Fire Safety Audit Report

Audit Information

Audited By	60795C (1.1 [redacted])
Audit Completed	22 October 2026

Location summary

File No	91/198008
UPRN	10013531769
Building Name	MONTREAL HOUSE
Address	MONTREAL HOUSE SURREY QUAYS ROAD LONDON SE16 7AP
Borough	Southwark
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD SOUTH-LEW-GREEN-BEX
Station Ground	E34 - Dockhead
Site Risk Score	7.00
Building Height band	18-25
Total Floors	9 **Basement floors** 1
Estimated number of sleeping	0
Special Features	Linked Means of Escape
Additional detail	FRAEW report carried out dated 8/4/26 by 1.2 [redacted] of Urban Change. It summaries that the external wall types are: Masonry Cladding, Linit u-Channel Glazing System and Glazed Stick Curtain Walling System. In addition to the principal wall types, there are ancillary components are not deemed to be material to external wall fire performance. There are private balconies mix of cantilevered and recessed balconies as well as enclosed wintergardens. The external wall have Phenolic insulation and no cavity barrier present. 24hr concierge in Vancouver House.
Premises Description	Montreal House is a modern tenanted residential building. The building comprises 10 floors (basement, ground, and 1-8) and 169 self-contained residential flats and is divided into 4 Cores. Multiple commercial units are located on Ground Floor. The commercial properties have their own access with no access internally to areas featuring residential flats It is understood that a small proportion of the residential flats are demised to social housing (1-30). Block A (Building 1) is managed by Clarion Housing. There is also a basement car park area. Plant room areas and refuse rooms are located within the basement area. A communal gym is also provided at ground-floor level. Management and concierge office located in another block (Vancouver House) immediately across the road from Montreal House. Access to each entrance is controlled via an access control system. CCTV is provided. Access to the residential units is controlled by the owner/occupier. Access to the car park and refuse room is also controlled. Vancouver House (also managed by First Port) is

	manned by concierge 24/7. First port is in partnership with Hampshire Fire & Rescue Service. Core B, C & D are linked at 8th floor.
Exterior Wall Cladding	Brick slips, Glass, Other
Exterior Wall Insulation	PUR / PIR Foam, Phenolic foam

Cladding/Insulation details confirmed by Fire engineers report

Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	8 January 2027
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	No.

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	MONTREAL HOUSE SURREY QUAYS ROAD LONDON SE16 7AP
Responsible team	FSD SOUTH-LEW-GREEN-BEX
Occupancy Type	Occupier - multi occupancy
Property Use	D - Purpose Built Flats>=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	7.00
Reinspection Date	8 January 2027
Last Inspection	29 July 2026
Total Capacity	0
Maximum number of people	>100
Property Size for use	Very Large 10301m² to 12600m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	linked means of escape
Specific lone worker risk	No.
Primary Authority Partnership	Direct - Hampshire Fire & Rescue

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	linked means of escape
# Fire fighting shafts	4
Engineered solution?	YES
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	MONTREAL HOUSE SURREY QUAYS ROAD LONDON SE16 7AP

Owner/Co-Owner

Name	Aviva Investors
Person	The Company Secretary
Position	The Company Secretary
Address	80 Fenchurch Street London EC3M 4AE
Telephone	02078096000
URL	avivainvestors.com

Managing Agent

Name	First Port Residential Property Management
Person	CEO
Address	Marlborough House Wigmore Place Wigmore Lane Luton LU2 9EX
Telephone	02077401507
URL	firstport.co.uk

On Site Representative

Name	4.1 stport Limited
Person	[redacted]
Position	Associate Director
Address	Maple Quays Concierge Office Vancouver House Surrey Quays Road London 4.2 16 7BU
Telephone	4.3 [redacted]
Mobile	4.4 [redacted]
Email	[redacted]
URL	firstport.co.uk

Other relevant contact - CHANGED

Name	Clarion Housing
Address	Company Secretary Clarion Housing Group 5th Floor, Greater London House Hampstead Road London NW1 7QX
Email	Governance.Team@clarionhg.com

Other relevant contact - CHANGED

Name	4.5 stport Limited
Person	[redacted]
Position	Assistant Development Manager
Address	Maple Quays Concierge Office Vancouver House Surrey Quays Road 4.6 16 7BU
Telephone	4.7 [redacted]
Mobile	4.8 [redacted]
Email	[redacted]
URL	firstport.co.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Type 1 fire risk assessment (FRA) is carried out by 4.9 [redacted] of Firstport Property Services Ltd dated 4/2/26. Significant findings and action plan are recorded. FRAEW completed by Urban Change in November 2025 highlights issues with the external wall construction and details interim measures and remediation requirements. For this reason, the building evacuation strategy has changed to simultaneous evacuation supported by L5 fire alarm system in communal areas and linked heat detectors inside the rooms adjacent to external wall. A letter was forwarded by responsible person to me from 4.10 [redacted] 4.11 [redacted] dated 7/10/26 stating that the contractors are appointed in the early 2027 for external wall remedial work.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
During audit all blocks (A, B, C & D) were inspected. At the time of the inspection it was noted that some riser cupboards across all blocks had excessive gaps between the two door leaf. This issues had been repaired and photographic evidence were sent. In-house housekeeping system in in place whereby every week all fire safety provisions are visually inspected including all communal areas. Any defects found are reported and dealt as soon as possible. Gas safety annual checks carried out by Shastid Energy Ltd - 2/9/26. 5 year electrical installation condition report dated 11/9/23 with satisfactory for all four blocks. PAT testing - 1/26.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
A fault was displayed on the fire alarm control panel at the time of audit. A contractor was present on site and reported that the fault related to a defective detector head within a residential flat and was being investigated. A green power indicator was displayed on the panel indicating that the system has a healthy power supply. Fire alarm L5 system is installed in communal areas and linked heat detectors inside the flat - rooms adjacent to external wall is installed to support simultaneous evacuation strategy.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations
An automatic opening vent is provided at the head of each of the internal escape stairwell providing a 1.5m2 free area. Fan assisted smoke ventilation is provided within the residential communal corridors as a mitigating measure for the extended travel distance within these areas. AOV's are operated via smoke detection within the common corridor on each floor independently. On activation the AOV on this corridor, the AOV at the head of the staircase and the AOV at the head of the smoke shaft will open. All remaining AOV's will remain closed. The stairwell door will be ajar for makeup air. This cause and effect was carried by engineer at the time of the audit. AOV panel located within the ground-floor area of each block. The basement car park area is provided with jet impulse
fans as well as natural ventilation. Electric charging pod are not provided. Shutter to exit will fail safe with emergency push button and on activation of fire alarm. Emergency lighting and fire exit signage were adequately provided. All escape routes were kept clear of any storage. At the time of the audit, it was noted flat door 5.1 [redacted] was damaged. This block is managed by Clarion Housing. Each block had internal staircase and additional staircase from the from the basement car park into the ground floor.

FAILURE
Article 14 Flat Front Door Specific
Please refer to Article 17.
REMEDY
Please refer to Article 17.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
The fire plan as simultaneous evacuation is displayed in the form of fire action notices provided throughout the common areas of the building. No PEEPS being identified by responsible person.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
High Risk

Observations
Fire safety provisions are provided and maintained:

Perioidc lift inspection by HSB - 9/1//26 & 4/7/26
AOV by Colt - 5/4
DRM - DRFS Central Ltd - 1/10/25 annual
EL - Energicity 3 hr discharge test 17/1/26
L5 fire alarm installed by Firetecnics - 3/6/26
Lift - annually 1/10/26
Weekly test on AOV, lift, DRM , FA carried out by in house

During audit it was noted flat door 6.1 [redacted] was damaged. This block is managed by Clarion Housing.

FAILURE
Article 17(1)Flat doors-Common parts exit routes
The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.
During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the 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 doors that do not provide 30 minutes fire protection to the access route. At the time of the inspection it was noted that Flat door 6.2 [redacted] was extensively damaged.
REMEDY
Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape.

Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should

Article 17
(continued)

have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance.

Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
All staff at the reception desk and concierge located at Vancouver House are given fire safety training including refresher every six months.

Art 21a

Fire safety information given to all residents. The information consists of evacuation strategy, checking fire doors, escape routes and PEEPS.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, it was noted that all breaches inside the riser cupboards were sealed with intumescent mastic bait fire resistant material and stickers were displayed with company's name and date of installation.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
Art 10: P&P measures are in place - FRA, fire safety provisions and fire doors.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
No dangerous substances on site - N/A

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
FFE not required in communal areas.

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

Safety Evaluation
Broadly Compliant

Observations
No dangerous substance on site.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
Competent person such as fire risk assessor are employed to undertake P&P measures.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
Concierge on site 24/7 and information on fire safety is given. This was demonstrated at the time of the audit.

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

Safety Evaluation
Broadly Compliant

Observations
Information are provided to employees from outside undertakings including hot work permit.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
Firstport Property Services Ltd and Clarion Housing (Only Block A) are the managing agents for the residential. Copy of the FRA for commercial use are also available.

Quarterly visual inspection of the communal doors were undertaken on 10/7/26
Annual visual inspection of the front flat doors - 1/10/26
weekly/monthly visual inspection of AOVs, lift, DRM, FA & EL are carried out and log book kept in the office
Wayfinding signage was adequately provided in communal areas. However, signage on stairs were not compliant. The responsible person assured me that order will be placed to replaced.

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
Employees are given training and are fully aware of their duties while at work.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
N/A

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Firefighting shaft is located on each block consisting of a firefighting stair, firefighting lift and smoke ventilation and dry riser mains. The inlets are located at the front of the building. Wayfinding signage provided in communal areas, however, signage on stairs were inadequate. RP will replace with appropriate wayfinding signage. SIB is located inside the manager's office with building plans, contact details, copy of FRA. No PEEPS identified.

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
Not Applicable

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation
Not Applicable

Observations
None

Article 31 - Current prohibition notices

Safety Evaluation
Not Applicable

Observations
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

7/10/26

Time of audit

10.30

Reason for audit;

Audit was carried out due to simultaneous evacuation strategy.

Conclusion

Fire safety audit was carried out due to simultaneous evacuation strategy in place. Those present were [redacted] and fire alarm engineer (Firstport) and [redacted] (LFB). At the time of the audit, all four blocks namely A,B,C & D were inspected. Areas inspected were riser cupboards, communal doors, sampled front flat doors, means of escape, basement, compartmentation, DRM , lift, EL and cause and effect of smoke ventilation system. During audit it was noted that riser cupboards had excessive gaps between two door leaf and intumescent brushes were missing on some doors. Sampled front flat door No. 7 was not shutting effectively. The repairs works have been carried out and photographic evidence was forwarded by the RP. However, front door 12 on Block A was damaged. This block is managed by Clarion Housing. All weekly visual inspection of fire safety provisions checked on site. All paperwork including building plans were provided in SIB. Overall housekeeping and attitude towards fire safety is very good. No issues noted in means of escape.

Extent of premises audited

Al riser cupboards, communal doors, sampled front flat doors, means of escape, basement, compartmentation, DRM , lift, EL and cause and effect of smoke ventilation system.

Justification of audit outcome

Those present at the time of the audit were [redacted] and fire alarm engineer (Firstport) and [redacted] (LFB). The deficiency noted during audit was notified to [redacted] (manager). He instantly logged all the defects and placed order for wayfinding signage. A photographic evidence was also sent for repair work on riser cupboard doors and front flat door No. 7. However, Flat door [redacted] not been repaired as it is managed by Clarion Housing. The outcome of audit is minor NOD will be served to Clarion Housing with 12 week time limit.

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

12

Specific instructions for Admin to Action

Hi Admin please send minor NOD with 12 week time limit to:
Company Secretary
Clarion Housing Group
5th Floor, Greater London House
Hampstead Road
London
NW1 7QX

copy to 12.1 [redacted] at
12.2 [redacted]

Compliance calculation & signature

Compliance Level	2 - Above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	1.9
Actual Risk Score	5.3
Risk Score	5.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
240	150	420

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.2

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 4.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.4

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.5

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.6

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.7

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.8

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.9

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.10

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.11

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 5.1

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 6.1

Exemptions/exceptions:

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Redaction 6.2

Exemptions/exceptions:

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Redaction 11.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 11.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 11.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 11.4

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 11.5

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 11.6

Exemptions/exceptions:

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Redaction 11.7

Exemptions/exceptions:

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Redaction 11.8

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Redaction 12.1

Exemptions/exceptions:

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Redaction 12.2

Exemptions/exceptions:

- S.40 - Personal Information