Fire Safety Audit Report

Audit Information

Audited By	1.1 [redacted]
Audit Completed	27 July 2026

Location summary

File No	94/003047
UPRN	10010235075
Building Name	
Address	DE LA MARE COURT 6 STRATHEDEN ROAD BLACKHEATH SE3 7BE
Borough	Greenwich
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD SOUTH-LEW-GREEN-BEX
Station Ground	E22 - Greenwich
Site Risk Score	4.25
Building Height band	<18
Total Floors	4 **Basement floors** 0
Estimated number of sleeping	0
Special Features	
Additional detail	**NONE**
Premises Description	Premises is a four storey purpose built block of flats. There are two exits on ground floor, one discharging to the front of the premises and one discharging directly from the protected staircase to the rear of the building. There is one protected staircase. The premises operates a stay put evacuation policy, so there is no detection in common parts. There is an AOV at the head of the stair with manual overrides on the ground and top floors.
Exterior Wall Cladding	N/A
Exterior Wall Insulation	N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	Normal

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	DE LA MARE COURT 6 STRATHEDEN ROAD BLACKHEATH SE3 7BE
Responsible team	FSD SOUTH-LEW-GREEN-BEX
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	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	22 July 2026
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Very Small 1400m² to 3000m²
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 DE LA MARE COURT
6 STRATHEDEN ROAD
BLACKHEATH
SE3 7BE

Managing Agent - NEW

Name PMUK (LONDON) LTD
Position Company Secretary
Address PMUK The Base,
Dartford Business Park,
Victoria Road,
Dartford,
Kent,
United Kingdom,
DA1 5FS

On Site Representative - NEW

Person 3.1 [redacted]
Position Property Manager
Address PMUK
The Base
Dartford Business Park
Victoria Road
Dartford,
Kent
DA1 5FS
Telephone 3.2 [redacted]
Email Admin@pm-uk.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit the fire risk assessment was suitable and sufficient. It was completed 29/09/25 by 3.3 [redacted]. It considered the following:

- People at risk
- Fire hazards
- Fire protection measures
- Measures to limit fire spread
- Fire safety signs and notices
- Means of giving warning
- Means of escape
- Firefighter access and equipment
- Testing and maintenance
- Resident engagement

The FRA mentioned that the RP should get information from the construction company that built the flats regarding the external wall systems. The RP

Article 9
(continued)

confirmed that Bellway gave them the relevant information. I gave them advise that they should update the fire risk assessment to include the information Bellway have given them regarding the materials used for the external wall system.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
At the time of the audit there was some evidence of good fire safety management. The following deficiencies were observed:

- Bike rack being stored in means of escape.
- Pram stored by electrical intake cupboard.
- FRA should be updated to include the information regarding the external wall systems.

There was evidence to show arrangements were in place to ensure compliance with the requirements of the Fire Safety (England) Regulations 2022 with specific consideration given to:
- Providing residents with relevant fire safety information, including information on the emergency plan and appropriate use of fire doors.

FAILURE
Article 11 FS arrangements not maintained
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:
- Storage of combustible items in common parts had not been effectively monitored or reviewed.
- Information regarding the external wall system in the fire risk assessment had not been effectively reviewed or planned.

REMEDY
Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Premises is stay put, no detection in common parts.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit the escape routes were mostly clear and sterile. On the ground floor of the protected staircase there was a bike rack installed under the staircase. The bike rack had two bikes locked onto it. It did not obstruct the means of escape, however I informed the RP that since they operate a zero

Article 14
(continued)

tolerance policy for storage in the means of escape it should be removed. They informed me that it was installed there as bikes were being stolen from outside. I told them that if they want to keep it there they should revise their management policy and consult their fire risk assessment.

There was also a pram stored outside the electrical intake cupboard on the 3rd floor. I advised them to remove this.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit the emergency plan was suitable and sufficient. There were fire action notices posted throughout the premises that informed residents what to do in the event of a fire.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit the following records were available:

- AOV last serviced: 05/03/26

The emergency lights are serviced annually and tested every two weeks, however at the time the RP did not have the records. This was verbal confirmation.

Flat front doors were in good visual condition.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
The representatives of the responsible person, worked with on the audit had a level of fire safety knowledge indicative of sufficient exposure to training and fire safety knowledge.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit the significant findings of the fire risk assessment had been implemented or had a schedule of works in place for completion.

There was some foam in the riser cupboards that needed to be replaced and adequately fire stopped. This was mentioned in the fire risk assessment and the RP informed me there is a schedule of works in place to have this remediated.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
No smoking policy.

Bin store locked

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
None

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

Safety Evaluation
Broadly Compliant

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
None

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

Safety Evaluation
Broadly Compliant

Observations
None

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
None

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Broadly Compliant

Observations
None

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
No measures in place.

Article 24 - Power to make regulations

Safety Evaluation
No (Compliant)

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
No (Compliant)

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
No (Compliant)

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation
No (Compliant)

Observations
None

Article 31 - Current prohibition notices

Safety Evaluation
No (Compliant)

Observations
None

Article 32 - Offences

Safety Evaluation
No (Compliant)

Observations
None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

Date audit carried out

22/07/26

Time of audit

09:30

Reason for audit;

Demand led from public contact form from a concerned resident.

Conclusion

I attended this audit on my own. I met with the Property Manager, 9.1 [redacted]. I introduced myself and showed them my ID. I explained the process and outcomes of the audit.

The audit was carried out in three parts. First was an inspection of all available records and information gathering. The second part of the audit was to carry out a full premises inspection. The third part of the audit was to carry out a conclusion. During this conclusion I gave feedback on all the deficiencies that were found:

- Pram stored in common parts.
- Bike rack stored in common parts.
- External wall system information not recorded in FRA.

Prior to the audit, pre-audit research was conducted, gathering information using:

- Google Maps
- Farynor
- I-mapping
- Incident Management System (IMS)
- Primary Authority Register

Companies House

Extent of premises audited

A full inspection of the common parts was carried out. Riser cupboards were sampled and Flat 9's front door was inspected.

Justification of audit outcome

Outcome is broadly compliant. The fire risk assessment is suitable, it just needs to have the updated information regarding the external wall system added. Means of escape were clear however not sterile. This was discussed with the RP and I informed them of the options. Fire safety systems are tested and maintained. The RP was proactive and cooperative.

Verbal Advice Given

None recorded

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	E - High Rise Residential Building (HRRB specific)
Life Risk	-5
Actual Risk Score	4.33
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	70	200

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 3

Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.3

Exemptions/exceptions:

- S.40 - Personal Information

Page 9

Redaction 9.1

Exemptions/exceptions:

- S.40 - Personal Information