

**Freedom of Information request reference number:** 9037.1

**Date of response:** 02/10/2024

**Request:**

I seek reassurance on the safety of a tower block my son, a student, has just taken on a rented maisonette.

Has a recent fire risk been undertaken and can I please see a copy?

Does it have any unsafe areas within the building and is it deemed 'safe' or 'unsafe' in relation to the recent Grenfell instigated assessment report of London tower blocks please? (I understand some 13 or so are deemed unsafe).

**Response:**

Further to your request, please see below for the Fire Audit report for Draper House, Elephant and Castle, London, SE1 6SX. I can confirm the most recent Fire Audit report was completed on the 6 April 2021. The outcome of the report was *Low Risk (broadly compliant)* and verbal action was given. Further details are also provided in the report below. [Personal data has been redacted in accordance with Section 40 of the FOIA – Personal Information.](#)

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



## Fire Safety Audit Report

### Audit Information

**Audited By** 63077D [REDACTED]  
**Audit Completed** 6 April 2021

### Location summary

**File No** 91/004319  
**UPRN** 10009791625  
**Building Name** DRAPER HOUSE  
**Address** DRAPER HOUSE  
 ELEPHANT AND CASTLE  
 LONDON  
 SE1 6SX  
**Borough** Southwark  
**Use** D - Purpose Built Flats >=4 floors  
**Responsible Team** FSR Southwark & Lewisham  
**Station Ground** E33 - Southwark  
**Site Risk Score** 5.00  
**Total Floors** 26 **Basement floors** 1  
**Estimated number of sleeping** 0  
**Special Features**

#### Additional detail

There is a concierge office that's is staffed from 6am to 12am and is located in the reception area of the main entrance. Outside of these times access is via emergency override drop key.  
 The building has a premises information plate located adjacent to the main entrance doors. It is noted that the building is stated as 75m on this plate (it is not clear what this is measure from and to). However, the premises only has a dry rising main as built.

**Premises Description** NONE  
**Environmental Risks** NONE  
**Features assisting fire spread** NONE  
**Site Reinspection date** 19 September 2021  
**Heritage Building** No  
**Petroleum redevelopment?** No  
**Known firesetting in area?** No  
**Site lone worker risk**

### Property Detail (DEFAULT PROPERTY)

**Occupier Contact** Southwark Council  
**Address** DRAPER HOUSE  
 ELEPHANT AND CASTLE  
 LONDON  
 SE1 6SX

<b>Responsible team</b>	FSR Southwark & Lewisham
<b>Occupancy Type</b>	Sole Occupier
<b>Property Use</b>	D - Purpose Built Flats >=4 floors
<b>Valuation Office</b>	R3 - Flats/Mais 4 Flrs and over PB
<b>Original Risk Score</b>	5.00
<b>Reinspection Date</b>	19 September 2021
<b>Last Inspection</b>	21 August 2020
<b>Total Capacity</b>	0
<b>Maximum number of people</b>	<b>20-100</b>
<b>Property Size for use</b>	Very Large 10301m <sup>2</sup> to 12600m <sup>2</sup>
<b>Environmental Risks</b>	NONE
<b>Occupant Mobility</b>	Average
<b>Fire Loading</b>	Average

**Additional detail****Specific lone worker risk**

**Primary Authority Partnership** N/A

**Protection Data (SHARED)**

<b>Fire Protection &amp; Warning</b>	Adequate
<b>Unwanted fire signals count</b>	0
<b>AFD remote monitoring</b>	No
<b>Smoke ventilation</b>	Mechanical
<b>Covers MOE/Common areas?</b>	Yes
<b>Sprinklers Installed?</b>	No
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Average
<b>Special Features</b>	
<b># Fire fighting shafts</b>	0
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Defend in place -Stay Put
<b>History of fires?</b>	No

**Contacts****Occupier**

<b>Name</b>	Southwark Council
<b>Address</b>	Southwark Council 3rd Floor Hub 3 Housing & Modernisation London SE1P 5LX

**Owner/Co-Owner**

<b>Name</b>	London Borough of Southwark
<b>Responsible Person</b>	CEO
<b>Position</b>	CEO
<b>Address</b>	160 Tooley Street London SE1 2QH
<b>Telephone</b>	020 7525 0237

**Local Authority**

<b>Name</b>	London Borough of Southwark
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Fire Safety Manager
<b>Address</b>	Southwark Council Housing and Modernisation Engineering and Compliance 3rd Floor Hub 4 PO Box 64529 London SE1P 5LX
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]@southwark.gov.uk

**Enforcement history****Articles****Article 9 - Risk assessment**

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

At the time of the audit a suitable and sufficient fire risk assessment was provided to be reviewed. It provides details of the significant findings and subsequent actions. The fire risk assessment is dated 22/04/2020 and was carried out by risk assessor, [REDACTED]

**Article 11 - Fire Safety Arrangements**

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

An effective system of fire safety management is in place. Staff at LB Southwark undertake building checks on a regular basis to ensure that the open balconies/walkways are kept clear. At the time of the audit it was found that there is emergency lighting in the common areas of the premises. There are streetlamps directly outside the block which would provide sufficient borrowed lighting.

**Article 13 - Detection and warning**

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**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

The building operates a 'defend in place - stay put' evacuation strategy and has open air balconies/walkways. At the time of the audit it was found that there was no fire detection in the common parts of the premises. I could not sample detection and warning within the flats due to Covid-19 protocols.

**Article 14 - Emergency routes and exits**

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

An effective means of escape is provided and maintained. All escape routes were free of obstruction at the time of the inspection. There is protected staircase in the centre of the building, leading from the lobbied chute area, providing one direction of travel for all flats apart from those at the farthest ends.

**Article 15 - Procedures for serious and imminent danger and for danger areas**

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

There are adequate procedures in case of serious and imminent danger and these are detailed on fire action notices throughout the building.

**Article 17 - Maintenance**

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**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

Though there is not a common parts alarm or emergency lighting to be maintained at this premises. There is an effective system of maintenance and reporting in place for the premises, 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.

**Article 21 - Training**

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**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

At the time of the audit it was found that there is security working in the office/ reception area from the hours of 6am-12am, seven days a week. I was able to talk to [REDACTED] who explained fire safety training was given during the induction to the job role and that he has full understanding of what procedures to carry out in the case of an emergency.

**Article 8 - General fire precautions**

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**Safety Evaluation**  
Broadly Compliant

**Observations**

At the time of the audit there were no compartmentation issues identified.

**Article 10 - Principles of prevention to be applied**

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**Safety Evaluation**  
Broadly Compliant

**Observations**

At the time of the audit, there was evidence of appropriate instructions to tenants in the preventative measures for fire safety.

**Article 12 - Elimination or reduction of risks from dangerous substances**

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**Safety Evaluation**  
Not Applicable

**Observations**

None

**Article 13 - Fire Fighting Equipment**

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**Safety Evaluation**  
Broadly Compliant

**Observations**

There are appropriate measures in place for fire-fighting suitable to the nature of activity and size of the premises. The current access provision is sufficient for fire fighters. The drop key access box is located within the ground floor lift lobby area. There is no fire fighters lift installed but the lifts in the area inspected have fire fighting overrides.

**Article 16 - Measures for dealing with dangerous substances affecting general fire precautions**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 18 - Safety assistance**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 20 - Provision of information to employers and the self employed from outside undertakings**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 22 - Co-operation and co-ordination**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 23 - General duties of employees at work**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	It was found that a dry riser is installed within the building and has an inlet at the front of the building, with outlets on all even floors from the fourth floor upwards. Maintenance last carried out on the dry riser outlet was in August 2019.

**Article 38 - Maintenance of measures provided for protection of fire fighters**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 24 - Power to make regulations**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 27 - Powers of inspectors**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None



**Article 29 - Current alterations notices**

Safety Evaluation	Observations
Not Applicable	None

**Article 30 - Current enforcement notices**

Safety Evaluation	Observations
Not Applicable	None

**Article 31 - Current prohibition notices**

Safety Evaluation	Observations
Not Applicable	None

**Article 32 - Offences**

Safety Evaluation	Observations
Not Applicable	None

**Overall safety standard**

Low Risk

**Management compliance level**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion**

06/04/2021 12:01

This audit was of a twenty six storey purpose built residential block of flats. Pre-audit research was conducted using Farynor, Imapping, Google and IMS. The last audit was carried out in 2018 and concluded to be broadly compliant. I carried out this audit because a re-inspection was due. At the time of the audit a suitable and sufficient fire risk assessment was not provided to be reviewed. I carried out the audit of the common parts, there is a concierge office that's is staffed from 6am to 12am and is located in the reception area of the main entrance, where I was greeted by security, [REDACTED]. He explained that outside of these times access can be gained with emergency override drop key. The premises only has a dry rising main. During the audit I found there was directional signage through the staircase and lobby areas, leading towards the final exit on the ground floor. It was found that there is a fire action plan in the ground floor lobby area. There is emergency lighting in the staircase area as well as the bin shoot area on each floor. There is key fob door entry system from the main entrance and on each floor, between the lift area and the flat front doors. I was not able to sample the fire detection within flats due to Covid-19 protocols. This audit concluded to be broadly compliant.

06/04/2021 12:01

Initial Expectation: Verbal action

06/04/2021 12:01

Initial Expectation: Verbal action

06/04/2021 11:53

Initial Expectation: Verbal action

06/04/2021 11:53

Initial Expectation: Verbal action

06/04/2021 11:17

Initial Expectation: Verbal action

06/04/2021 10:51

Initial Expectation: Verbal action

16/03/2021 13:26

This audit was of a twenty six storey purpose built residential block of flats. Pre-audit research was conducted using Farynor, Imapping, Google and IMS. At the time of the audit a suitable and sufficient fire risk assessment was not provided to be reviewed. I carried out the audit of the common parts, there is a concierge office that's is staffed from 6am to 12am and is located in the reception area of the main entrance, where I was greeted by security, [REDACTED]. He explained that outside of these times access can be gained with emergency override drop key. The premises only has a dry rising main. During the audit I found there was directional signage through the staircase and lobby areas, leading towards the final exit on the ground floor. It was found that there is a fire action plan in the ground floor lobby area. There is emergency lighting in the staircase area as well as the bin shoot area on each floor. There is key fob door entry system from the main entrance and on each floor, between the lift area and the flat front doors. I was not able to sample the fire detection within flats due to Covid-19 protocols. This audit concluded to be broadly compliant.

16/03/2021 13:09

Initial Expectation: Verbal action

**Verbal Advice Given**

None given

**Other Authorities to notify**

None

**Weeks to Complete Work**

N/A

**Specific instructions for Admin to Action**

None

**Compliance calculation & signature**

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

**Audit Timings**

**Audit Duration**  
90

**Travel Time**  
60

**Post Audit Processing Duration**  
280