linings appropriate to limit fire spread?

- Some compartmentation breaches were noted around the walls within the common areas. Correctly fire stop the compartmentation breaches with appropriate fire retardant materials.

NO

B

REFERENCE RB-TQC8AA
DUE 04/06/2021
CATEGORY Building: Compartmentation



? Does the exterior of the building adequately resist the spread of fire?

- External walls are predominantly of brick finish, however there are parts of the window level that contain grills of unknown combustibility and no certification was seen on the day of inspection. Management should provide certification to prove that grills as noted meets the current building regulation requirements with regards to limited combustibility and surface fire spread properties.

NO

B

REFERENCE RB-TMRS GD
DUE 04/03/2021
CATEGORY Building: Other

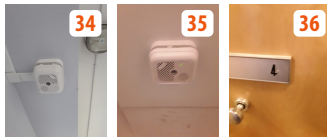


Means of Giving Warning

We have reviewed the provision of a fire detection and alarm system in the building, and its suitability in line with the evacuation procedure, and other fire safety systems. For domestic premises we have where possible reviewed whether domestic smoke alarms have been provided in the individual flats. Statements regarding the fire alarm system are based on visual inspection only; no audibility tests have been carried out.

? Is a suitable fire detection and alarm system in place?

- The premises appeared to have been converted under building regulations to a purpose-built standard appearing to have adequate compartmentation standards subject to issues raised elsewhere in this report, as such does not need to have fire alarm detection in the common areas, however should have a minimum standard of Grade D LD3 smoke alarm systems as to BS 5839-6-2019 in individual flats. If new systems are required to be installed, these should be to Grade D1 LD2 standard.



NO

B

REFERENCE RB-FN3MTK
DUE 04/03/2021
CATEGORY Maintenance: Fire Alarms

Management and Housekeeping

As part of the fire risk assessment, fire safety management needs to be regarded as of equal importance to fire protection measures. In its broadest sense, fire safety management includes certain policies and procedures designed to prevent the occurrence of fire by eliminating or controlling fire hazards. We have assessed the standard of housekeeping in the building, the evacuation procedure that is in place, the presence of staff, and any occupants that have been deemed to be especially at risk.

? Is the evacuation procedure suitable, and supported by the provisions on site?

- A stay put policy is in place, and this is supported by adequate compartmentation subject to recommendations raised elsewhere in this report. The flat of fire origin should evacuate and request fire brigade attendance; all other flats should stay in place.

YES

? Are suitable records held relating to maintenance and management?

- It was not confirmed that the fire detection and alarm system is being tested and maintained. Confirm that testing is being completed in line with BS 5839.
- It was not confirmed that the emergency lighting is being tested and maintained. Confirm that the emergency lighting is being serviced in accordance with BS 5266.

NO

B

REFERENCE RB-58Y6W3
DUE 04/03/2021
CATEGORY Maintenance: Fire Alarms

B

REFERENCE RB-DSE4JL
DUE 04/03/2021
CATEGORY Maintenance: Emergency Lighting

? Are staff located at the premises?

NO

? Is there a designated responsible person and safety assistant for fire safety management in the premises?

YES

Hexagon Housing is seen to be the 'responsible person' for the premises. The designated 'safety assistant' is the Property Services Director.

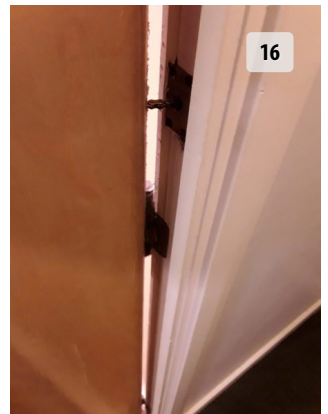
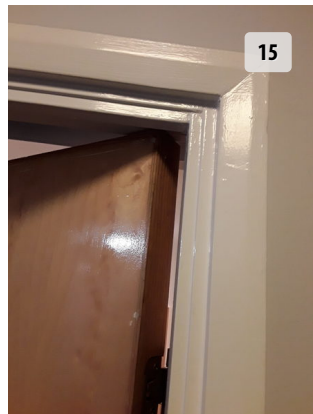
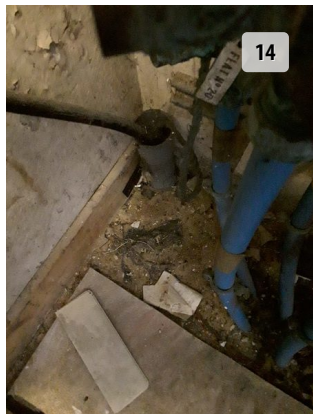
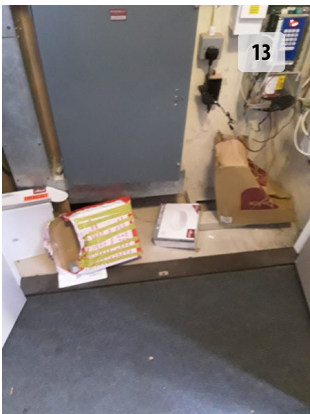
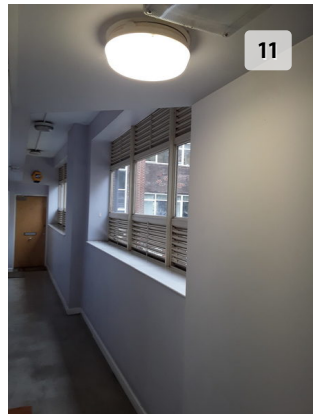
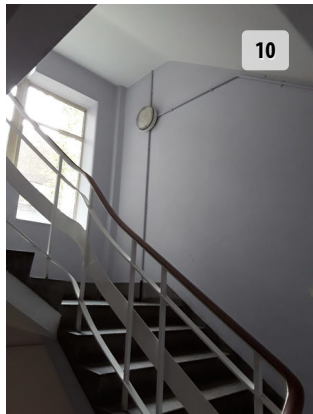
? Have any occupants been identified that may be deemed to be especially at risk? **NO**

The assessor was not aware of any occupants that may be especially at risk at the time of the assessment.

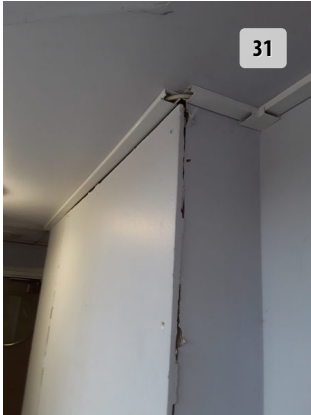
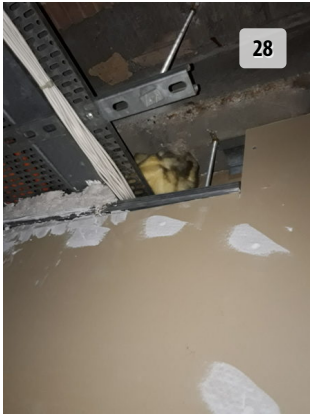
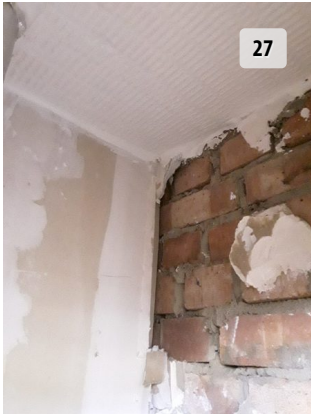
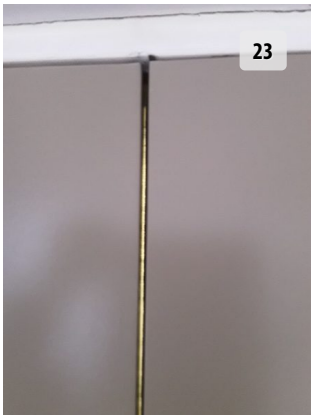
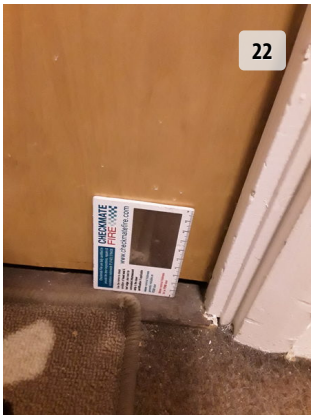
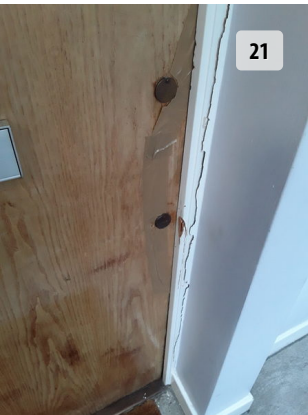
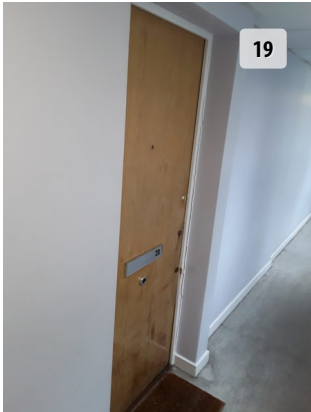
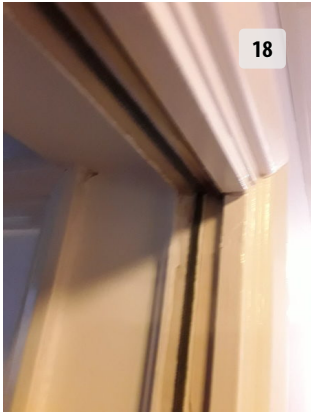
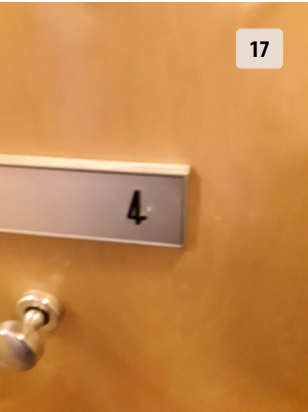
? Were all relevant areas of the building accessed as part of the assessment? **YES**

The risk assessor accessed all areas of the property comprising of a Type 1 Survey.

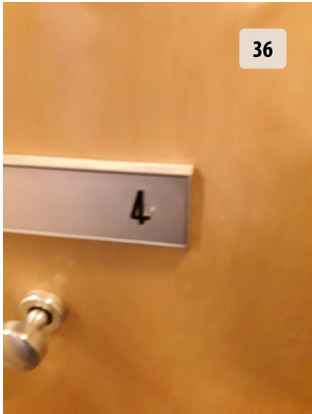
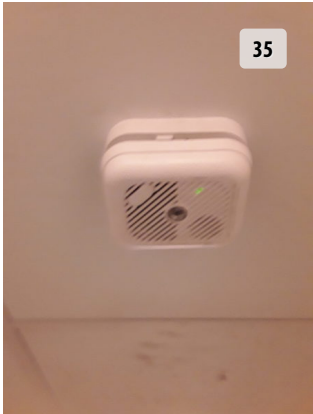
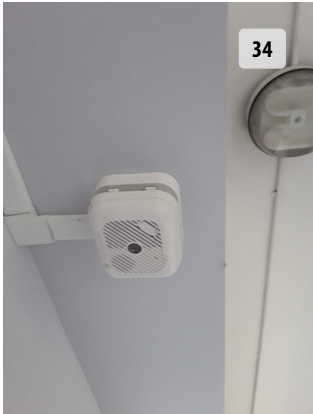
5 PHOTOS



Photos Continued...



Photos Continued...



the OAKLEAF GROUP

Rely on us on for clear and practical advice. Small enough to respond and care, big enough to deliver consistency and quality every time.

We believe strongly in third party approval, that's why our consultants hold professional accreditations from the IFE and IFSM and the business itself is accredited by UKAS and NSI.

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