

Freedom of Information request reference number: 6732.1

Date of response: 24/08/2022

Request:

Please provide all data passed between LFB and Southwark Council regarding Columbia Point, Canada Estate, Moodkee Street, Rotherhithe, SE16 7BG, e.g. block safety, proposed amendments to structure, compliance, etc.

Response:

The LFB Fire Safety Regulatory Team do not hold any correspondence on file between LFB and Southwark Council regarding this premises.

A Fire Safety Audit was completed on 24 March 2021 and a redacted copy of the audit is provided below. The LFB carried out an inspection with Southwark Council present and the report documents this audit. As the audit was broadly compliant, no enforcement action (informal or formal) was required as a result and no notices were issued. The audit form provides a record of any advice provided to Southwark Council during the audit.

Please note that personal data has been removed from the attached documents under [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 [REDACTED]
Audit Completed 24 March 2021

Location summary

File No 91/001564
UPRN 10000816506
Building Name COLUMBIA POINT CANADA ESTATE
Address COLUMBIA POINT CANADA ESTATE
 MOODKEE STREET
 LONDON
 SE16 7BE
Borough Southwark
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Southwark & Lewisham
Station Ground E34 - Dockhead
Site Risk Score 4.75
Total Floors 22 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

Dry rising fire main installed has outlets in the lift lobby from the 5th floor onwards on alternate floors. 5th to 19th floors.

Premises Description

Purpose built block of residential flats of 22 storeys. The basement is accessed from a door adjacent to the rear ground floor exit and houses storage and water tank rooms. The premises is of concrete frame construction with brick infills on the exterior walls. All floors are served by a single protected stair. There are 2 firefighters lifts which each serve alternate floors. Each lift lobby, which accesses 4 flats per floor has an AOV installed. The staircase is vented by openable windows. The FRA records that a vent should be installed at the head of the stair. Ventilation is being considered as part of the major works project being undertaken at the time of the audit.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	COLUMBIA POINT CANADA ESTATE MOODKEE STREET LONDON SE16 7BE
Responsible team	FSR Southwark & Lewisham
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	4.75
Reinspection Date	N/A (SAMPLE)
Last Inspection	5 March 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average

Additional detail

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

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

Contacts

Occupier

Name	Default Property
Address	COLUMBIA POINT CANADA ESTATE MOODKEE STREET LONDON SE16 7BE

Owner/Co-Owner

Name	Southwark Council
Responsible Person	Chief Executive
Position	Chief Executive Officer
Address	London Borough of Southwark 160 Tooley Street London SE1 2QH

Local Authority

Name	Southwark Council
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	Southwark Council Housing & Modernisation Engineering & Compliance 3rd Floor Hub 4 PO Box 64529 London SE1P 5LX
Telephone	[REDACTED]
Email	[REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

A suitable and sufficient fire risk assessment was completed by [REDACTED] of Southwark Council in February 2020 and is scheduled for annual review. The significant findings are recorded with reasonable timescales for remediation. All works are programmed and managed by Southwark Council.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Fire safety is adequately managed in an auditable manner by the fire safety team at Southwark Council.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The detection system installed in the common parts of the premises is for the actuation of the AOV and has no audible function. This is consistent with the stay put evacuation policy in operation.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The means of escape routes are adequate for the size and use of the premises. There is an adequate level of emergency lighting and signage throughout. Service riser cupboards secured with suited locks so were not inspected. No flat front doors sampled to maintain social distancing. Flat entrance doors were all of a similar pattern, suggesting that they were all fitted at the same time to the required standard. Doors appeared to be fitted and maintained to an adequate standard. An survey of flat front doors will form part of the major works project, as will an assessment of the suitability of the ventilation system in place.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The stay put evacuation policy in place is adequate for this premises.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Fire safety provisions are maintained in accordance with the requirements of the relevant British Standard by contractors appointed and managed by the fire safety team at Southwark Council.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Not Applicable

Observations

None

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

Compartmentation appeared to be to an adequate standard throughout the common areas, a visual inspection revealed no significant issues. Remedial works were completed following a notice served in 2012. Service riser cupboards secured with suited locks so were not inspected. One exception was open for maintenance works and was inspected, the fire stopping around service penetrations appeared adequate.

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
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

Broadly Compliant

Management compliance level

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

Audit Conclusion

24/03/2021 11:01

Audit triggered following media coverage of residents' complaints and emails sent directly to the Commissioner. The audit covered all common lobbies and the single protected stair as well as the basement area. The audit was completed by [REDACTED]. I was joined on the audit by [REDACTED] of Southwark fire safety team and [REDACTED] from Southwark Major works. Despite the works ongoing the premises remain in a reasonable state of repair and no significant fire safety deficiencies were recorded. There is an area on the ground floor which is being used by contracting staff which was flagged by [REDACTED] as a minor issue with instruction given for remediation required. A small lobby had been built around the steel door to a storage area which was not suitably fire stopped and while carrying out the remedial works has value I did not feel that it had a significantly detrimental effect on the fire safety of the building. I also inspected fire service access to the site generally and to the dry rising fire main (DRM) inlet in particular. The scaffold has been designed and erected so that the DRM is accessible and the service road adjacent is hatched as a no parking zone. Access to the area is quite restricted and would be easily impeded by inconsiderate parking. The area is well served by clearly marked parking bays and double yellow lines. At the time of the audit there were no illegally parked vehicles. DRM outlets are accessible on all floors and the AOV system is not impacted by the scaffolding.

24/03/2021 10:59

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	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings

Audit Duration
150

Travel Time
80

Post Audit Processing Duration
90