



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 11 September 2025

Location summary

File No 91/184070
UPRN 200003372226
Building Name
Address 263 OLD KENT ROAD
LONDON
SE1 5LU
Borough Southwark
Use G - House converted to flat
Responsible Team FSD SOUTH-LEW-GREEN-BEX
Station Ground E35 - Old Kent Road
Site Risk Score 4.25
Building Height band <18
Total Floors 3 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail NONE

Premises Description Premises is a two storey HMO with two bedrooms, a kitchen, a bathroom (accessed through the kitchen) on the first floor (above the shop), and three bedrooms on the second floor. The premises is above a fully separated shop on the ground floor, giving a total of 3 floors of the entire building. Estimate that premises was originally built more than 100 years ago. It is in a terraced row and there is evidence of reconstruction following the 2023 fire which badly damaged it, the premises has been substantially renovated and refitted since. The premises is accessed through a single stair from the ground floor, there is a further stair to the second floor. Though there is a historic housing for a shutter on the entry door, no such shutter was noted inside the housing. Bedrooms are accessed directly from the means of escape through self-closing fire doors.

Exterior Wall Cladding Brick

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by Other

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date**Heritage Building**

No

Balconies present?

No

Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	263 OLD KENT ROAD LONDON SE1 5LU
Responsible team	FSD SOUTH-LEW-GREEN-BEX
Occupancy Type	Occupier - multi occupancy
Property Use	H - Other sleeping accommodation
Valuation Office	R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	10 September 2025
Total Capacity	0
Maximum number of people	<20
Property Size for use	Very Small 51m ² to 90m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Higher than average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

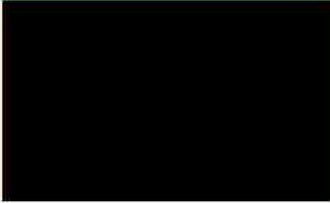
Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	No
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	Simultaneous Evacuation
History of fires?	YES

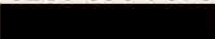
Contacts**Occupier**

Name	Default Property
Address	263 OLD KENT ROAD LONDON SE1 5LU

Owner/Co-Owner - NEW

Person	
Position	
Address	

Managing Agent - NEW

Name	Masterclass Properties Ltd
Person	
Position	Property Liaison Manager
Address	471 Romford Road London E7 8AB
Telephone	0208 696 7676
Mobile	

Local Authority - NEW

Name	London borough of Southwark
Person	
Position	Team Leader
Address	Private Sector Housing Enforcement Regulatory Services Southwark Council PO Box 70063 Queens Road London SE15 2HP

Other relevant contact - NEW

Name	Masterclass Properties Ltd
Position	The Company Secretary
Address	471 Romford Road London E7 8AB

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

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

The current FRA undertaken by  and dated 8/7/25 was not found to be suitable and sufficient.

The audit has been undertaken using an PAS79 style format which has not been adjusted to suit the nature of this premises.

Article 9

(continued)

Does not suitably consider the protective and preventative measures undertaken or adherence to The Fire Safety England Regulations 2022. There is insufficient detail of the protective and preventative measures undertaken. For example, the FRA does not suitably describe the emergency plan.

FAILURE**Article 9(1) FRA not suitable or sufficient**

At the time of the audit the fire risk assessment (FRA) for your premises was not suitable and sufficient. It was found that:

(1) There is insufficient detail of the protective and preventative measures undertaken.

(2) The FRA does not consider that the Fire Safety (England) Regulations 2022 apply to Houses in Multiple Occupancy let on a room only basis.

REMEDY

The fire risk assessment should be reviewed, with specific consideration given to:

(1) Ensuring that sufficiently comprehensive and accurate details of the protective and preventative measures undertaken are included.

(2) Ensuring the requirements of The Fire Safety (England) Regulations 2022 are considered in the FRA, and any findings arising from this lead to suitable actions being identified.

Article 11 - Fire Safety Arrangements**SAFETY CRITICAL****Safety Evaluation**

Low Risk

Observations

Advisory: maintain the means of escape free of combustible material. At the time of the audit a large wardrobe was being stored at the top of the stair on the second floor.

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:

(1) Planning and organisation to ensure fire doors protecting the means of escape had not been undertaken. At the time of the audit several fire doors did not fully self-close into their frames. This included the a bedroom door on each floor and the door from the landing area into the kitchen.

(2) Planning and organisation to ensure the fire risk assessment is suitable and sufficient had not been undertaken.

(3) Planning and organisation to ensure the means of escape was maintained free of combustible materials had not been undertaken, at the time of the audit a wardrobe was found stored on the means of escape outside the bedrooms on the second floor.

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

A suitable fire alarm system is provided. Certification provided. The responsible person's representative stated that this is subject to a suitable programme of inspection and maintenance.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

The means of escape has been reconstructed since the fire and was found to be suitable and sufficient. However there was a wardrobe stored on it and several fire doors were not fully self-closing into their frames.

FAILURE

Article 14 Issues with emergency routes or exits

At the time of the audit the emergency routes or exits were inadequate. It was found that:

(1) Several fire doors protecting the means of escape were not fully self-closing into their frames. These included the door between the kitchen and the means of escape, and doors into HMO bedrooms on the first and second floor (one door on each level, each door the furthest from the stair on that floor).

(2) The common means of escape was not maintained free of combustible material, a wardrobe was stored on the second floor landing outside bedrooms.

REMEDY

Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by:

(1) Ensuring all fire doors protecting the means of escape fully self-close into their frames.

(2) Ensuring the means of escape is maintained free of combustible material.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Fire action notices for a simultaneous evacuation strategy were on the means of escape located on all floors of the premises including at the final exit. Issues regarding compliance to The Fire Safety (England) Regulations 2022 have been addressed elsewhere.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

Three fire doors were found that did not fully self-close into their frames.

Emergency lighting certificate provided dated 21/4/25.

Gas safety certificate provided.

Article 17
(continued)

EICR provided dated 21/4/25.

The responsible person was reminded of the requirement to inspect and test fire safety systems and stated that the alarm was tested monthly.

FAILURE**Article 17(1) Facilities/equipment not maintained**

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:

(1) The fire doors between the kitchen and the protected means of escape, and between two of the bedrooms and the protected means of escape did not suitably self-close into their frames.

REMEDY

Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by:

(1) Implementing a suitable programme of inspection and maintenance of fire doors.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The responsible person has a suitable understanding of fire safety, indicative of a suitable level of training having been undertaken.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

No issues applicable to article 8 were noted.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations

None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Not Applicable

Observations

None

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

Safety Evaluation
Not Applicable

Observations

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
Broadly Compliant	Premises is a small HMO, no provision found.

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

Low Risk

Management compliance level

Management Compliance Level	2 - Above average
Initial Expectation	Notification of Minor Deficiencies
Considered EMM?	Yes
Confirmed Action	Notification of Minor Deficiencies

Audit Conclusion**Date audit carried out**

10:09:2025

Time of audit

13:20

Reason for audit;

Audit carried out at the request of the Area Fire Safety Manager [REDACTED] This is a post fire audit to address the lack of one having taken place since the fire on 1/1/23 (IMS 000503) which resulted in a fatality. Prior audits were not possible because of crime scene, damage to the premises and renovation processes.

Conclusion

The non compliance found is as detailed.

Extent of premises audited

I audited the entire means of escape with the exception of the bedrooms and shared bathroom, but including the shared kitchen and the cupboard under the stairs on the first floor landing. I checked all the fire doors including all doors onto bedrooms, except for one bedroom fire door that was locked because the person using that bedroom was away. Noted that this is a post fire audit close to three years after the fatal fire.

Justification of audit outcome

The premises is a simple and licensed HMO with an access stairway from the ground floor leading to the two occupied floors. At the time of the audit it was effectively in use as a shared house, I had no reason to doubt that the occupants I met were all friends and I noted that the premises bedroom doors were unlocked giving a more open domestic feel to arrangements. This reduces risk as it is much more conducive to fire safety than the common situation in HMOs where residents are not on familiar terms, doors are locked and where a fire hazard could develop in the locked room of one particular resident.

Failures are of minor risk and I consider a minor notice of deficiencies a suitable outcome.

20 weeks to comply with the notice was agreed with [REDACTED].

Verbal Advice Given

None given

Other Authorities to notify

Please see below and send a copy of the schedule of works to:

Private Sector Housing Enforcement
Regulatory Services
Southwark Council
PO Box 70063
Queens Road
London SE15 2HP

and a pdf copy to:

PSHE Team Leader [REDACTED] PSHE Southwark email address: [REDACTED]@southwark.gov.uk

Thanks.

Weeks to Complete Work

20

Specific instructions for Admin to Action

Admin,

Please note this is a post fire audit on the incorrect 10 series code in Farynor.

Please send minor notice of deficiencies to:



Please send a copy of the schedule of works to:

Private Sector Housing Enforcement
Regulatory Services
Southwark Council
PO Box 70063
Queens Road
London SE15 2HP

and a pdf copy to:

PSHE Team Leader [REDACTED] PSHE Southwark email address [REDACTED]@southwark.gov.uk

Thanks.

Compliance calculation & signature

Compliance Level	2 - Above average
Property Risk Group	A - Sleeping Unfamiliar
Life Risk	-5.5
Actual Risk Score	3.58
Risk Score	3.50

Audit Timings

Audit Duration
45

Travel Time
90

Post Audit Processing Duration
480