

RRO FIRE RISK	ARCHETYPE	ADDRESS	BLOCK NO.	POSTCODE:	ACTION ITEM DESCRIPTION	TYPE	DATE TO BE ACTION:	CROYDON COUNCIL REVIEW COMMENT	CONTRACTOR:
HIGH	High Rise	ACADEMY GARDENS	63-123	CRO 6QL	The staircase fire doors on the 4th & 6th floors have ineffective closers, repair or replace closers and ensure doors close fully and squarely into frame.	Fire doors Communal			
HIGH	High Rise	ACADEMY GARDENS	63-123	CRO 6QL	The staircase fire partition glazing on the 7th floor is cracked and damaged, replace with a suitable 30 minute fire-rated component	Compartmentation			
HIGH	High Rise	ACADEMY GARDENS	63-123	CRO 6QL	The door to flat 105 does not appear original and may not provide adequate protection of the escape route, replace with a suitable FD30 S specification door.	Flat entrance doors			FUTURE
HIGH	High Rise	ACADEMY GARDENS	63-123	CRO 6QL	It is understood this is a general needs scheme, however any residents identified with special needs must be identified and appropriate actions taken as to level of detection provided and if they require a P.E.E.P. or are suitable for this type of occupancy.	PEEP			
LOW	Low Rise	ADDISCOMBE ROAD	139	CRO 6JS	Two-storey houses converted to self-contained flats require the following mixed system: • Grade D: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked) • Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants.	Fire fighting equipment			
LOW	Low Rise	ADDISCOMBE ROAD	139	CRO 6JS	It was not possible to confirm that adequate emergency lighting has been provided within the escape route. A survey should be undertaken by a 'competent person', any identified deficiencies should be addressed. As per previous FRA.	Emergency lighting Required			
LOW	Low Rise	ADDISCOMBE ROAD	139	CRO 6JS	There are no fire action notices. Fire action notices should be provided for each entrance lobby. As per previous FRA.	Signage			
LOW	Low Rise	ASHBURTON MEMORIAL HOMES	20-20A	CRO 6AP	Due to the nature of construction of these premises; it was not possible to determine that adequate standards of compartmentation exist between individual adjoining flats (horizontal and vertical) and between flats and the escape route. It is recommended that the following mixed system installed: • Grade D: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked) • Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants	Fire fighting equipment			
LOW	Low Rise	ASHBURTON MEMORIAL HOMES	20-20A	CRO 6AP	Fire action notices detailing the simultaneous evacuation strategy were not provided. Ensure appropriate signage is displayed.	Signage			
LOW	Low Rise	ASHBURTON ROAD	20-20A	CRO 6AP	Due to the nature of construction of these premises; it was not possible to determine that adequate standards of compartmentation exist between individual adjoining flats (horizontal and vertical) and between flats and the escape route. It is recommended that the following mixed system installed: • Grade D: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked) • Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants	Compartmentation			
LOW	Low Rise	ASHBURTON ROAD	20-20A	CRO 6AP	Fire action notices detailing the simultaneous evacuation strategy were not provided. Ensure appropriate signage is displayed.	Signage			
HIGH	Low Rise	ASHWOOD GARDENS	1-42	CRO 05H	The entrance doors to flats 15 & 16 did not appear to provide an adequate degree of fire resistance and should be replaced. Outstanding issue from FRA of 2016.	Flat entrance doors			
MEDIUM	Medium Rise	ATLANTA COURT	1-32	CR7 8SH	Missing S/F Fire notices. "NO SMOKING", "IN CASE OF FIRE DO NOT USE LIFT" signs missing on both floors.	Signage		Request sent to Axis 6/10/2017 - from Guy Cunningham	
LOW	Low Rise	BECKFORD ROAD	86-100	CRO 6HW	A "FIRE DOOR KEEP LOCKED SHUT" notice should be displayed on the visible face of the door to the electrical cupboard at ground level. Outstanding issue from previous FRA.	Signage			
HIGH	High Rise	BEECH HOUSE	1-66	CRO 9DY	The flat door to 25 is damaged and the frame to 39 is holed these must be repaired or replaced to ensure adequate protection of the escape route.	Flat entrance doors			
HIGH	High Rise	BEECH HOUSE	1-66	CRO 9DY	The bin room doors on the 7th & 8th floors have ineffective closers, these must be repaired or replaced ensuring the doors close squarely and fully into their frame.	Fire doors Communal			
HIGH	High Rise	BEECH HOUSE	1-66	CRO 9DY	It is understood Careline visit weekly, however this scheme specifically houses elderly and vulnerable persons with varying needs of disabilities, a suitable assessment and emergency plan for each resident must be carried out and if the level of automatic detection provided is suitable and sufficient.	PEEP			
HIGH	High Rise	BEECH HOUSE	1-66	CRO 9DY	Relevant "Fire Action Notices" must be displayed clearly at exit points.	Signage			
HIGH	High Rise	BEECH HOUSE	1-66	CRO 9DY	P.A.T. is required for the applicable items in the residents' communal areas and office.	PAT testing			
HIGH	High Rise	BEECH HOUSE	1-66	CRO 9DY	The bin chute hopper seals on the 1st, 2nd, 3rd, 4th, 5th, 6th, 8th, 10th & 11th floors have ineffective or missing seals, these must be replaced and ensure the closer is functioning correctly.	Intumescent liners/ grills / door self closures			
HIGH	High Rise	BELGRAVE ROAD	1-87	SE25 SAL	Flat 21 door is damaged and may not provide adequate protection of the escape route, repair or replace to FD30 S specification.	Flat entrance doors			
HIGH	High Rise	BELGRAVE ROAD	1-87	SE25 SAL	There is a large ceiling panel in the 9th floor flat landing; this does not appear to be a fire rated component; verify composition and replace with fire-resistant boarding if required.	Cladding Inspection / Sampling			
HIGH	High Rise	BELGRAVE ROAD	1-87	SE25 SAL	Flat 43 door does not appear original; confirm LBC have authorised/installed the entrance door to flat 43.	Flat entrance doors			
HIGH	High Rise	BELGRAVE ROAD	1-87	SE25 SAL	It is understood this is a general needs scheme, however any residents identified with special needs must be identified and appropriate actions taken as to level of detection provided and if they require a P.E.E.P. or are suitable for this type of occupancy.	PEEP			
HIGH	High Rise	BELGRAVE ROAD	1-87	SE25 SAL	There are no "Fire Action" notices displayed. relevant "Fire Action Notices" must be displayed clearly at exit points.	Intumescent liners/ grills / door self closures			
HIGH	High Rise	BELGRAVE ROAD	1-87	SE25 SAL	The bin chute hoppers require overhauling with seals and closers replacing where necessary on all floors.	Intumescent liners/ grills / door self closures			
HIGH	High Rise	BELGRAVE ROAD	1-87	SE25 SAL	The housing for the door entry system on the 1st floor has inadequate fire-stopping; fire-stop to limit the spread of smoke and fire.	Fire doors Communal			
HIGH	High Rise	BELGRAVE ROAD	1-87	SE25 SAL	There is no "Dry Riser Inlet" signage directing fire crews to the inlet in the ground floor lobby; provide appropriate signage.	Signage			
HIGH	Medium Rise	BELL COURT	9-20	CRO 2UG	Fault on fire/smoke alarm system				
MEDIUM	Medium Rise	BERNEY ROAD	21-32	CRO 2JX	Fire door leading to bin chute rooms need adjusting x 2	Fire doors Communal			
MEDIUM	Medium Rise	BERNEY ROAD	21-32	CRO 2JX	S/F handle to bin chute room fire door, S/F new door closure to fire door next to flat 32 top floor	Fire doors Communal			
LOW	Low Rise	BEVAN COURT	1-15	CRO 4DR	At the time of inspection it was noted that there appears to be a permanent vent from the under stairs intake cupboard into the escape route. As works have been undertaken to upgrade the door to 'fire door standard', these vents should be removed or replace with intumescent vents.	Fire doors Communal			
LOW	Low Rise	BEVAN COURT	2-16	CRO 4DR	Outstanding issue from previous FRA.	Fire doors Communal			
LOW	Low Rise	BEVAN COURT	2-16	CRO 4DR	As the time of inspection it was noted that there appears to be a permanent vent from the under stairs intake cupboard into the escape route. As works have been undertaken to upgrade the door to 'fire door standard', these vents should be removed or replace with intumescent vents.	Fire doors Communal			
LOW	Low Rise	BEVAN COURT	2-16	CRO 4DR	Outstanding issue from previous FRA.	Fire doors Communal			
MEDIUM	Medium Rise	BRACKEN AVENUE	1-35	CRO 8NL	there is a security gate on the door to flat 7 which could impede exit during an evacuation and would hamper fire fighters should they need to access the flat. security gate should be removed.	Flat entrance doors		job to be raised to remove gate to flat 7	

MEDIUM	Medium Rise	BRACKEN AVENUE	1-35	CR0 8NN	Fire exit signs missing in block	Signage		
MEDIUM	Medium Rise	BRACKEN AVENUE	32-66	CR0 8NL	Fire exit signs missing in block	Signage		
LOW	Low Rise	BRAMBLE CLOSE	1-7	CR0 8JH	It was noted that in some instances service risers and similar are used for storage purposes. Implement robust arrangements to ensure all such areas, are maintained clear of storage.	Combustibles / Obstructions		
HIGH	High Rise	BRAMLEY HILL	1-44	CR2 6LY	Contracts have carried out work on the block and have left old boards and general contractors rubbish under the stair well.	Combustibles / Obstructions		GC to contact contractor to remove rubbish
HIGH	High Rise	BRAMLEY HILL	1-44, 9	CR2 6LW	It is understood this is a general needs scheme, however any residents identified with special needs must be identified and appropriate actions taken as to level of detection provided and if they require a P.E.E.P. or are suitable for this type of occupancy.	PEEP		
HIGH	High Rise	BRAMLEY HILL	1-44, 9	CR2 6LW	Domestic storage noted in the 1st floor flat landing; arrange to have removed and advise residents against storage in the communal areas	Combustibles / Obstructions		
HIGH	High Rise	BRAMLEY HILL	1-44, 9	CR2 6LW	Every staircase half-landing electrical intake fan-light does not appear to be a fire rated component and fire stopping is inadequate; Replace the staircase intake fan lights with fire-resisting board and fire-stop any breaches	Compartmentation		
HIGH	High Rise	BRAMLEY HILL	1-44, 9	CR2 6LW	The seals are missing from the 6th floor refuse hopper; Replace the missing seal from the 6th floor refuse hopper.	Intumescent liners/ grills / door self closures		
HIGH	High Rise	BRAMLEY HILL	1-44, 9	CR2 6LW	There is no 'Dry Riser inlet' signage directing fire crews to the inlet in the ground floor lobby; provide appropriate signage.	Signage		
HIGH	High Rise	BRAMLEY HILL	1-44, 9	CR2 6LW	The CO2 extinguisher provided for the electrical intake requires servicing.	Fire fighting equipment		
HIGH	High Rise	BRAMLEY HILL	1-44, 9	CR2 6LW	External cladding has been fitted to the building, it is understood this has been tested and returned as satisfactory	Cladding Inspection / Sampling		
MEDIUM	Medium Rise	BROOM GARDENS	25-47	CR0 8NQ	Fire exit signs missing in block	Signage		
MEDIUM	Medium Rise	BROOM GARDENS	49-71	CR0 8NQ	Fire exit signs missing in block	Signage		
MEDIUM	Medium Rise	BROOM ROAD	28-50	CR0 8NE	Fire exit signs missing in block	Signage		
LOW	Low Rise	CANNING ROAD - 35	1-3	CR0 6QE	In the absence of adequate confirmation in relation to the standards of compartmentation between individual flats and between flats and the escape route. The following mixed system is recommended: • Grade D: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked) • Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants. Outstanding action from previous FRA.	Fire fighting equipment		
LOW	Low Rise	CANNING ROAD - 35	1-3	CR0 6QE	It was not possible to confirm that adequate emergency lighting has been provided within the escape route. A survey should be undertaken by a 'competent person'; any identified deficiencies should be addressed. Outstanding action from previous FRA.	Emergency lighting Required		
LOW	Low Rise	CANNING ROAD - 35	1-3	CR0 6QE	There are no fire action notices. Fire action notices should be provided for each entrance lobby. Outstanding action from previous FRA.	Signage		
LOW	Low Rise	CANTERBURY ROAD	26-20B	CR0 3PY	No defects found			
LOW	Low Rise	CASTLE HILL AVENUE	59-69	CR0 DTD	No issues reported	NFA		
LOW	Low Rise	CHAPMAN ROAD	16-16A	CR0 3NJ	Due to the nature of this premises: - each residence is provided with an individual fire exit door to the street and no communal areas exist; therefore obligations under the FRA do not apply and a FRA is not required. It is recommended that this premises be removed from the cyclical programme of FRAs	NFA		
LOW	Low Rise	CHASEMORE GARDENS	1-4	CR0 4BZ	No issues reported	NFA		
LOW	Low Rise	CHASEMORE GARDENS	15-18	CR0 4BZ	No issues reported	NFA		
MEDIUM	Medium Rise	CHEQUERS COURT	1-12	CR0 6QE	At the time of the audit the fire risk assessment for your premises was not suitable or sufficient. It was found that the fire risk assessment does not identify the presence and suitability of single perko self closing devices on the flat entrance doors.	Intumescent liners/ grills / door self closures		
MEDIUM	Medium Rise	CHEQUERS COURT	1-12	CR0 6QE	At the time of the audit preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required. It was found that the maintenance of fire doors has not been effectively organised and monitored.	Fire doors Communal		
MEDIUM	Medium Rise	CHEQUERS COURT	1-12	CR0 6QE	At the time of the audit the emergency routes and exits were inadequate. It was found the premises was not fitted with emergency lighting. Ensure adequate emergency routes and exits, for use by relevant persons are available can be safely and effectively used at all relevant. This can be achieved by appointing a competent person to install emergency lighting conforming to BS 5266 or equivalent standard.	Emergency lighting Required		
MEDIUM	Medium Rise	CHEQUERS COURT	1-12	CR0 6QE	At the time of the audit the procedures to be followed in the event of serious and imminent danger were inadequate. It was found there were no instructions displayed to inform relevant persons of the action necessary to be taken in the event of fire in the premises.	Signage		
MEDIUM	Medium Rise	CHEQUERS COURT	1-12	CR0 6QE	At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that the fire doors leading onto the single staircase did not effectively self close into the frame of the door.	Intumescent liners/ grills / door self closures		
MEDIUM	Medium Rise	CHEQUERS COURT	1-12	CR0 6QE	***RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*** The Authority would strongly urge that you consider the presence of combustible facade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented. Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.	Cladding Inspection / Sampling		
MEDIUM	Medium Rise	CHERTSEY CRESCENT	1-17	CR0 ODA	It was not deemed safe to access the roof void in this block however a void in a neighbouring block was accessed it is assumed that construction is consistent. the void appeared to be bricked up to roof level above flats but had open maintenance doors. contractors should be made aware that all maintenance doors should remain closed.	Compartmentation		remind contractors that the doors to roof for maintenance must be always kept closed.
LOW	Low Rise	CHERTSEY CRESCENT	10-20	CR0 ODA	This assessment has identified that cladding utilised on this building may be of a type which could present a risk	Cladding Inspection / Sampling		
LOW	Low Rise	CHERTSEY CRESCENT	110-120	CR0 ODA	This assessment has identified that cladding utilised on this building may be of a type which could present a risk	Cladding Inspection / Sampling		
MEDIUM	Medium Rise	CHERTSEY CRESCENT	125-153	CR0 ODA	It was not deemed safe to access the roof void in this block however a void in a neighbouring block was accessed it is assumed that construction is consistent. the void appeared to be bricked up to roof level above flats but had open maintenance doors. contractors should be made aware that all maintenance doors should remain closed.	Compartmentation		remind contractors that the doors to roof for maintenance must be always kept closed.
MEDIUM	Medium Rise	CHERTSEY CRESCENT	155-177	CR0 ODA	It was not deemed safe to access the roof void in this block however a void in a neighbouring block was accessed it is assumed that construction is consistent. the void appeared to be bricked up to roof level above flats but had open maintenance doors. contractors should be made aware that all maintenance doors should remain closed.	Compartmentation		remind contractors that the doors to roof for maintenance must be always kept closed.
HIGH	High Rise	CHERTSEY CRESCENT	179-239	CR0 ODA	The staircase fire partition fan lights on the 1st to 7th floors do not appear fire rated. Flat 239 letter-plate assembly is missing. The 6th & 7th floor staircase fire doors have ineffective closers. The 6th floor staircase fire door glazing is cracked. Ensure appropriate remedial actions are implemented to achieve a minimum of 30 minutes fire protection.	Fire doors Communal		

					It is understood this is a general needs scheme, however any residents with special needs must be identified and appropriate actions taken as to level of detection provided and if they require a P.E.P. or are suitable for this type of occupancy.			
HIGH	High Rise	CHERTSEY CRESCENT	179-239	CR0 ODA		PEEP		
HIGH	High Rise	CHERTSEY CRESCENT	179-239	CR0 ODA	There are no 'Fire Action' notices displayed, relevant 'Fire Action Notices' must be displayed clearly at exit points.	Signage		
HIGH	High Rise	CHERTSEY CRESCENT	179-239	CR0 ODA	Ground floor service riser panel inadequately fire-stopped. Ensure appropriate remedial actions are implemented to achieve a minimum of 30 minutes fire protection	Compartmentation		
HIGH	High Rise	CHERTSEY CRESCENT	179-239	CR0 ODA	'Do Not Use Lift In The Event Of Fire' signage required on the ground floor. Provide signage.	Signage		
LOW	Low Rise	CLEMENT CLOSE	13-19	CR8 4ZB	It was not possible to confirm that the lighting system provided was a BS 5266 Compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CLEMENT CLOSE	13-19	CR8 4ZB	The block has an unsecure entrance/ exit. Consideration should be given to providing enhanced resident security via access control arrangements; as provided elsewhere within the development.	Security		
LOW	Low Rise	CLEMENT CLOSE	13-19	CR8 4ZB	It was noted that at 1st floor level a non-fire rated door provides access to a communal balcony; which residents use for the storage of refuse bins. In order to provide adequate protection to the escape route this door should be replaced or upgraded to provide a minimum of 30 minutes fire resistance, it should be fitted with intumescent strips and cold smoke seals, 3 steel hinges and positive action self-closers. Alternatively robust managerial arrangements should be implemented to prevent the storage of combustible materials.	Fire doors Communal		
LOW	Low Rise	CLEMENT CLOSE	13-19	CR8 4ZB	Individual garages are situated at lower ground floor below the residential accommodation. Access was not possible to confirm that adequate standards of compartmentation exist. Consideration should be given to undertaking specific surveys by competent persons; any identified deficiencies should be addressed.	Compartmentation		
LOW	Low Rise	CLEMENT CLOSE	1-11	CR8 4BY	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CLEMENT CLOSE	1-11	CR8 4BY	The block has an unsecure entrance/ exit. Consideration should be given to providing enhanced resident security via access control arrangements; as provided elsewhere within the development.	Security		
LOW	Low Rise	CLEMENT CLOSE	1-11	CR8 4BY	Individual garages are situated at lower ground floor below the residential accommodation. Access was not possible to confirm that adequate standards of compartmentation exist. Consideration should be given to undertaking specific surveys by competent persons; any identified deficiencies should be addressed.	Compartmentation		
LOW	Low Rise	CLEMENT CLOSE	2-8	CR8 4BY	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CLEMENT CLOSE	2-8	CR8 4BY	The block has an unsecure entrance/ exit. Consideration should be given to providing enhanced resident security via access control arrangements; as provided elsewhere within the development.	Security		
LOW	Low Rise	CLEMENT CLOSE	2-8	CR8 4BY	Individual garages are situated at lower ground floor below the residential accommodation. Access was not possible to confirm that adequate standards of compartmentation exist. Consideration should be given to undertaking specific surveys by competent persons; any identified deficiencies should be addressed.	Compartmentation		
LOW	Low Rise	CLEMENT CLOSE	10-24	CR8 4BY	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CLEMENT CLOSE	10-24	CR8 4BY	Individual garages are situated at lower ground floor below the residential accommodation. Access was not possible to confirm that adequate standards of compartmentation exist. Consideration should be given to undertaking specific surveys by competent persons; any identified deficiencies should be addressed.	Compartmentation		
LOW	Low Rise	CROFTLEIGH AVENUE	1-15	CR8 4RU	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CROFTLEIGH AVENUE	1-15	CR8 4RU	It was noted that at 1st floor level a non-fire rated door provides access to a communal balcony; which residents use for the storage of refuse bins. In order to provide adequate protection to the escape route this door should be replaced or upgraded to provide a minimum of 30 minutes fire resistance, it should be fitted with intumescent strips and cold smoke seals, 3 steel hinges and positive action self-closers. Alternatively robust managerial arrangements should be implemented to prevent the storage of combustible materials.	Combustibles / Obstructions		
LOW	Low Rise	CROFTLEIGH AVENUE	2-8	CR8 4BT	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CROFTLEIGH AVENUE	2-8	CR8 4BT	The block has an unsecure entrance/ exit. Consideration should be given to providing enhanced resident security via access control arrangements; as provided elsewhere within the development.	Security		
LOW	Low Rise	CROFTLEIGH AVENUE	10-16	CR8 4BT	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CROFTLEIGH AVENUE	18-32	CR8 4	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CROFTLEIGH AVENUE	18-32	CR8 4	Individual garages are situated at lower ground floor below the residential accommodation. Access was not possible to confirm that adequate standards of compartmentation exist. Consideration should be given to undertaking specific surveys by competent persons; any identified deficiencies should be addressed.	Compartmentation		
LOW	Low Rise	CROFTLEIGH AVENUE	17-31	CR8 4BT	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CROFTLEIGH AVENUE	33-47	CR8 4BT	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		

LOW	Low Rise	CROFTLEIGH AVENUE	34-44	CR8 4	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CROFTLEIGH AVENUE	34-44	CR8 4	Individual garages are situated at lower ground floor below the residential accommodation. Access was not possible to confirm that adequate standards of compartmentation exist. Consideration should be given to undertaking specific surveys by competent persons; any identified deficiencies should be addressed.	Compartmentation		
LOW	Low Rise	CROFTLEIGH AVENUE	46-60	CR8 4BT	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CROFTLEIGH AVENUE	46-60	CR8 4BT	The block has an unsecure entrance/ exit. Consideration should be given to providing enhanced resident security via access control arrangements; as provided elsewhere within the development.	Security		
LOW	Low Rise	CROFTLEIGH AVENUE	49-59	CR8 4BT	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	CROFTLEIGH AVENUE	49-59	CR8 4BT	The block has an unsecure entrance/ exit. Consideration should be given to providing enhanced resident security via access control arrangements; as provided elsewhere within the development.	Security		
LOW	Low Rise	CROFTLEIGH AVENUE	49-59	CR8 4BT	It was noted that at 1st floor level a non-fire rated door provides access to a communal balcony, which residents use for the storage of refuse bins. In order to provide adequate protection to the escape route this door should be replaced or upgraded to provide a minimum of 30 minutes fire resistance, it should be fitted with intumescent strips and cold smoke seals, 3 steel hinges and positive action self-closers. Alternatively robust managerial arrangements should be implemented to prevent the storage of combustible materials.	Combustibles / Obstructions		
MEDIUM	Medium Rise	CROMWELL ROAD	2-12	CR0 2JY	Fire exit sign on window frame reflex to wall	Signage		
LOW	Low Rise	DAVIDSON ROAD	423-437	CR0 6DS	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	DAVIDSON ROAD	423-437	CR0 6DS	There are no fire action notices. Fire action notices should be provided for each entrance lobby.	Signage		
LOW	Low Rise	DAVIDSON ROAD	423-437	CR0 6DS	'No smoking signs' are not provided. Ensure adequate signage is displayed.	Signage		
LOW	Low Rise	DAVIDSON ROAD	423-437	CR0 6DS	A number of stores and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Signage		
LOW	Low Rise	DAVIDSON ROAD	439-445	CR0 6DS	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	DAVIDSON ROAD	439-445	CR0 6DS	There are no fire action notices. Fire action notices should be provided for each entrance lobby.	Signage		
LOW	Low Rise	DAVIDSON ROAD	439-445	CR0 6DS	'No smoking signs' are not provided. Ensure adequate signage is displayed.	Signage		
LOW	Low Rise	DAVIDSON ROAD	439-445	CR0 6DS	A number of stores and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Signage		
LOW	Low Rise	DAVIDSON ROAD	447-461	CR0 6DS	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	DAVIDSON ROAD	447-461	CR0 6DS	There are no fire action notices. Fire action notices should be provided for each entrance lobby.	Signage		
LOW	Low Rise	DAVIDSON ROAD	447-461	CR0 6DS	'No smoking signs' are not provided. Ensure adequate signage is displayed.	Signage		
LOW	Low Rise	DAVIDSON ROAD	447-461	CR0 6DS	A number of stores and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Signage		
LOW	Low Rise	DESBOROUGH COURT	1-10	SE25 4LH	The flat doors are inconsistent; however all doors on single direction of travel escape routes, appear to provide nominal fire resistance. Consideration should be given to replacing or upgrading all flat doors so that they provide a minimum of 30 minutes fire resistance, they should be fitted with intumescent strips and cold smoke seals, 3 steel hinges and positive action self-closers.	Flat entrance doors		
LOW	Low Rise	DESBOROUGH COURT	11-14	SE25 4LH	It is recommended that the damaged uPVC cladding to the ceiling area on the stairs is replaced with non-combustible material when the next cyclical or major works take place if it proves not to be fire of fire resisting material. Outstanding issue from previous FRA.	Cladding Inspection / Sampling		
LOW	Low Rise	DESBOROUGH COURT	11-14	SE25 4LH	The loft space should be surveyed for compartmentation and any remedial works identified should be carried out. Potential outstanding issue from previous FRA.	Compartmentation		
LOW	Low Rise	DESBOROUGH COURT	11-14	SE25 4LH	The flat doors are inconsistent; however all doors on single direction of travel escape routes, appear to provide nominal fire resistance. Consideration should be given to replacing or upgrading all flat doors so that they provide a minimum of 30 minutes fire resistance, they should be fitted with intumescent strips and cold smoke seals, 3 steel hinges and positive action self-closers.	Flat entrance doors		
LOW	Low Rise	DESBOROUGH COURT	15-20	SE25 4LH	The flat doors are inconsistent; however all doors on single direction of travel escape routes, appear to provide nominal fire resistance. Consideration should be given to replacing or upgrading all flat doors so that they provide a minimum of 30 minutes fire resistance, they should be fitted with intumescent strips and cold smoke seals, 3 steel hinges and positive action self-closers.	Flat entrance doors		
LOW	Low Rise	DESBOROUGH COURT	21-36	SE25 4LH	The flat doors are inconsistent; however all doors on single direction of travel escape routes, appear to provide nominal fire resistance. Consideration should be given to replacing or upgrading all flat doors so that they provide a minimum of 30 minutes fire resistance, they should be fitted with intumescent strips and cold smoke seals, 3 steel hinges and positive action self-closers.	Flat entrance doors		
LOW	Low Rise	DROVERS ROAD	9-23	CR2 6PR	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	DROVERS ROAD	41-55	CR2 6PR	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	DUNSFOLD WAY	269-279	CR0 0TS	A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Signage		
LOW	Low Rise	DUNSFOLD WAY	281-291	CR0 0TS	A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Signage		

					The flat doors are inconsistent and in a number of instances, do not appear to meet the expected FD30S standard. Consideration should be given to replacing or upgrading all flat doors so that they provide a minimum of 30 minutes fire resistance, they should be fitted with intumescent strips and cold smoke seals, 3 steel hinges and positive action self-closers.	Flat entrance doors		
LOW	Low Rise	ELLIS ROAD	21-51A	CRS 1DX				
					This assessment has identified that cladding utilised on this building may be of a type which could present a risk and as such the assessor would recommend the following: 1. Conduct a desktop review of the products installed ensuring that cladding is of a fire rated type, in particular the core of any sandwich panels utilised. 2. Review the competency of the individuals that installed and in particular fire stopped the external façade. 3. Where any doubt exists as to the validity of any of the desktop findings we would recommend that a type 4 survey is undertaken to ascertain the installation quality, including fire stopping and any findings acted on with a high priority 4. Where doubt exists or where cladding is found to be of a combustible type advice and guidance is available in Annex A of DCLG Safety checks following Grenfell fire. Fire exit signs missing from both blocks	Cladding Inspection / Sampling Signage		
LOW	Low Rise	ELLIS ROAD	21-51A	CRS 1DX				
MEDIUM	Medium Rise	FIR TREE GARDENS	25-47	CR0 8IS	No smoking signs, fire notice and fire exit signs missing from both blocks	Signage		
MEDIUM	Medium Rise	FIRE TREE GARDENS	14-36	CR0 8JQ	No smoking signs, fire notice and fire exit signs missing from both blocks	Signage		
MEDIUM	Medium Rise	FIRE TREE GARDENS	38-72	CR0 8JQ	No smoking signs, fire notice and fire exit signs missing from both blocks	Signage		
MEDIUM	Medium Rise	GARNET ROAD	3-18	CR7 BRD	S/F Fire exit signs to block , 3 storey	Signage		
					The flat doors are consistent and appear to provide only nominal fire resistance via substantial construction and rebates, evidenced via inspection of the door to flat 3. Consideration should be given to replacing or upgrading all flat doors; so that they provide a minimum of 30 minutes fire resistance, they should be fitted with intumescent strips and cold smoke seals, 3 steel hinges and positive action self-closers. Outstanding issue from previous FRA. Ensure: 'do not use lift in case of fire' signs are displayed adjacent to lift enclosures	Flat entrance doors		
LOW	Medium Rise	GILBERT COURT		CRS 2NL		Signage		
LOW	Medium Rise	GILBERT COURT		CRS 2NL		Signage		
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	GILLET ROAD	67-79	CR7 8RL		Emergency lighting Required		
					This assessment has identified that cladding utilised on this building may be of a type which could present a risk It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Cladding Inspection / Sampling Emergency lighting Required		
LOW	Low Rise	GILLET ROAD	67-79	CR7 8RL		Cladding Inspection / Sampling		
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	GILLET ROAD	79-89	CR7 8SN		Emergency lighting Required		
					This assessment has identified that cladding utilised on this building may be of a type which could present a risk It was noted that in a number of instances; compartmentation within risers was inadequate. Ensure appropriate remedial actions are implemented It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Cladding Inspection / Sampling Compartmentation Emergency lighting Required		
LOW	Medium Rise	GOODENOUGH WAY	1-6 28A	CRS 1DY		Compartmentation		
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	GOODENOUGH WAY	126-168	CRS 1DY		Emergency lighting Required		
					This assessment has identified that cladding utilised on this building may be of a type which could present a risk It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Cladding Inspection / Sampling Emergency lighting Required		
LOW	Low Rise	GOODENOUGH WAY	126-168	CRS 1DY		Cladding Inspection / Sampling		
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	GOODENOUGH WAY / 1-19 Ellis Road	2-28	CRS 1DY		Emergency lighting Required		
					This assessment has identified that cladding utilised on this building may be of a type which could present a risk A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Cladding Inspection / Sampling Signage		
LOW	Low Rise	GORSE ROAD	13-19	CR0 8LH		Signage		
					A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Signage		
LOW	Low Rise	GORSE ROAD	31-37	CR0 8LH		Signage		
					A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed	Signage		
LOW	Low Rise	GORSE ROAD	51-57	CR0 8LD		Signage		
					at the time of the assessment the entrance door to dwelling numbers 88 and 84 was found to have a missing letter plate. an un-damaged and well fitted letter plates adds to the entrance doors ability to prevent the spread of smoke. the letter plate should be repaired/replaced; no dwellings could be accessed at the time of the assessment, the doors are a combination of recently replaced and original doors. the original door appears to be in good condition with no obvious defects and would be capable of providing a nominal level of fire resistance. A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Flat entrance doors Signage	raise works order to replace missing letter plates to flats 84 & 88	
MEDIUM	Medium Rise	GORSE ROAD	74-96	CR0 8LD		Flat entrance doors		
					A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Signage		
LOW	Low Rise	GORSE ROAD	138-144	CR0 8LD		Signage		
					A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Signage		
LOW	Low Rise	HARRINGTON ROAD	1-25A	SE25 4LX	No issues reported	Signage		
LOW	Low Rise	HARRINGTON ROAD	40-50	SE25 4LX	No issues reported	NFA		
					It was noted that steel security gates are provided to the final exit doors from flats 5/52/ & 9/52. Consideration should be given to the removal of these devices; in line with LFB guidance.	Combustibles / Obstructions		
LOW	Low Rise	HARRINGTON ROAD	52	SE25 4ID		Combustibles / Obstructions		
					It was noted that steel security gates are provided to the final exit doors from flats 5/52/ & 9/52. Consideration should be given to the removal of these devices; in line with LFB guidance.	Combustibles / Obstructions		
LOW	Low Rise	HARRINGTON ROAD	1-9	SE25 4ID		Combustibles / Obstructions		
					A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Signage		
LOW	Low Rise	HORSLEY DR	82-92	CR0 DQU		Signage		
					No issues reported	NFA		
LOW	Medium Rise	HOUSTON COURT	13-18	CR0 6PS		NFA		
LOW	Medium Rise	HOUSTON HOUSE	13-18	CR0 6PS		NFA		
					Have plans been drawn up for those who would need assistance to escape in an emergency; e.g. PEEPs No issues reported	PEEP NFA		
HIGH	Low Rise	HUTCHINGSONS ROAD	18-21	CR0 0BD		PEEP		
LOW	Low Rise	HUTCHINGSONS ROAD	26-37	CR0 0BD		NFA		
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	KENSINGTON AVENUE	30-44	CR7 8BY		Emergency lighting Required		
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	KENSINGTON AVENUE	46-52	CR7 8BY		Emergency lighting Required		
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Medium Rise	KESTREL WAY	13-20	CR0 0HD		Emergency lighting Required		

LOW	Medium Rise	KESTREL WAY	41-48	CR0 DHL	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Medium Rise	KESTREL WAY	41-48	CR0 DHL	It was noted that flats 41 & 44 are provided with security gates; consideration should be given to their removal, in line with FB guidance.	Combustibles / Obstructions		
LOW	Low Rise	KING HENRY'S DRIVE	40SA-421D	CR0 OAG	No issues reported	N/A		
LOW	Low Rise	LAUNCESTON COURT	1-4	CR7 6AD	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Low Rise	LAUNCESTON COURT	1-4	CR7 6AD	This assessment has identified that cladding utilised on this building may be of a type which could present a risk	Cladding Inspection / Sampling		
LOW	Low Rise	LAUNCESTON COURT	1-4	CR7 6AD	A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Signage		
LOW	Low Rise	LAUNCESTON COURT	17-20	CR7 6AD	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
LOW	Medium Rise	LAUREL CRESCENT	170-224	CR0 8L	It was noted that in some instances the hatches to refuse chutes are defective and fail to close. Ensure appropriate remedial actions are implemented. Outstanding issue from previous FRA.	Compartmentation		
LOW	Medium Rise	LAUREL CRESCENT	170-224	CR0 8L	The passenger lift is not provided with a 'do not use in case of fire' sign. Ensure appropriate signage is displayed.	Signage		
MEDIUM	Medium Rise	LAUREL CRESCENT	2-24	CR0 8LU	Fire exit signs missing from block	Signage		
MEDIUM	Medium Rise	LAUREL CRESCENT	26-48	CR0 8LU	Fire exit signs missing from block	Signage		
MEDIUM	Medium Rise	LAUREL CRESCENT	50-72	CR0 8LU	Fire exit signs missing from block	Signage		
MEDIUM	Medium Rise	LAUREL CRESCENT	74-96	CR0 8LW	All fire exit signs missing from block, no smoking, fire notice signs missing on ground floor	Signage		
MEDIUM	Medium Rise	LAUREL CRESCENT	98-120	CR0 8LW	All fire exit signs missing from block, no smoking, fire notice signs missing on 1st floor	Signage		
MEDIUM	Medium Rise	LAUREL CRESCENT	122-144	CR0 8LW	All fire exit signs missing from block	Signage		
MEDIUM	Medium Rise	LAUREL CRESCENT	146-168	CR0 8JN	All fire exit signs missing from block	Signage		
LOW	Medium Rise	LAUREL CRESCENT	170-224	CR0 8JN	All fire exit signs missing from block, no smoking and fire notice signs missing to both staircases and landing of block	Signage		
LOW	Low Rise	LIMES ROAD		CR0 2HE	Due to the nature of construction of these premises; it was not possible to determine that adequate standards of compartmentation exist between individual adjoining flats (horizontal and vertical) and between flats and the escape route. It is recommended that the following mixed system is installed: <ul style="list-style-type: none"> ! Grade A: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked). ! Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants. 	Compartmentation		
LOW	Low Rise	LIMES ROAD		CR0 2HE	The mains electrical intake cupboard is not adequately fire rated. Cupboard should be upgraded so that it provides a minimum of 30 minutes fire resistance. Door should be fitted with intumescent hot and cold smoke seals and 3 steel hinges. Outstanding action from previous FRA.	Fire doors Communal		
LOW	Low Rise	LIMES ROAD		CR0 2HE	No emergency lighting evident. In accordance with BS5266 consider providing Emergency lighting within the stairwell. Outstanding action from previous FRA.	Emergency lighting Required		
LOW	Low Rise	LIMES ROAD		CR0 2HE	Fire action notices detailing the simultaneous evacuation strategy were not provided. Ensure appropriate signage is displayed. Outstanding action from previous FRA.	Signage		
LOW	Medium Rise	LONDON ROAD	1269-1285	SW16 4UP	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Repairs		
LOW	Medium Rise	LONDON ROAD	1269-1285	SW16 4UP	The lift is not provided with 'not to be used in case of fire' signs at landings. Ensure adequate signage is provided.	Signage		
LOW	Low Rise	LONGHEATH GARDENS	187	CR0 7TC	The flat doors are inconsistent; it was noted that the doors to flats 3 & 4 do not appear to provide adequate protection from fire. Consideration should be given to replacing or upgrading all flat doors on single direction of travel escape routes; so that they provide a minimum of 30 minutes fire resistance, they should be fitted with intumescent strips and cold smoke seals, 3 steel hinges and positive action self-closers. Outstanding issue from previous FRA.	Flat entrance doors		
LOW	Low Rise	LONGHEATH GARDENS	111-130	CR0 7TP	No issues reported	N/A		
LOW	Low Rise	MARION ROAD	6-8B	CR7 7AL	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
#N/A	#N/A	MARION ROAD	17-17C	CR7 7AL	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Emergency lighting Required		
#N/A	#N/A	MARION ROAD	17-17C	CR7 7AL	A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.	Signage		
#N/A	#N/A	MARION ROAD	17-17C	CR7 7AL	This assessment has identified that cladding utilised on this building may be of a type which could present a risk	Cladding Inspection / Sampling		
HIGH	Medium Rise	MARSTON WAY	121-131	SE19 3JD	Fire doors on 1st floor by flats 125/127 and 2nd floor by flats 129/131 are not closing securely. Please E&A.	Fire doors Communal		
HIGH	High Rise	MESSER COURT	1-44	CR0 4AX	Whilst carrying out my duties this morning I've notice some issues regarding to the Fire doors at Messer Court, The Wardens, with having the wrong installation/ fire proof strips/ seals. As followed:- 6th floor -back, 5th floor -back, 4th floor -front and back, 3rd floor -front, 2nd floor -front and back, 1st floor -front and back, G floor - front and back.	Intumescent liners/ grills/ door self closures		
HIGH	High Rise	MESSER COURT	1-44	CR0 4AX	protected route and/or required rectification of defects that have arisen in, and/or alterations made to the protection to the access route the protected route has been compromised by the fitting of flat entrance doors that do not provide 30 minutes fire protection to the access route and due to the lack of positive self closing device conforming to bs en 1154 or equivalent standard.	Flat entrance doors		
LOW	Low Rise	MILFORD GARDENS	1-2	CR0 7TT	It was noted that portable firefighting equipment provided within communal areas was out of test date. Ensure all such equipment is subject to a robust programme of servicing a testing. Typically fire extinguishers are not provided within this type of property as residents are unlikely to have been appropriately trained. Consideration should be given to their removal.	Fire fighting equipment		
LOW	Low Rise	MILNE PARK EAST	25-29	CR0 0BB	The block has an unsecured front entrance/ exit. Ensure remedial works are implemented to provide a consistent level of security throughout the development.	Security		
LOW	Low Rise	MILNE PARK EAST	31-35	CR0 0BE	No issues reported	N/A		
LOW	Low Rise	MOORE ROAD,	66-72	SE19 3RA	The block has an unsecured front entrance/ exit. Ensure remedial works are implemented to provide a consistent level of security throughout the development.	Security		

					REPAIR THE FIRE DOOR CLOSURE ON THE FIRE DOORS AS FOLLOWS: FLOOR 10 X 4 DOORS FLOOR 9 X 4 DOORS FLOOR 7 X 4 DOORS FLOOR 6 X 4 DOORS FLOOR 5 X 2 DOOR LEADING TO FLATS 24&21. AND DOOR LEADING TO THE COMMUNAL STAIRCASE. FLOOR 3 X 1 THE BIN STORE DOOR BY FLAT 15. FLOOR 2 X 1 DOOR LEADING TO FLATS 10&11. FLOOR 1: X 1 FIRE DOOR LEADING TO LANDING.	Intumescent liners/ grills / door self closures	
HIGH	High Rise	MORRIS COURT	1-44	CR0 4AZ			
LOW	Low Rise	MOSS GARDENS	13-16	CR2 8HB	No issues reported	N/A	
					Due to the nature of this premises: - each residence is provided with an individual final exit door to the street and no communal areas exist; therefore obligations under the RRO do not apply and a FRA is not required. It is recommended that this premises be removed from the cyclical programme of FRAs.	Flat entrance doors	
LOW	Low Rise	NORBURY AVENUE	309A-309B	CR7 8AE		Fire notice, no smoking, fire exit signs missing in block	Signage
LOW	Low Rise	DAK AVENUE - 167	1-6	CR0 8ER			
LOW	Low Rise	DAK AVENUE - 167	1-6				
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.		
LOW	Low Rise	OAKLANDS	33-36	CR8 5LB			Emergency lighting Required
					The block has an unsecure entrance/ exit. Consideration should be given to providing enhanced resident security via access control arrangements; as provided elsewhere within the development.		Security
LOW	Low Rise	OAKLANDS	33-36	CR8 5LB			
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.		
LOW	Low Rise	OAKLANDS	1-4	CR8 5LB			Emergency lighting Required
					The block has an unsecure entrance/ exit. Consideration should be given to providing enhanced resident security via access control arrangements; as provided elsewhere within the development.		Security
LOW	Low Rise	OAKLANDS	1-4	CR8 5LB			
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.		
LOW	Low Rise	OAKLANDS	5-12	CR8 5LB			Emergency lighting Required
					The block has an unsecure entrance/ exit. Consideration should be given to providing enhanced resident security via access control arrangements; as provided elsewhere within the development.		Security
LOW	Low Rise	OAKLANDS	5-12	CR8 5LB			
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.		
LOW	Low Rise	OAKLANDS	13-16	CR8 5LB			Emergency lighting Required
					The block has an unsecure entrance/ exit. Consideration should be given to providing enhanced resident security via access control arrangements; as provided elsewhere within the development.		Security
LOW	Low Rise	OAKLANDS	13-16	CR8 5LB			
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.		
LOW	Low Rise	OAKLANDS	17-24	CR8 5LB			Emergency lighting Required
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.		
LOW	Low Rise	OAKLANDS	25-32	CR8 5LB			Emergency lighting Required
MEDIUM	Medium Rise	PARCHMORE ROAD	1-9	CR7 8HD	REPLACE SIGNS IN BLOCK -NO SMOKING, FIRE EXIT, FIRE NOTICE ARE ALL MISSING IN BLOCK. 3 STOREY		Signage
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.		
LOW	Low Rise	PARSONS PIGHTLE		CR5 1EE			Emergency lighting Required
					It was noted that portable fire extinguishers are provided within the escape routes. It is recommended that this equipment be removed; as residents are unlikely to be adequately trained in its use.		Fire fighting equipment
LOW	Low Rise	PARSONS PIGHTLE		CR5 1EE			
					Fire door to top of landing leading to bin chute room, ease and adjust door and closure. Screw also missing from hinges. Fire door leading to flat 146 and an first floor by flat 88 - ease and adjust fire door to bin chute room and door leading to staircase.		Fire doors Communal
HIGH	Medium Rise	PURVIS HOUSE	70-150	CR0 2JY			
HIGH	High Rise	REGINA ROAD	2-56A	SE25 4TW			Fire doors Communal
HIGH	High Rise	REGINA ROAD	58-108A	SE25 4TT	EASE ADJUST DOOR CLOSURE TO FIRE DOOR ON 1ST FLOOR AND RENEW INTUMESCENT STRIP		Intumescent liners/ grills / door self closures
LOW	Low Rise	REGINA ROAD	110A 1-8,	SE25 4TS	EASE ADJUST FIRE DOORS TOP AND 2ND FLOOR		Fire doors Communal
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.		
LOW	Medium Rise	SELHURST ROAD	170-170E	SE25 5QD			Emergency lighting Required
					In some instances doors to lobbies are not provided with 'fire door keep shut' notices; service risers or similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed		Signage
LOW	Medium Rise	SELHURST ROAD	170-170E	SE25 5QD			
					It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.		
LOW	Medium Rise	SELHURST ROAD	170F-170L	SE25 6LZ			Emergency lighting Required
					In some instances doors to lobbies are not provided with 'fire door keep shut' notices; service risers or similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed.		Signage
LOW	Medium Rise	SELHURST ROAD	170F-170L	SE25 6LZ			
LOW	Low Rise	SHRUBLANDS AVENUE	1-23	CR0 8JD	Fire exit signs missing on staircase and landing of block.		Signage
LOW	Low Rise	SHRUBLANDS AVENUE	118-140	CR0 8JD	Fire exit signs missing in block.		Signage
LOW	Low Rise	SHRUBLANDS AVENUE	29-39	CR0 8JD	Fire exit signs some are wrong direction		Signage
LOW	Low Rise	SHRUBLANDS AVENUE	53-63	CR0 8JD	Fire exit signs missing in block		Signage
LOW	Low Rise	SHRUBLANDS AVENUE	65-75	CR0 8JF	Fire exit signs missing in block		Signage
					Emergency lighting does not appear to have been provided within the escape route. Ensure a BS 5266 compliant system is installed and maintained. Outstanding issue from previous FRA.		Emergency lighting Required
HIGH	Medium Rise	ST GEORGES COURT	1-29	SE20 8TJ			
					It was noted that a light fitting on the 2nd floor landing had become dislodged. Ensure appropriate remedial actions are implemented.		Emergency lighting Repairs
HIGH	Medium Rise	ST GEORGES COURT	1-29	SE20 8TJ			
					Emergency lighting does not appear to have been provided within the escape route. Ensure a BS 5266 compliant system is installed and maintained. External ambient lighting is considered adequate for escape purposes. Outstanding issue from previous FRA.		Emergency lighting Required
HIGH	Medium Rise	ST GEORGES COURT	A-8	SE20 8IT			
#N/A	#N/A	VIOLET LANE	43	CR0 4HD	Flat 43 is a top floor flat of this tower block and has very old polystyrene ceiling tiles in each room, which I believe could pose as a fire risk and should be removed.		Combustibles / Obstructions
HIGH	High Rise	VIOLET LANE	4 - 45	CR0 4HD	Ground floor area by the entrance door to the block is very poorly lit. When the lights timer clock goes off.		Emergency lighting Required
MEDIUM	Medium Rise	WHITEHORSE ROAD	87-94	CR0 2JD	Fire door on top floor landing to bin chute room needs adjusting		Fire doors Communal
LOW	Medium Rise	WHITEHORSE ROAD	96-100A	CR0 2JD	Fire exit, no smoking, fire notice signs missing from block		Fire doors Communal
					What appears to be a BS 5839 pt 6 category LD2 grade A automatic fire alarm system is provided within the communal area. At the time of inspection the fault warning light was illuminated on the fire alarm control panel. Ensure all defects are addressed as a matter of priority.		Fire fighting equipment
LOW	Low Rise	WIMBOURNE HOUSE		SE19 3JH			

					It was not possible to confirm that adequate emergency lighting has been provided within the escape route. A survey should be undertaken by a 'competent person'; any identified deficiencies should be addressed. Outstanding issue from previous FRA.		
LOW	Low Rise	WIMBOURNE HOUSE		SE19 3JH		Emergency lighting Required	
LOW	Low Rise	WIMBOURNE HOUSE		SE19 3JH	There are no fire action notices. Fire action notices should be provided for each entrance lobby. Outstanding issue from previous FRA.	Signage	
LOW	Low Rise	WIMBOURNE HOUSE		SE19 3JH	A number of service risers and similar are not provided with 'fire door keep locked shut' signs. Ensure appropriate signage is displayed. Outstanding issue from previous FRA.	Signage	
HIGH	High Rise	WINDMILL BRIDGE HOUSE	1	CR0 6PB	I have been asked by c/t services to get a couple of fire rated notice boards installed at windmill bridgehouse i have these at our offices and will give to jamie this afternoon. they ar on a suited key but could you get a spare key cut please going forward we would like you to s/f these boards for us, could you please price for exact same sort and we will add to sor's	Notice boards	
LOW	Low Rise	WINGATE CRESCENT	34A 1-4	CR0 8JE	No defects to report	NFA	
LOW	Low Rise	WINGATE CRESCENT	34B 1-4	CR0 8JE	No defects to report	NFA	
LOW	Medium Rise	WATERMEAD COURT	3	SE25 6NF	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that the combustibles were stored in the protected escape routes.	Combustibles / Obstructions	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.