Open Agenda

Cabinet

Tuesday 2 December 2025
11.00 am
Ground floor meeting rooms, 160 Tooley Street, London SE1 2QH

Appendices

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Date: 24 November 2025

APPENDIX 1 Agenda Item 8

Meeting Name:	Housing Scrutiny Committee
Date:	14 October 2025
Report title:	Marie Curie Recommendation to demolish subject to Cabinet Decision in December 2025
Cabinet Member:	Councillor Helen Dennis Cabinet Member for New Homes & Sustainable
Ward(s) or groups affected:	St Giles Ward
Classification:	Open
Reason for lateness (if applicable):	N/A

RECOMMENDATION(S)

Recommendation(s) for the Scrutiny

That the Housing Scrutiny Committee:

1. **Notes the recommendation to demolish Marie Curie will be presented to Cabinet in December 2025** and the council must consider appropriate steps to address the findings of the recent Type 4 Fire Risk Assessment in 2025 (appendix 1).

2. **Notes all the options considered in reaching the recommended option** Recognises that a range of alternative options were thoroughly investigated prior to arriving at the recommendation for demolition, including refurbishment and phased compliance works.

3. **Notes the cost comparison between options**
Acknowledges the financial implications, which demonstrates that the cost of alternative remediation options significantly exceeds or offers less long-term value compared to the proposed demolition and redevelopment approach.

4. **Notes the departure from the original Cabinet recommendation (2022)**
Acknowledges the deviation from the 2022 Cabinet-approved recommendation to undertake Phase 2 fire safety works and remediation. This change reflects the impact of updated fire safety regulations, the introduction of a new compliance sign-off process for high-rise buildings, ongoing market volatility, inflationary pressures, and sustained financial strain on the Housing Revenue Account (HRA).

5. **Notes that Marie Curie and Lakanal House are sister blocks** located on the Sceaux Gardens Estate and share similar architectural features, including their duplex 'scissors flat' design and concrete frame construction. However, the decision-making context and safety interventions for each block differ significantly due to the following factors:

- Post-Incident Investment and Remediation at Lakanal: Notes in 2015/16 as part of the council's QHIP programme a contractor was appointed to carry internal, external and FRA works to Lakanal. These works were completed under the then 2022 Building Safety Act and complieed with its requirements. Following the Grenfell fire in June 2017 and the recommendations arising from this, new building safety legislation was put in place which has very stringent requirements for matters relating to fire. Lakanal is safe and compliant with the then 2022 Building Safety Act and does not require the extent of works needed for Marie Curie.

- Regulatory Changes Since Lakanal Works: The introduction of the **Building Safety Act 2022** has significantly raised the compliance threshold for high-rise buildings. The new legislation mandates stricter fire safety standards, ongoing monitoring, and a "Golden Thread" of documentation, which were not required at the time Lakanal was remediated. These changes have materially impacted the feasibility and cost of similar remediation at Marie Curie.

- Structural Integrity and Explosion Risk at Marie Curie: Unlike Lakanal, recent structural surveys at Marie Curie have identified critical risks including:
    a. Structural degradation due to humidity
    b. Insufficient reinforcement cover and carbonation
    c. Presence of gas creating explosion hazards
    d. The building nearing or exceeding its original design life

6. Notes the progress with the resident engagement and rehousing of residents and buy backs of leaseholder properties.

REASONS FOR RECOMMENDATIONS

7. Ensuring the safety of residents within their homes is of paramount importance to the Council in its role as a landlord. In line with the findings of an independent fire risk assessment and fire stopping report received in February 2025, it has been confirmed that, although remedial works can be carried out on the Marie Curie block, the Council would still be required to undertake ongoing monitoring and maintenance to ensure the block does not fall into an 'intolerable' condition.

8. This status would necessitate ongoing monitoring and maintenance by the Council to manage residual risks and ensure continued compliance. Given the limitations of this approach and the long-term resource implications, the findings reinforce the need to explore alternative options, such as full demolition and redevelopment, to deliver a more robust, sustainable, and future-proof solution for resident safety.

9. In 2022 the recommendation to Cabinet was to carry out Phase 2 works, outlined in paragraph 35 of this report, however changes required as a result of the Building Safety Act, in addition to significant changes to market conditions and a rise in inflation means that this option is no longer affordable.

10. The recommendations from a recent fire safety report highlighted that whilst fire safety remedial works can be carried out to bring the block in line with the new legislation the block would still require the council to maintain and review the block on a regular basis to safeguard the building falling into an 'intolerable' status.

11. Due to the level of uncertainty that remains in regard to the market, the low number of residents remaining in the block and to ensure resident's safety the recommendation supports demolition over refurbishment based on the available surveys, information and reports

12. To maintain continuity for residents, estate and key stakeholders, the proposal is to bring the Marie Curie scheme together with the Florian and Racine sites on the Sceaux Gardens Estate as part of the Southwark Construction Development Agreement (DA) Future Programme for new homes.

BACKGROUND INFORMATION

13. Marie Curie is a 16-storey residential block of 98 2-bedroom apartments, each have two levels and are known as a duplex or 'scissors flat' located on the Sceaux Gardens Estate in Southwark. It is a sister block to Lakanal. The block is a concrete frame building constructed circa 1960 and is defined as a higher-risk building (HRB) under the Building Safety Act 2022 as it is over 18m. Of the 98 properties, 11 were owned by leaseholders.

14. Marie Curie was originally part of the wider Sceaux Gardens Estate 2019/21 major work programme, the Quality Housing Investment Programme (QHIP).

15. Following a report from a resident in November 2020 who was concerned about a potential breach in the compartmentation of Marie Curie as they reported smells from incense and scented candles in a neighbour's flat. Southwark Council carried out an intensive fire risk survey in an empty flat in the block and found that there was a possibility of a breach in fire safety compartmentation.

16. The findings and the recommendations of the survey, in conjunction with the Fire Risk Assessment strategy report for the block, were reviewed and incorporated into an overall feasibility report for works recommended to the building, which included the QHIP works.

17. The findings of the Fire Strategy report identified that extensive work was required to the properties which would be intrusive and very disruptive to the residents and would need to be delivered in two phases to minimise as far as possible any disruption to residents.

18. In 2021, it was recommended that Phase 1 can be reasonably carried out with residents in occupation as is similar in nature to the type of work normally delivered through major works programmes. Phase 2 includes more intrusive works and cannot be reasonably delivered with residents in situ and vacant possession was required to carry these works.

19. In September 2021, Cabinet approval was obtained for the council to

commence the rehousing of tenants in Marie Curie and to start the individual negotiations to acquire (buy backs) the leasehold properties. All tenants were given Band 1 priority on Choice Based Lettings and currently only three tenants remain in the building. The council have bought back eight leasehold properties with three remaining leaseholders in occupation.

20. All council tenants have the right to return.

21. In May 2021, the council completed the installation works of a communal fire alarm system (LD5) and upgraded internal smoke and heat detectors (LD1) to individual residential properties.

22. In October 2021, detailed design work were progressed through the councils partnering contractor this included:

- Smoke Modelling (used to provide fire strategy)
- Fire Strategy report
- Fire Risk Assessment report
- Fire Stopping report

STRUCTURAL SURVEY CARRIED OUT SEPTEMBER 2025

23. A comprehensive structural survey is currently underway at Marie Curie to assess its overall integrity and suitability for continued occupation or refurbishment. While the full Building Structural Safety Case Report is expected shortly, initial findings have already identified several critical concerns that pose serious risks to life safety and the long-term stability of the structure. These emerging issues ranging from structural degradation due to humidity, insufficient reinforcement cover, and explosion hazards, to the building nearing or exceeding its original design life highlights the urgent need for decisive intervention. The following summary outlines the key risks identified to date, which collectively reinforce the high-risk profile of the building and the need to consider alternative options, including full demolition.

24. Structural Degradation from Humidity

- Prolonged exposure to elevated humidity levels and water leaks in some instances has caused deterioration in structural components:
- Internal staircases within flats
- Spine blockwork walls separating flats from communal corridors.
- This deterioration raises doubts about their continued structural reliability.

25. Insufficient Reinforcement Cover & Carbonation Risk

- Survey data indicates inadequate concrete cover to reinforcement in slabs and walls across multiple areas.
- This has led to extensive carbonation, increasing the risk of reinforcement corrosion.
- Fire resistance is significantly compromised, increasing the likelihood of premature failure or localised collapse during a fire event.

26. Presence of Gas and Explosion Risk

- The confirmed presence of gas within the building creates a serious explosion hazard.
- In combination with weakened structural elements, any ignition event, including the risk of combustion of lithium batteries, could lead to catastrophic structural failure, including progressive collapse.

27. Exceeded/Neared Design Life

- The original structure was designed for a lifespan of approximately 50–60 years.
- The building has now exceeded or neared this intended design life, further compounding all other risks.

28. The above concerns reflect a critical combination of structural, fire, and explosion hazards. Their interaction increases the potential for minor incidents to escalate into major, life-threatening emergencies. The forthcoming Building Structural Survey Case Report will provide detailed comments on these findings, including root causes and recommended mitigation measures. However, based on current evidence, Marie Curie presents a high-risk profile that warrants urgent and comprehensive intervention to ensure resident safety, and the structural integrity is maintained.

OPTIONS CONSIDERED

29. This section outlines the options available for addressing fire safety and structural concerns at the Marie Curie Building. Following updated fire safety legislation and the findings of a recent Type 4 Fire Risk Assessment and fire stopping report, the Council has reassessed its previous approach.

30. While Phase 2 refurbishment works would only achieve a building status that could fall into an ‘intolerable’ safety status if not carefully and regularly managed and controlled.

31. In parallel, a more comprehensive option involving stripping the building back to its superstructure and rebuilding to current standards has been scoped.

32. Additionally, demolition is considered offering a permanent resolution to fire safety concerns and potential to align with wider estate renewal objectives.

33. This section presents the scope, risks, costs, and implications of each option to inform Housing Scrutiny.

Option 1: Combination of Retrofit & Refurbishment works recommended in the 2021 Fire Risk Assessment Report

34. Progressing with options 1 & 2 refurbishment recommendations works would only achieve a building status that could fall into an intolerable safety status if not carefully and regularly managed and controlled. This may present challenges that would need to be addressed through detailed feasibility and risk management. According to advice from the Frankham Group, while the proposed fire safety interventions would bring the building into alignment with minimum compliance standards, this status implies that no major controls are

required *at present*. However, it also necessitates ongoing and proactive monitoring and maintenance of fire safety components. The full extent and nature of these requirements cannot be confirmed until the complete scope of works is defined, introducing uncertainty and long-term operational risk.

Original Scope of Works 2021 Fire Risk Assessment Report

35. Phase 1 – External refurbishment works to some of the communal areas, including the external envelope (all scaffold dependent works)

    - Under window panel renewals
    - Balcony balustrading renewals
    - Roofing renewal
    - External and some communal decorations
    - Concrete repairs, brickwork and pointing
    - Asphalt repairs
    - Asbestos removal (where required)
    - Fire Risk Assessment (FRA) works (including but not limited to refuse chute hopper upgrade/renewal; communal door renewals; window panel renewal; ventilation to communal corridors.

36. Phase 2 – Works in properties and communal areas

    - Door renewals including front entrance doors; secondary means of escape doors and internal doors
    - Communal decorations
    - Internal refurbishment works to properties including compartmentation and fire safety works
    - FRA works (including communal corridors)
    - Asbestos removal where required to carry out works.
    - Landlord's electrics
    - Services (renewal of services and risers within block / properties
    - Removal of gas from block
    - Heating works
    - Replacement of communal ventilation system with individual ventilation (this will also require the replacement of one bedroom window in each property
    - Removal of gas supply from block
    - Installing an automated fire suppression system – Options appraisal to be provided for consideration on sprinklers or misting systems
    - Options appraisal on upgrade works to under-croft for non-residential accommodation.

37. The original scope of works includes extensive internal and external upgrades, fire safety improvements, and service renewals. However, the retrofit nature of the works introduces several technical and strategic risks.

38. Progressing with the retrofit & refurbishment works recommended in the 2021 Fire Risk Assessment Report presents significant challenges that would require robust planning and ongoing management to ensure long-term viability. The building would still require ongoing monitoring and maintenance

to manage residual risks as it call fall into an ‘intolerable’ fire safety status. The full extent of these requirements cannot be confirmed until the complete scope of works is defined, introducing uncertainty and operational complexity.

Option 2: Strip the building back to superstructure

39. This scope outlines the services required to strip back Marie Curie to its structural frame and rebuild it to meet current fire safety regulations and compliance standards. While this option presents potential sustainability and carbon benefits through the retention of the existing structural frame, the feasibility of this approach requires further investigation, particularly in light of emerging structural concerns.

40. The initial findings provided by the structural engineer identified critical concerns including deterioration of key structural components due to prolonged humidity exposure, insufficient reinforcement cover leading to carbonation and corrosion risks, and compromised fire resistance. Additionally, the presence of gas within the building introduces further risk.

41. These factors raise serious doubts about the long-term integrity and safety of the existing frame. Retaining it may not only limit the scope for redesign and reconfiguration but potentially reduce the number of homes that can be re-provided. This will also introduced complexities in meeting compliance and current Building Safety and Building Control requirements.

Scope of services – subject to full review by Fire Engineer:

42. Pre-construction phase:
    - Full building condition survey and fire risk assessment
    - Structural integrity assessment of the existing frame
    - Asbestos and hazardous materials survey
    - Development of a detailed demolition and rebuild programme
    - Liaison with building control, Fire Safety Officers and relevant regulatory bodies
    - Planning and procurement of necessary statutory approvals
    - Demolition and strip out
    - Removal of all nonstructural elements including internal finishes, MEP systems d fire protection systems
    - Rebuild and compliance works
    - Installation of compliant fire-rated materials and systems e.g. fire doors, compartmentation, alarms and sprinklers
    - Reconstruction of internal layouts to meet fire escape and access standards
    - Upgrade of MEP systems to meet current fire and building regulations
    - Installation of compliant external systems (EWS and insulation
    - Fire safety inspection

43. Once again there would be several exclusions and caveats including:

    - All works would be subject to findings from initial survey and may require scope adjustments

- Programme timelines are indicative and could significantly be extended if further issues were identified
- Additional works identified during construction would be subject to variation

44. An engineer will be required to confirm how long these works could extend the lifetime of the building.

Option 3: FRA & Firestopping Works

45. These fire safety works would only achieve building status that could fall into an 'intolerable' safety condition if not carefully and regularly managed and controlled.**Scope of Works:**

46. Full Intrusive fire door survey in every flat entrance door and every communal door, for the purpose of:
    - Creating a complete asset list
    - Record what is currently in situ and assess its condition
    - Determine whether each door can be remediated or needs replacing

47. There are risks associated with certifying remediated doors. Certification depends on the evidence available for each door, such as:
    - Whether it was installed by a third-party accredited company
    - Whether there is proof that it was manufactured correctly by an accredited manufacturer with approved test evidence
    - Whether records exist to substantiate this evidence

48. Where such evidence is lacking, remediations cannot be certified, the works would only be considered a "betterment." While the doors may appear sturdy (44–54mm thick), and Fire Engineer can make them as compliant as possible, without the proper chain of evidence, the Fire Consultant would not certify the works.

49. Replacement of all the doors
    - Removal of the full existing doorset (leaf & frame)
    - Preparation of the substrate
    - Installation of a new, fully factory-finished doorset by Gunfire (third-party accredited installer), manufactured and tested by one of our approved suppliers

50. These new doors would then be signed /off under our LPCB accreditation scheme, providing a full "golden thread" of documentation from manufacturer through to installation and final certification.

51. In addition to the doors, the Fire Engineer has recommended
    - Full survey of 100% of communal areas
    - A sample survey of 10% of flats (in this case, 10 flats)

52. This approach would provide cost certainty, help identify access issues, and ensure you have a compliant bid ahead of any passive fire protection works.

53. The quotation provided below are high level estimates based on desktop evaluation. Actual figures could be provided following an initial Fire Engineer survey and visit. The are a number of unknowns which need to be investigated to provide a significant level of certainty.

54. An engineer will be required to confirm how long these works could extend the lifetime of the building

Fire Stopping Works – Cost Estimates

Works	Locations	Costs
Fire stopping Compartmentation Works	98 flats plus 100% of communal areas.	£350,000.00
Communal Fire Door Replacement	8 double-glazed doors on each floor on 14 floors.	£450,000.00
Front Entrance Replacements	98 front entrance doors.	£200,000.00
	Circa Total Works	£1,000,000.00
	Prelims Cost	**10% = £1,100,000.00**

55. The Fire Engineer has provided several caveats and exclusions which raise questions about whether this option can fully meet the new safety standards without further intervention.

Option 4: Demolition

56. Demolition of the block once it becomes vacant would
    - Immediate removal of fire safety risks.
    - Immediate removal of ASB, squatting, vandalism and other criminal behavior.
    - Avoids further expenditure on temporary mitigation i.e. security cost.
    - Accelerates estate renewal and redevelopment.
    - Meets the recommendations in the Fire Risk Assessment

57. This option will also mitigate any security cost the council will incur during the vacant period, which is estimated to be in the region of approximately £12k per month based on a similar scheme of this size.

58. If the council decides to demolish the block once it is vacant, a full survey of the condition of the block will need to be carried out to determine the extent of the demolition works. The condition survey will include a priced schedule which will provide an estimated budget cost. An indicative cost for demolition is estimated at £3m excluding strip out cost and consultant fees, day to day management fees and security of the block based on similar sized blocks that have been demolished on other estates.

59. To ensure new affordable and safe homes are provided the Council would seek to accelerate estate renewal and redevelopment.

Risk Register:

Risk	Level	Mitigation
Structural Risk: Potential discovery of frame defects requiring redesign or reinforcement.	High	Conduct thorough pre-construction structural survey; allow contingency in budget and programme
Uncertainty around lifespan and integrity of existing concrete frame	High	Commission structural assessment; consider full demolition if lifespan is limited
Regulatory Risk: Changes in fire safety legislation during the project lifecycle	High	Monitor regulatory updates; maintain flexibility in design
Complexity of meeting compliance and Building Control requirements in retrofit	High	Engage early with Building Control; consider full rebuild to simplify compliance
Asbestos or hazardous materials found	Medium	Commission full asbestos survey prior to works; engage licensed removal contractor
Delay in regulatory approvals (Building Control, Fire Safety) HRB Gateway delays	Medium	Early engagement with authorities; submit documentation promptly
Refurbishment may require redesign, with implications on the existing floor plan	Medium	Conduct feasibility study to assess design constraints and optimise layout
Supply Chain Risk: Delays or cost increases due to market volatility or material shortages.	Low	Early procurement planning; identify alternative suppliers

CONSIDERATIONS

60. There are a number of reasons why the refurbishment of Marie Curie presents considerable challenges, and while not currently recommended, remains a subject for the scrutiny committee:

    a. The reputational risk and damage to the council should the fire remedial works fail, not be compliant with the building regulations or stand up to scrutiny.

b. The initial structural survey has highlighted concerns which states the building has a high-risk profile that warrants urgent and comprehensive intervention

c. The current estimated costs for the retrofit and refurbishment work Option 1 is priced at £22,354,097 (which does not include the fire safety works).

d. The additional complexities associated with the new building safety legislation have significantly reshaped the regulatory framework for building design, construction, and management. It introduces a range of obligations that should be carefully managed such including expanded Duty Holder responsibilities; The 'Golden Thread' of information and stricter enforcement mechanisms

e. The works would need to be procured as a standalone project and with a specialist contractor because of the fire safety works.

f. Detailed designs need to be produced to mitigate construction risks and ensure integration of potential new fire safety systems

g. The fire safety work is developed to RIBA 3+ to reduce the risk to the council

Resident Engagement

61. Pending the formal Cabinet decision to demolish, a letter has been written to residents including the TRA Chair informing them the council will be going to Scrutiny in October and Cabinet in December seeking formal approval to demolish the building.

62. The letter will outline the recommendations in the fire risk survey report, reiterate the importance of residents moving due to the health and safety issues identified with the building and request they contact their Resident Service Officer (RSO) at the earliest opportunity.

63. The Council will continue to assist tenants with finding a new home that meets their needs and arranging viewings on their behalf if needed.

Communication with Chair of the TRA & Hall Relocation

64. The Council will hold discussions with the Chair of the TRA and its members to discuss an alternative location for them during the demolition stage. If the block is going to be demolished prior to the Development Agreement commencing the council will need to work with the TRA to find suitable accommodation that meets the needs of the association and other users.

KEY ISSUES FOR CONSIDERATION

GLA Ballot Exemption

65. It has been established that the Health & Safety exemption to the Estate Regeneration Ballots applies to Marie Curie due to the fire safety report recommendations.

66. The council will be required to submit evidence in accordance with the ***GLA Exemption 2 guidelines (Appendix 2)*** justifying why the current condition of the block represents an unacceptable risk to the safety of residents. The council will need to provide evidence to support the application this includes steps the council has explored other than demolition to address the safety concerns and justification as to why these options have been ruled out.

67. Initial conversation has commenced with the GLA on this process and the exemption will be submitted after Scrutiny Committee.

Incorporation into Development Agreement

68. If Marie Curie were to be demolished, there would be a clear succession plan for the scheme as it would be brought into the Southwark Construction Development Agreement along with the Florian and Racine sites on the Sceaux Gardens Estate which achieved planning approval for 79 homes in April 2022 but was paused along with a number of new homes sites.

69. Given the close proximity of Marie Curie to the Florian and Racine sites, a high-level capacity study and financial appraisal assessment has been carried out to determine whether Marie Curie as a standalone project or combined with the Florian and Racine sites development would be viable. The appraisal outputs indicate that combining Marie Curie with these sites would create a larger number of homes and be a more sensible use of the combined sites.

70. Therefore, the site would not remain vacant for a long duration and the anticipated start on site could be as early as 2028, subject to viability and discussions with the GLA on grant levels.

71. This would be subject to the council's governance process, resident engagement and planning approvals. The DA process was launched in February 2025 to appoint a developer for two Lots and pipeline sites. Marie Curie along with the Florian and Racine sites are part of the pipeline sites which are not committed but can be delivered if the developer comes back with options that meet the council's objectives.

Block Security

72. The security of Marie Curie is one of Southwark's highest priorities. With the occupancy level of the block being low level, an options review will need to be carried out to determine what methods of security needs to be in place particularly given the close proximity to the Aylesbury Estate which is

experiencing a high degree of squatting and anti-social behavior. Steps to mitigate these actions will be taking place on the Aylesbury Estate in the coming months which may see those carrying out the activities looking for alternative places to occupy.

73. Demolition of the block will mitigate the risks associated with potential anti-social behavior and security costs.

Compulsory Purchase Order

74. Implementing a CPO in the UK is a multi-stage process that typically takes 18 to 24 months, though it can vary depending on complexity, objections, and legal challenges. As this is such a lengthy process and most leaseholders have already vacated the building it would not be advisable for the council to take this route.

75. There is cross council collaboration to obtain vacant possession of the building prior to and after a formal Cabinet decision has been made, without a CPO.

Financial implications

76. If Phase 2 works were to progress, they could have both revenue and capital implications.

Activity	Estimated cost
Waking watch service from November 2020 to June 2023	£1,610,000
Appointment of two temporary resident services officers for six months and eighteen months respectively to provide the necessary intensive resident engagement and support.	£90,000
Associated payments to 85 tenants requiring rehousing	£288,000
Total estimated cost	**£1,988,000**

77. As the building has been significantly below occupancy since 2021, there has been a significant loss in rent and service charges for the HRA. However, the annual loss in rent and service charges based on 2021-2021 rent levels and service charge rates for Marie Curie is circa £489k.

78. To date we have paid home loss payment of £6,500 per tenant which has been capitalised, estimated to be £552k.

79. There are 11 properties owned by leaseholders and the council has purchased 8 at an estimated cost in the region of £2,247,000.

80. The existing housing allocations scheme takes into considerations circumstances where residents are required to move to enable essential

works to be completed within the property. This entitles tenants to the highest priority band 1 and has been applied to Marie Curie residents. Households would generally be rehoused into new properties based on their bed need.

81. To facilitate moves, it was agreed that households who are under occupying can bid for the same size property. Where a household decides to downsize, we will offer the incentive payment in addition to any other payment to residents set out in previous reports.

82. The overall objective of the proposal in accordance with the Housing Strategy is to improve the quality of housing accommodation in the Borough within the constraints of the funding available.

83. The new homes being delivered through the Southwark Construction Programme are in line with the council's principles and vision for a new housing strategy which is aimed at increasing the availability, affordability, and quality of homes in the borough.

POST DECISION IMPLEMENTATION

84. Southwark Construction will continue with the acquisition of leasehold buybacks and the relocation of the secure tenants.

85. Southwark Construction will commence the preparation of the gateway reports and procurement of a demolition contractor following Cabinet approval.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

86. N/A

Assistant Chief Executive, Governance and Assurance

87. N/A

Strategic Director, Finance

88, N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Title of document(s) (Insert hyperlink here)	Title of department/unit Address	Name Phone number
Title of document(s) (Insert hyperlink here)	Title of department/unit Address	Name Phone number

APPENDICES

No.	Title
Appendix 1	Fire Risk Assessment Report

AUDIT TRAIL

This section must be included in all reports.

Cabinet Member	Councillor Helen Dennis, Cabinet Member for New Homes & Sustainable Development
Lead Officer	Stuart Davis, Director for Southwark Construction
Report Author	Margaret Burrell, Strategic Lead, Southwark Construction
Version	Final Report
Dated	6th October 2025
Key Decision?	Yes

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Assistant Chief Executive, Governance and Assurance	No	No
Strategic Director, Finance	No	No
List other officers here		
Cabinet Member	Yes	No
Date final report sent to Constitutional Team		06/10/2025

Note: Consultation with other officers

If you have not consulted, or sought comments from the Assistant Chief Executive, Governance and assurance or the Strategic Director of Finance, you must state this in the audit trail.

REPORT CLEARANCE CHECKLIST
(Removed prior to publication and retained by the Constitutional Team)

Note: All reports must be cleared by the appropriate Cabinet Member, Chief Officer Director, Legal, Finance as a minimum. Report authors should also engage with subject matter experts from other service areas where this is required (e.g. procurement, equalities, risk, etc.). The name and date that Cabinet Member, officers cleared the report must be included in the table below or the report will not be accepted for publication by the Constitutional Team

Author to complete TABLE BELOW:

Who	Clearance Date	Name of Member/officer providing clearance
Cabinet Member [**note**: this is the final clearance once all the below have been received]	**6/10/2025**	**Councillor Helen Dennis**

LMB (Lead Member Briefing)		
CMT (Corporate Management Team)		
Chief Officer/Director		
Legal concurrence		
Finance		
List other officers here if applicable		

APPENDIX 2

FRANKHAM RMS

Fire Risk Assessment

Marie Curie House
Sceaux Gardens
London
SE5 7DG

SURVEY DATE: 04-02-2025

DATE OF ISSUE: 26-02-2025

STANDAGE

Southwark Council

FRANKHAM RMS

Fire Risk Assessment Report

Type of assessment	Type 4 Fire Risk Assessment
Date of assessment	03/02/2025 to 04/02/2025
Strategic review frequency	Annual
Next assessment due	04/02/2026
Name of Assessor	Tim Davies
Address	Marie Curie House, Sceaux Gardens, London, SE5 7DG.

* The periodic review is subject to the risk remaining the same as that encountered at the time of this assessment, if the risk changes then a review may be required earlier than the date given above.

Applicable Fire Safety Legislation:

The Regulatory Reform (Fire Safety) Order 2005 (RRO)

The Fire Safety Act 2021

The Fire Safety (England) Regulations 2022

Housing Act 2004

FRANKHAM RMS

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FRANKHAM RMS

Scope of Report

This Fire Risk Assessment was undertaken by Frankham Risk Management Services to assist Southwark Council in satisfying their responsibilities under the RR(FS)O 2005. This assessment was undertaken with the assistance of Gunfire Ltd and a lift engineer.

As a Type 4 FRA, this survey involves a high degree of destructive exposure in order to appropriateness of the buildings' compartmentation, necessitating the presence of Gunfire to expose hidden areas of construction and ensure appropriate making good upon completion of survey/inspection. Additionally, this Type 4 FRA considers fire precautions, such as means of escape and fire detection within a sample of dwellings as well as the inspection of the respective dwelling entrance doors along with all utility / service areas in the common parts.

Overall, this provides the most comprehensive fire risk assessment possible based on the access available. However, it must be noted that whilst the building may not be fully compliant with current building regulations, the purpose of this report is to establish whether any departures from present benchmarks create significant risks and, if they do, to determine a realistic solution that can be implemented within the constraints of the existing structure and layout.

Risks identified as part of this fire risk assessment should be rectified by management actions and remedial repair programmes in accordance with ADB [1] and or relevant standards/ codes of practice.
This risk assessment only takes into account the life safety arrangements for the relevant part or parts of the building audited, and any risk or shortcoming that could affect the lives of any person or persons employed or relevant persons that may lawfully use or transgress through or by the premises.

Where areas are deemed inaccessible for safety reasons, could not be physically accessed, or were outside the visual range of our assessor, we cannot provide comment on these areas. Under these circumstances the responsibility for these areas remains solely with the duty holder.

Where fire compartments/fire dampers or ceiling voids were inaccessible on safety grounds they have not been examined, and responsibility for these areas remains with the responsible person / duty holder.

Frankham RMS accepts no responsibility to any parties whatsoever, following the issue of the survey report, for any matters arising outside the agreed scope of work.
This report is issued in confidence to the Client and Frankham RMS has no responsibility to any third parties to whom this survey report may be circulated, in part or in full, and any such parties rely on the contents of the survey report solely at their own risk.

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As from 1st October 2023, the 'Accountable Person' is reminded that it is their duty to operate a mandatory occurrence reporting scheme for high-rise residential buildings over 18m.
A building safety occurrence is an incident involving, or risk that could cause:

- structural failure, which poses a risk to people in and around the building
- the spread of fire or smoke, which poses a risk to people in and around the building

Examples of building safety occurrences that could meet the criteria of what must be reported to BSR, include:

- Defective building work, including defective competent person scheme work that has been done as part of the wider building work
- Fire safety issues likely to result in the spread of fire.
- The use of non-compliant products or incompatible compliant products in the construction of the building
- Inappropriate or incorrect installation of construction products
- Product failure against specification and claimed performance.

The accountable person must consider the outcome of this fire risk assessment. Where improvements have been highlighted that are considered to fall within the scope of MOR and meet the required threshold, the regulator must be informed.

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Building Description and Use

Building Use	
What are the premises used for?	Residential block of flats - General purpose housing
Type of occupancy (single or multiple)	Single
Is this premises a high-rise residential premises? (18 metres or at least 7 storeys)	Yes
Days and hours of which building is in use and any out of hours activities that take place?	The block is in use 24/7 by residents.
Approximate maximum number of occupants	18 (based on x 3 occupants per flat). The 'Waking Watch' onsite have advised that only 6 of the 98 flats are occupied.
Approximate maximum number of employees at any one time	No permanent management presence on site.
Approximate maximum number of members of the public at any one time	Unknown. Visitors to flats only.
Number of fire wardens / fire marshals on site	3 waking watch
Are occupants familiar with the layout?	Yes
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	No information provided. A mixed demographic is expected therefore possibly by persons with mobility, visual, hearing or cognition impairments.
Are the premises used for sleeping accommodation?	Yes
Are young persons employed within the premises?	No
Are there any occupants working in remote areas of the workplace, or working outside normal operating hours?	Yes (housing management, caretaking, maintenance staff & contractors may be present outside of normal working hours and work alone in remote areas).

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Building Use

Evacuation Strategy – e.g. phased, simultaneous etc.	The block was built to support 'Stay Put' fire action policy this has been changed to 'Simultaneous' fire action policy supported by 'Waking Watch 24/7' following an FRA and 'Deficiency Notice' served by LFB 18/12/2020 . 
Responsible person or person having control of the premises.	The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by Southwark Council to assist them to undertake the preventative and protective measures was not provided at the time of the assessment.

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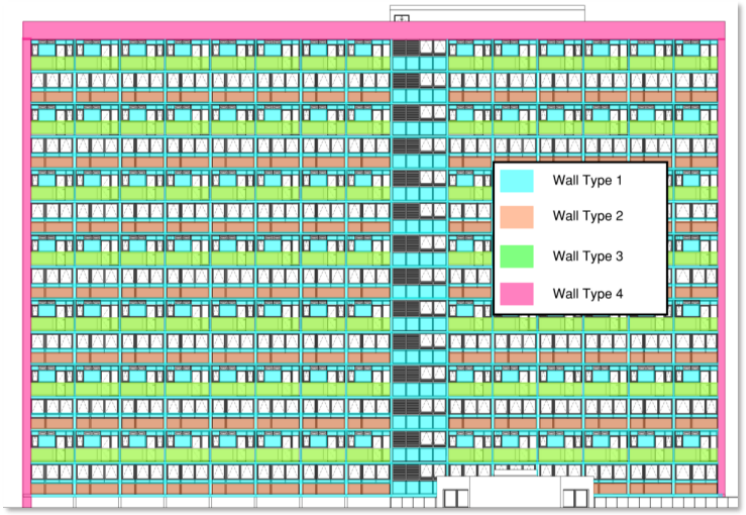
Building Description	
Age of Building	1960
Brief details of construction	RC (reinforced concrete) frame construction. Floors/soffits lift and communal escape stairway cores are in RC construction. Main cross walls between interlocking flats are in RC construction Internal walls are of solid blockwork forming central communal corridor access at each odd numbered floor level. Internal flat walls are mixture of RC and timber stud wall partitions. Internal floating floors (mounted on RC slab) and stairways in individual flats are constructed in timber. Flat entrance doors, secondary escape doors and internal doors to flats are composite timber construction. West end East elevations to flats are uPVC coated aluminium framed windows with double glazing and spandrel panels. Flank walls at North and South elevations are RC construction. Flat roof is RC construction, accommodation plant/lift motor rooms in block work with flat roof construction.
Brief details of any external wall system or specified attachments (incl balconies)?	Open deck communal escape balconies are RC construction. Marie Curie House has four wall types as follows: Wall Type 1 - Powder coated aluminium panels Wall Type 2 - Spandrel panels (powder coated aluminium) Wall Type 3 - Spandrel panels (plastic coated steel) Wall Type 4 - Reinforced concrete (mosaics/concrete)  Wall types on Front Elevation (Source: provided elevation drawing)
Approximate area in sqm of building footprint	700m²

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Building Description

Description of layout (include number of fire exits & stairs etc.)

Floor Level	Accommodation	Lifts x2	Single escape stairway
Ground	Bike store/Refuse store/ Electrical intake/ Community Makerspace	✓	✓
Upper Ground	Residents' community facility (*temp waking watch base)	x	✓
1	Flats(duplex) 1-14	✓	✓
2		x	✓
3	Flats(duplex)15-28	✓	✓
4		x	✓
5	Flats(duplex) 29-42	✓	✓
6		x	✓
7	Flats(duplex) 43-56	✓	✓
8		x	✓
9	Flats(duplex) 57-70	✓	✓
10		x	✓
11	Flats(duplex) 71-84	✓	✓
12		x	✓
13	Flats(duplex) 85-98	✓	✓
14		x	✓

The block contains 98 identical duplex flats located at the upper 14 storey floor levels. The design historically referred to as 'scissor section' is of a dual aspect arrangement of interlocking flats; each is provided with a lower level that has two bedrooms and a bathroom/WC, the upper level comprises of a kitchen and lounge area separated by a timber and glazed partition.

Access to the building is via a secure main entrance on the ground floor giving access to the lift lobby where two passenger lifts (max load x 6 persons each lift) are provided serving odd numbered floor levels only (lifts are not firefighting lifts in accordance with EN 81-72 but are provided with FRS override controls). The single communal escape stairway is accessed separately from the lifts via an external open stairway through a secure door located at upper ground floor level.

The ground and upper ground floor levels have no residential accommodation. The ground floor accommodates the following which do not share any escape routes with the upper floor flats:

- Integral refuse storeroom with main electrical intake (external access only).
- Community cycle hub(external access only).
- Community Makespace (external access only).

The upper ground floor level accommodates the following:

- Residents' community facility (TRA Hall) with an additional linked hall and external escape stair (* this area is currently used as a base for the

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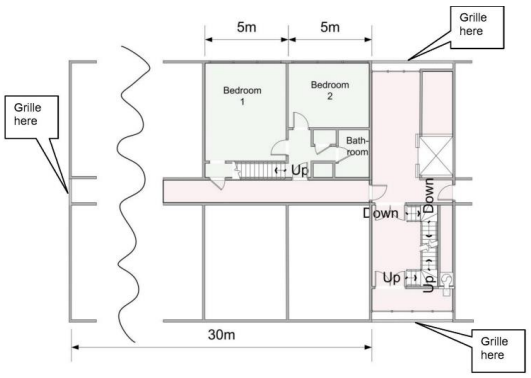
Building Description

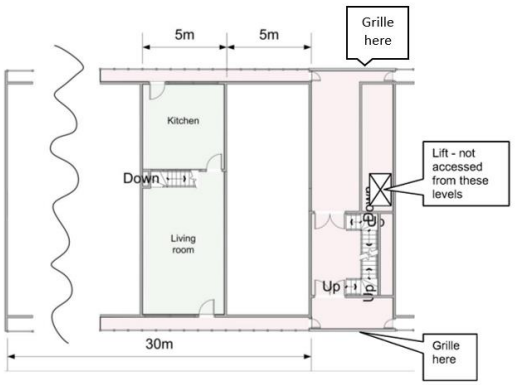
Waking Watch).

In the event of a fire at flats located at upper 14 floor levels; the building is served by a communal single escape stairway which is centrally located and terminates at ground floor level whit it is direct to open air. All flats have four escape routes in a single direction of travel: one via the main entrance of the apartment and one via the two linked bedrooms via a lobby under the internal stairway within the flat also to the common protected corridor on the lower level, one via the kitchen area on the upper floor level leading onto an open decked escape balcony and the other from the habitable room on the upper floor level onto the second open decked escape balcony on the opposite side.

Refer to the following floor plan diagrams below:



Plan of odd numbered floor layout (lower floor duplex).Flat volume highlighted in green, communal space highlighted in red. (Source: provided plan layout drawing).



Plan of even numbered floor layout (upper floor duplex). Flat volume highlighted in green, communal space highlighted in red. (Source: provided plan layout drawing)

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Building Description

Example floor plans of duplex flats floor levels 6&7 (Source: Blakeney Leigh Floor Plan Drawings)

Number of floors ground and above	16
Number of floors below ground	0
State parts of building assessed – detail areas not assessed/visited and reason(s)	Type 4 inspection of communal areas (incorporating intrusive examination where possible), lift shafts and a sample of dwellings. The following dwellings were accessed as part of this assessment: 24,25,30,31,46,55,57 (all void flats). No access was gained to Community Cycle Hub, Community Makerspace & Pump Room (no keys for access).
Regulation 38 fire safety information made available.	An external wall survey was provided and limited servicing records, all referenced within the report below. FRAEW: PAS9980 Company: 'Part B'- Version 2: Date: 05/05/2023 Fire Strategy: Robson Frankham: 26/09/2023 No servicing records provided by the client.
Date of previous FRA and are all actions complete and signed off?	Previous Type 4 FRA completed: 02/10/2023 – there are actions outstanding.

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Risk Assessment Ratings

ACTIONS / RECOMMENDATIONS			
Definition of priorities (where applicable):			
Urgent	**Very High (P1X)**	Reserved exclusively for issues that present an immediate, clear and present danger to occupants in the premises. Item considered to be very likely to occur and to have a very high impact to a single person or people onsite if not immediately resolved. The client must be made aware of the nature of the issue whilst the assessor remains onsite. All practical means and measures should be implemented to resolve the issue with immediate effect.	Target completion 24 hours
Very Strongly Recommended	**High (P1)**	Immediate actions required or if it is not feasibly practical to immediately resolve the issue, it is strongly recommended that a written program be put in place for resolving the issue and remedial measures put in place to control risk in the meantime. Considerable resources should be provided to resolve this.	Target completion 1 month
Strongly recommended	**Medium (P2)**	It is essential that efforts are made to reduce the risk in the short/medium term. Risk reduction measures, which should take cost into account, should be implemented within a defined time period.	Target completion 6 months
Recommended	**Low (P3)**	Action required in the longer term, some resources allocated and a program put in place	Target completion 12 months
Advisory	**Advisory (P4)**	Advisory, or no immediate action necessary. However, this will be best practice, so the item should be addressed when time or resources allow.	

The above table relates to the risk to allow the responsible person a guide to determine which risks should be addressed first and the best allocation of resources. Regardless of the severity of the rating, easy actions to resolve, (i.e. closing propped open fire-resisting doors), should be done as soon as practically possible. More difficult actions to resolve that may result in alteration to building fabric etc, should be programmed in depending on their severity and difficulty to resolve. The amount of resources allocated to an action is dependent on risk.

The responsible persons may decide that the consequence, resources required and the practicality of resolving the risk, may be too high compared to their perception of the risk. These observations should be recorded. It is obviously strongly recommended that the higher risk recommendations are resolved and not just 'justified'.

Findings of the Fire Risk Assessment

Recommendations

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
1.11	High	This report identifies deficiencies that would contribute to the likely spread of fire or smoke, which poses a risk to people in and around the building. ***Confirm that a 'Mandatory Occurrence Report' has been submitted to 'BSR (Building Safety Regulator)' in accordance with section 87(1) of the Building Safety Act 2022.***	20-Building Fabric	11-Provide documentation	
2.3b	Medium	Auxiliary cabling identified within common areas without fire rated mechanical fixings. The BS7671 18th Edition wiring regulations apply to all types of cable installation and not just escape routes such as fire exits. Regulation 521.10.202 now requires cables to be adequately supported against their premature collapse in the event of a fire. It applies to all types of cable that could fall in the event of a fire. ***Recommend supply and fit fire rated fixings to any cabling system within protected escape routes in accordance with BS 7671.***	05-Electrical	09-Upgrade	 Example 11th floor.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
2.3c	Medium	Within flats inspected it was noted that all fixed electrical wiring systems have been run in surface mounted uPVC mini trunking without fire rated fixings. The BS7671 18th Edition wiring regulations apply to all types of cable installation and not just escape routes such as fire exits. Regulation 521.10.202 now requires cables to be adequately supported against their premature collapse in the event of a fire. It applies to all types of cable that could fall in the event of a fire. ***Recommend supply and fit fire rated fixings to any surface mounted wiring system within flats in accordance with BS 7671.***	05-Electrical	09-Upgrade	 Example flat 46.  Example flat 24.

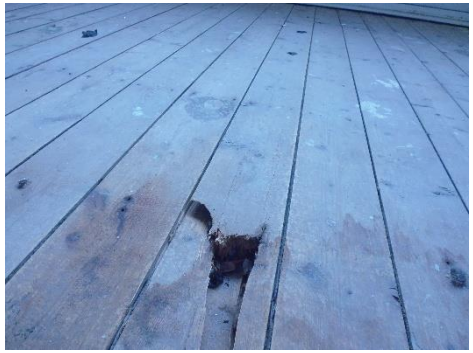
Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
5.2	Medium	No records supplied for routine servicing and maintenance of lightning protection system. ***Confirm maintenance and servicing of lightning protection system in accordance with BS EN 62305.***	20-Building Fabric	10-Provide certification	 Lightning protection system at main entrance.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
12.13a	Medium	The original building layout had all flat entrances opening into a 60m long ventilated corridor that is served by permanent natural ventilation at both ends of the corridor (North and South), and in the centre (West), offering cross ventilation within the block. The vents at the end of the corridor consist of louvres offering approximately 1.7m² of natural ventilation to each end of the corridor at odd numbered floor levels (3.4m² in total). In addition there is approximately 2m² in the centre of each corridor, to the lift lobby. This is more than the 1.5m2 ventilation required using the current guidance in Approved Document B but due to the height of the building, AOV windows would not be used in new buildings with a top floor level more than 30m above ground floor level. However, this is mitigated by the cross ventilations, which was acceptable at the time of construction, and still considered to offer a reasonable ventilation solution to a tall building. Under a refurbishment project in the 1980s security doors were installed at the entrances to each of the communal corridors these are provided with PV (permanent ventilation) grilles 0.6m² which is not sufficient and is likely to restrict the necessary flow of air and smoke. ***Recommend supply and fit new security doors at each upper odd numbered floor level incorporating suitable and sufficient air transfer grilles to accommodate the required cross corridor smoke ventilation requirements as per the original design intent.***	18-Smoke Ventilation	09-Upgrade	 Example of communal security door floor.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
12.13b	Medium	An additional fire door has been provided at the 14th floor level accessing the alternative escape route from the stairway at the East elevation the presence of this door removes the necessary permanent ventilation required at the head of the communal single escape stairway. ***Recommend removal of fire door at the 14th floor East elevation to provide permanent ventilation to the head of the communal escape stairway.***	18-Smoke Ventilation	03-Remove	 Fire door at 14th floor level stairway East elevation.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1a	Medium	Inspection of the lift shaft was undertaken with assistance of a lift engineer by travelling on top of the lift cars and inspecting each floor level. The lift shaft is constructed in RC (reinforced concrete) single shaft wall, there are x 2 lift cars (max load x 6 persons each) within the single shaft; lifts serve odd floor levels only. The condition of the RC shaft wall and lift car doors was recorded as good, lift pits were inspected and found to be clear of any combustible items. The lift motor room is situated on the flat roof level and was found in good condition – no further action required. Multiple metal conduit penetrations and holes for lift indicating and call equipment were identified at each odd numbered floor level without fire stopping. ***Recommend intumescent mastic to lift indicating conduit penetrations through RC walls and batt and mastic to holes present in RC walls for lift call points at each odd numbered floor level in accordance with*** ***BS EN 1366-3.*** ***(Refer to images in Appendix 2 Compartmentation Issues (Lifts) - A2:3-9 & A2:12-13)***	02-Compartmentation	02-Repair	Refer to images in Appendix 2 Compartmentation Issues (Lifts) - A2:2-A2:12 & A2:12-A:32

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1c	Medium	Risers in flats are constructed of a mixture of timber and metal stud frames and the majority of facing panels evidenced on inspection were an unidentified brand of 25mm melamine faced chipboard, however other materials used as facing panels were plywood, hardboard and plasterboard. A decommissioned gas main is present in risers that in most cases has received retrospective sub-compartmentation and ventilation provision to external elevations via kitchens at high level. Casings were generally found in poor condition in most flats with no manufacturer or 3rd party certification tags identified. It will be inevitable that following removal for remedial firestopping works identified within this report any supporting studwork and casings are likely to be damaged beyond economical repair. ***Recommend renewal of all riser casings in flats to comply with ADB Vol 1 2022.*** ***(Refer to Appendix 1 Additional Photos – A1:5 & Diagram 9.1 in main body of report at section 14.1c)*** ****Ventilation to external elevation of any new risers can be omitted - gas pipework has been decommissioned.***	02-Compartmentation	05-Replace	Refer to Appendix 1 Additional Photos : A1:5

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1d	Medium	Risers are present in communal areas serving flats that are located with their bathroom/WC adjacent to lift lobby's they are constructed in blockwork and RC; at 11th, 9th & 1st floors damaged fire stopping was identified – further action required. ***Recommend remedial action to replace damaged fire stopping to service risers in communal areas containing common services for flats in accordance with BS13666-3.*** ***(refer to floor plans in above comments section 14 and Appendix 3 Fire Stopping Report – Gunfire Survey Pin Nos: 0116:125/0125:125/0133:125).***	02-Compartmentation	05-Replace	Refer to Appendix 3 Fire Stopping Report - Gunfire Survey
14.1e	Medium	Floors within the flats are the original as built tongue & groove suspended softwood timber floors fixed to timber battens with glass fibre insulation laid on RC floor slabs. The original floors over the lifespan of the building have been subjected to over 60 years of foot traffic. Tongue and grove flooring once laid is difficult to remove and replace without significant damage. The wet type central heating pipework installation required large areas of the flooring to be removed and replaced to accommodate the pipework. In the flats inspected the floors varied in their condition from reasonable to poor. The original floor installation did not require the installation of cavity barriers unlike the current guidance of ADB Vol 1 2020. ***Replacement should be considered by Southwark as a part of any future major improvement works of all suspended timber floors within flats with the inclusion of cavity barrier to prevent the spread of fire and smoke in extended cavities and between compartment lines in accordance with ADB Vol 1 2022.(Refer to diagram in section 14.1e).***	02-Compartmentation	05-Replace	 Example flat 30 damaged softwood T&G flooring.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1f	Medium	Flats which back onto each other have connections for wastewater pipework and CDWS (cold water down service) pipework for sanitaryware which are run from bathrooms/WCs laterally through a low level service opening (approx. 900mmx500mm) also inlets for communal extractor ventilation service opening (200mmx250mm) run laterally at high level through the dividing RC firewalls and connect into the vertical services in the adjacent flat's riser. Connections for kitchen wastewater and rising main potable water are laterally made directly into the riser present within each flat. In the majority of flats inspected no effective fire stopping was identified from bathrooms/WCs laterally through a low level service opening (approx. 900mmx500mm) also inlets for communal extractor ventilation service opening (200mmx250mm) run laterally at high level through the dividing RC firewalls and connecting into the vertical services in the adjacent flats riser; where fire stopping was identified for example in flats 24,25,30,31,46,55,57, it was not tagged and poor condition due to water penetration. The rising vertical services passing through compartment lines at floors and soffits was also identified as not being fire stopped. ***Recommend removal of existing risers in all flats (refer to 14.1c) and supply and fit suitable fire stopping to service penetrations laterally from adjacent flats bathrooms/WCs into riser casings to achieve minimum FR60 minutes (Fire stopping works to both service openings that are common in all flats pass through compartment walls between flats can be undertaken within riser, however it is recommended due to their locations within bathrooms/WCs that a suitable water & fire***	02-Compartmentation	02-Repair	Refer to Appendix 1 Additional Photos - A1:5-6 and Appendix 3 Fire Stopping Report – Gunfire Survey

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1f cont'd		***resistant material for example Supalux™ is used on bathroom/WC walls and adequately sealed to prevent water ingress into the adjacent riser).*** ***Recommend all communal services passing vertically through compartment floors and soffits are suitably fire stopped to achieve a minimum FR120 mins; this can be achieved at floor level within the risers.*** ***All works should be carried out in accordance with ADB Vol 2 2022 (Refer to diagram in section 14.1f) and BS EN 1366-3.*** ***(Refer to Appendix 1 Additional Photos - A1:6 and Appendix 3 Fire Stopping Report – Gunfire Survey Pin Nos: 00143:125/0144:125/0145:125/0147:125/0148:125/0149:125/0150:12/0151:125/0152:125/0153:125/0154:125/0155:125/0156:125/0158:125/0159:125/0160:125/0161:125/0162:125/0164:125/0165:125/0166:125/0167:125/0168:125/0169:125/0170:125/0171:125/0172:125/0173:125/0174:125/0175:125/0176:125/0177:125/0178:125/0179:125/0180:125/0181:125).*** ****This survey considers the existing as-built rising services provided which are non-combustible metal and will require seals directly around the service penetrations; however under any major refurbishment scheme where the services are renewed for uPVC/HDPE products, the inclusion of closure devices/wraps will need to be incorporated for any service penetrations to be compliant with BS1366-3.***			

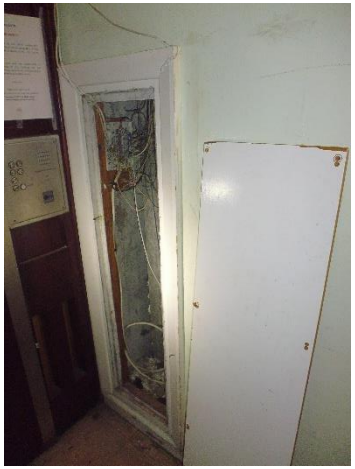
Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1g	Medium	Electrical lateral mains supplies and flow and return pipework from district heating system are bought into each flat from the communal corridors at the lower levels, inspection from within flats could not establish any effective fire stopping. ***Recommend fire stopping to penetrations to all flow/return pipework from district heating system and lateral mains cabling entering into flats from communal corridors in accordance with BS EN 1366-3.*** ***(Refer to Appendix 3 Fire Stopping Report – Gunfire Survey Pin Nos: 0113:125/0119:125/0122:125/0127:12/0130:125/0135:125/0146:125/ 0157:125/0163:125).***	02-Compartmentation	02-Repair	Refer to Appendix 3 Fire Stopping Report – Gunfire Survey

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1h	Medium	Electrical meters and plastic CCU's (consumer control units) are located in the stairway on the lower ground floors of each flat, contained within recessed original as-built metal boxes which do not provide the required fire and smoke resistance. Consumer units and similar switchgear assemblies must comply with BS EN 61439-3 and either have: • the enclosure manufactured from a non-combustible material or • be contained within a cabinet that is manufactured from a non-combustible material. An enclosure made from a ferrous metal such as steel is deemed to meet requirements and either the cabinet or enclosure should form a complete envelope to maintain fire containment. ***Recommend upgrading electric meter & CCU enclosures to provide minimum FR30 minutes in accordance with ADB Vol 1 2022 and BS EN 61439-3.***	05-Electrical	09-Upgrade	 Flat 30 Example of existing as-built enclosure containg electrical meter and CCU.  Example of retospective fire rated enclosure.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1i	Medium	The refuse room that incorporates the main electrical intake room at ground floor level was inspected fire stopping was present in poor condition and not supported by any tags. ***Recommend fire stopping to door frame pipe and cable penetrations laterally to achieve min FR60 minutes and vertically to achieve minimum 120 minutes in accordance with BS EN 1366-3.*** ***(Refer to Appendix 3 Fire Stopping Report – Gunfire Survey Pin Nos: 0138:125/0139:125/0140:125/0141:125/0142:125).***	02-Compartmentation	05-Replace	Refer to Appendix 3 Fire Stopping Report – Gunfire Survey

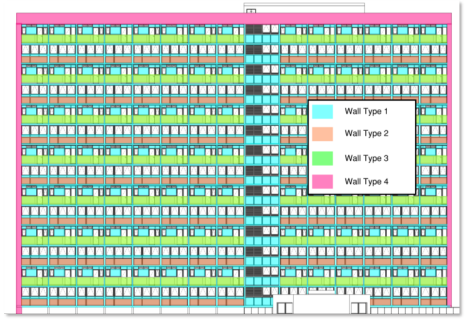
Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1j	Medium	1st 9th and 11th floor communal areas were inspected; there is a suspended metal furring ceiling faced with Panoflam™ boards which encloses mechanical and electrical services that run the full length of the North & South protected corridor routes. Metal trunking is surface mounted underneath the ceiling which supplies bulkhead lighting and AFD cabling. In all flats an element of the original design and construction of RC floors was incorrect as it was realised that the apertures which were to accommodate the winder stairway at upper floors of the duplex flats had been made too small. Cuts were subsequently made in all RC floors to allow for the stairways to reach the upper floors at the correct angle which resulted in the underside of the timber stairways protruding into the communal protected corridor escape routes above the suspended ceiling detail. Pipework and lateral main cabling also penetrate flat walls above the suspended ceiling. The height of the front entrance fire door sets fanlight extends above the suspended ceilings. The cavity above the ceiling is 400mm high, cavity barriers are present as is fire stopping to the service penetrations and holes in compartment walls, the undersides of the protruding stairways from flats are also fire stopped. The condition of fire stopping is generally poor. At the 11th floor lift lobby a section metal trunking for electrical cables was opened up appropriate fire stopping was identified supported by ID tag – no further action required (reefer to Appendix 3 Fire Stopping Report – Gunfire Survey Pin No: 0117:125).	02-Compartmentation	05-Replace	Refer to Appendix 3 Fire Stopping Report – Gunfire Survey

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1j Cont'd		Without supporting tags or regulation 38 information it cannot be confirmed that any of the firestopping is compliant. ***Recommend removal and reinstatement of all fire stopping to all service penetrations and linear seals to flat walls from communal areas to achieve a minimum of FR60 minutes. Where stairways from flats protrude into common areas, they do so at walls but also penetrate the soffit areas therefore it is recommended to remove and reinstate the fire stopping to achieve a minimum of FR120 minutes.*** ***All works to be carried out in accordance with BS EN 1366-3/4.*** (***Refer to Appendix 3 Fire Stopping Report – Gunfire Survey Pin Nos:*** ***0111:125/0112:125/0115:125/0118:125/0120:125/0121:125/0123:125/0124:124/0126:125/0128:128/0129:125/0131:125/0132:125/0134:125/0136:125/00137:125).***			

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1l	Medium	Access panels to risers in communal areas are provided in chipboard and plywood there are no manufacturer ID or 3rd party certification labels. Access panels should be of a construction that has at least the same fire resistance as the element they fit into. This should be achieved by having: a) the recommended fire resistance from both sides; or b) an automatic heat activated sealing device, which in the event of fire will close the opening to maintain the fire resistance recommended for the compartment wall or floor. ***Recommend replace any riser access panels located in communal areas to ensure they achieve minimum of FR 60 minutes (where risers are identified with suitable and sufficient fire stopping between each floor) or FR120 minutes (where risers are full height) in accordance with 'Fire Strategy' and BS 9991.***	02-Compartmentation	09-Upgrade	 5th Floor Example access panel.  5th Floor Example access panel.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.3	Medium	On inspection it was not possible to identify the classification of existing surface finishes; no labels or tags were found such as Timonox™ for example. Paint finishes in communal areas are poor and in some areas have lost their adhesion and are cracked and peeling. Even where finishes normally considered acceptable they may have been subject to many instances of over-painting; this can affect their performance when exposed to fire. ***Recommend redecoration of any damaged areas and or all of communal escape routes; it is essential that a suitable decorative flame retardant coating for walls and ceilings is used, specially formulated for use on previously painted non-combustible surfaces that will achieve European Class B-s3, d2(1) in accordance with ADB Vol 1 2022.***	20-Building Fabric	09-Upgrade	 Example of defective paintwork at wall in communal escape route.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.4	Medium	The communal ventilation systems for bathrooms/WCs do not incorporate shunt ducts, to prevent the passage of fire, smoke, and combustion products in the early stages of a fire, some intumescent dampers were evidenced where inspection was possible. It will rarely be practicable to upgrade ventilation systems to meet current benchmark standards and retrospectively introduce mechanical fire and smoke dampers into the ducts. However, one way of reducing the potential for fire spread between flats would be to fit intumescent fire dampers to the vents into the ducts. Although this would not restrict the spread of smoke in the early stages of a fire, it would prevent spread of flames and hot gases. ***Recommend installation of intumescent fire dampers at each flats bathroom/WC ventilation system in accordance with BS EN 13141.*** ***(Also refer to section 16.1e)***	18-Smoke Ventilation	09-Upgrade	 Flat 57 Example circular damper from bathroom/WC vent.  Flat 15 Example of vertical view of communal ductwork inside riser of adjacent flat.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.5	Medium	From a visual inspection structural elements appear to have combustible elements identified within the following wall build-ups. These are as follows: • Wall Type 1 - contains combustible sheathing board and insulation • Wall Type 2 - contains combustible insulation and a combustible sheathing board • Wall Type 3 - contains a combustible sheathing board ***Refer to: PART B FRAEW PAS 9980 05/05/2023 (supplied by client).***	20-Building Fabric	09-Upgrade	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
16.1a	Medium	Front entrance doors to flats present are 44mm composite timber replacement doors sets thought to have been installed circa 1980s at flats 24,25,30,31,46,55,57, inspected; the letter plates have been boarded over to prevent mail being delivered to void properties. None of the door furniture is supported by CE markings there are no 3rd party certification plugs or labels; doors are fitted with x 3 hinges and intumescent strips and cold smoke seals . The tops of frames have been penetrated by the installation of metal conduits for the heat detectors that have been installed in hallways. The majority of doors displayed uneven gaps >4mm between the leaf and frame. Architraves were removed at flats 30 & 57 where no effective or non-compliant fire stopping was identified around door frames. Fire doors should comply with up-to-date fire safety standards as set out in ADB Vol 1 2022 Appendix C . These have changed since the installation of the existing door sets; it is considered that the doors sets have reached their expected lifespan and it would be problematic and uneconomical to upgrade them to current standards. *IFC Certification 'Fire Door Inspection Report' 17/03/2022: provisionally identified FED's as manufactured by Shellen™. Images taken on this inspection have been sent to Shellen™ who were unable to confirm that they had previously manufactured these doors 04/10/2023. ***Recommend replacement program of Front Entrance Door fire door sets to achieve FD30s SC in accordance with ADB Vol 1 2022 and BS 476-22***. ***(Refer to Appendix 1 Additional Photos A1:7 also refer to Appendix 3 Fire Stopping Survey - Gunfire Survey Pin No: 0114:125).***	07-Dwelling Fire Doors	05-Replace	Refer to Appendix 1 Additional Photos A1:7

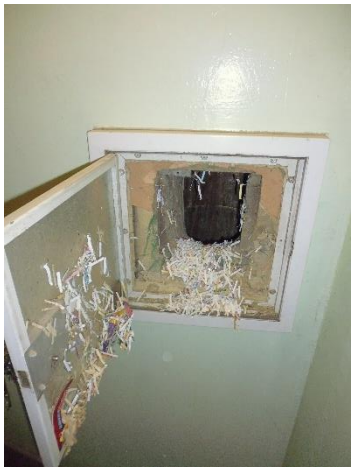
Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
16.1b	Medium	Secondary fire exit doors in flats from bedrooms into communal escape corridors are 44mm composite timber replacement doors sets thought to have been installed circa 1980s at flats 24,25,30,31,46,55,57 at flats inspected. None of the door furniture is supported by CE markings there are no 3rd party certification plugs or labels; doors are fitted with x 3 hinges and intumescent strips and cold smoke seals. The majority of doors displayed uneven gaps >4mm between the leaf and frame. Fire doors should comply with up-to-date fire safety standards as set out in ADB Vol 1 2022 Appendix C . These have changed since the installation of the existing door sets; it is considered that the doors sets have reached their expected lifespan and it would be problematic and uneconomical to upgrade them to current standards. ***Recommend replacement program of Secondary Escape (into communal corridor) fire door sets to achieve FD30s SC in accordance with ADB Vol 1 2022 and BS 476-22.*** ***(Refer to Appendix 1 Additional Photos A1:8).***	07-Dwelling Fire Doors	05-Replace	Refer to Appendix 1 Additional Photos A1:8

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
16.1c	Medium	Secondary fire exit doors in flats from lounge & kitchens onto communal open decked escape routes are 44mm composite timber replacement doors sets thought to have been installed circa 1980s at flats 15,16,29,31,34,50,52,54,77 inspected. None of the door furniture is supported by CE markings there are no 3rd party certification plugs or labels; doors are fitted with x 3 hinges and intumescent strips and cold smoke seals. The majority of doors displayed uneven gaps >4mm between the leaf and frame. Fire doors should comply with up-to-date fire safety standards as set out in ADB Vol 1 2022 Appendix C . These have changed since the installation of the existing door sets; it is considered that the doors sets have reached their expected lifespan and it would be problematic and uneconomical to upgrade them to current standards. ***Recommend replacement program of Secondary Escape (onto communal open deck balcony escape routes) fire door sets to achieve FD30s SC in accordance with ADB Vol 1 2022 and BS 476-22.*** ***(Refer to Appendix 1 Additional Photos A1:9).***	07-Dwelling Fire Doors	05-Replace	Refer to Appendix 1 Additional Photos A1:9

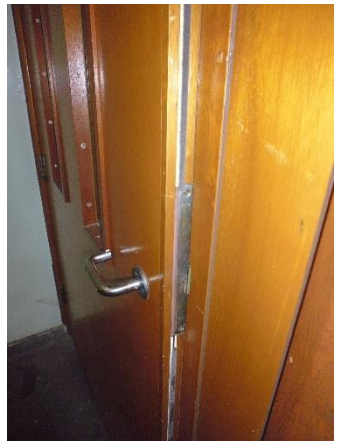
Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
16.1d	Medium	Internal doors to bedrooms in flats are generally 44mm composite timber replacement doors sets at flats 24,25,30,31,46,55,57inspected. New door leaf's have been installed in the existing as built doorframes and the majority of fanlight glazing has been upgraded to 6mm PP Georgian wire. Restricted height pass doors are present between the bedrooms in each flat which are recorded 44mm as-built they have been upgraded with self-adhesive intumescent strips and cold smoke seals to existing frames. For kitchen doors refer to section 14.1b. The majority of internal doors displayed uneven gaps >4mm between the leaf and frame and were in poor condition. The majority of bedroom door hinges generally were CE marked there were no 3rd party certification labels or plugs; bedroom doors are fitted with intumescent strips and cold smoke seals. Fire doors are subjected to a test procedure specified in BS 476-22:1987 or BS EN 1634-1:2014. The tests are performed on complete fire door sets, meaning the fire door, door frame and ironmongery (locks, hinges, latches, etc.) are tested as a complete unit. Consideration must be given to that when it comes to fire door upgrading works the product certification will cover only each separate component used in the upgrading process and is no guarantee that the works have been performed correctly. This means that it is not possible to certify the upgraded fire door, only the individual components used. Fire doors should comply with up-to-date fire safety standards as set out in ADB Vol 1 2022 Appendix C . These have changed since the installation of the existing door sets; it is considered that the doors sets have reached	07-Dwelling Fire Doors	05-Replace	Refer to Appendix 1 Additional Photos A1:10

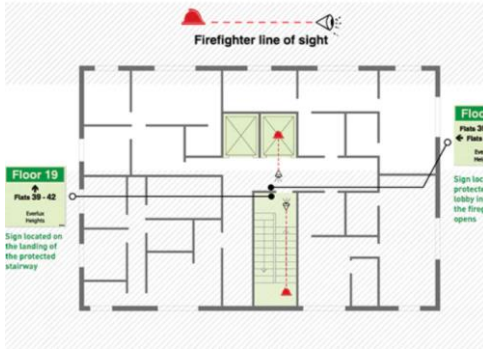
Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
16.1d Cont'd		their expected lifespan and it would be problematic and uneconomical to upgrade them to current standards. ***Recommend replacement program of internal fire door sets in flats to achieve FD30s SC in accordance with ADB Vol 1 2022 and BS 476-22 (Refer to Appendix 1 Additional Photos A1:10).***			
16.1e	Medium	Although at the time of the block's construction and even in current ADB Vol 1 2022 guidance there is no requirement to provide fire doors to the bathroom/WC. The communal ventilation systems for bathrooms/WCs do not incorporate shunt ducts or fire dampers to prevent the passage of fire, smoke, and combustion products in the early stages of a fire. In Lakanal House a sister block which is of identical size and design, the enquiry into the fatal fire of 2009 found that smoke, fire and hot gases had entered bathrooms via the communal ventilation system and caused casualties. Recommendations are made in this report at section 14.4 to restrict the spread of fire and hot gases within the existing communal ventilation system but these recommendations will not prevent the early spread of cold smoke through the existing ductwork. ***Recommend supply and fit FD30s fire door sets in accordance with BS 476-22 to bathrooms/WCs to prevent the potential spread of cold smoke in the early stages of a fire via communal ventilation ductwork.***	07-Dwelling Fire Doors	05-Replace	No Image

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
16.6	Medium	No records or evidence has been provided to demonstrate records for flats that have not had front entrance door inspections and the reasonable attempts to access them. ***Confirm records of failed access to inspect Front Entrance Doors and the reasonable attempts to access them in accordance with Fire Safety (England) Regulations 2022.***	07-Dwelling Fire Doors	11-Provide documentation	No Image
17.1a	Medium	At odd floor levels communal fire doors are present which provide access to the single communal stairway from lift lobby's and from stairway to bin chute lobbies. At even floor levels there are communal fire doors that open into the single communal stairway from open deck balcony escape routes at the West & East elevations. Doors are 54mm thick hardwood faced, fitted with x 4 CE rated hinges intumescent strips/cold smoke seals, overhead door closers and glazed vision panels. No 3rd party certification labels or plugs present. Damage is present to timber elements of the door's intumescent strips/cold smoke seals; the majority of doors have excessive uneven gaps >4mm. The door sets are understood to have been installed as a part of a refurbishment project in the 1980s and they are similar in design and manufacture to the security doors that are present in the corridors accessing the flats. Fire doors should comply with up-to-date fire safety standards as set out in ADB Vol 1 2022 Appendix C . These have changed since the installation	08-Communal Fire Doors	05-Replace	Refer to Appendix 1 Additional Photos A1:12

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
17.1a Con'd		of the existing door sets; it is considered that the doors sets have reached their expected lifespan and it would be problematic and uneconomical to repair/upgrade them to current standards. ***Recommend replacement program of internal fire door sets accessing single communal escape stairway to achieve FD60s SC in accordance with ADB Vol 1 2022 and BS 476-22.*** ***(Refer to Appendix 1 Additional Photos A1:12).***			
17.1c	Medium	Clearence eye branches for the refuse chute are located in the single communal escape stairway. Lockable metal access panels with smoke seals are present in a reasonable condition (all hatches were found locked at time of inspection) they are not supported by 3rd party certification labelling or any manufacturers tags. ***Confirm from OM manuals that access panels have a minimum rating of FR120 minutes and or replace with compliant hatches in accordance with ADB Vol 1 2022 and BS 5906.***	08-Communal Fire Doors	11-Provide documentation	 Example of lockable metal access panel in stirway.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
17.1d	High	Automatic fire rated shutters x 3 are present within the refuse store at the base of the refuse chute. On inspection it was identified that each fusible link was spent, and the shutters were being held open with wire meaning they would not effectively work in the event of a fire. ***Recommend renew fusible links x 3 to automatic fire rated shutters in accordance with BS 5906.***	08-Communal Fire Doors	02-Repair	  

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
17.2	Medium	Some communal fire doors accessing the single communal stairway failed to self-close on inspection. ***Recommend remedial repair to communal fire doors to ensure they suitably self-close in accordance with BS 8214 check all floor levels.***	08-Communal Fire Doors	02-Repair	 Example of lobby door at 9th floor failing to self close.
17.5	Medium	No Evidence of communal fire doors being checked on a quarterly basis supplied by the client. ***Confirm periodic inspection program to inspect communal fire doors on a quarterly basis in accordance with Fire Safety (England) Regulations 2022.***	08-Communal Fire Doors	11-Provide documentation	No Image

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
18.2	Medium	No wayfinding signage is present where it would be visible from inside firefighting lift; wayfinding signage that is present it is not compliant with the requirements of ADB Vol 1 2022 section 15.4: *The floor identification signs should meet all of the following conditions.* *a. The signs should be located on every landing of a protected stairway and every protected corridor/lobby (or open access balcony) into which a firefighting lift opens.* *b. The text should be in sans serif typeface with a letter height of at least 50mm. The height of the numeral that designates the floor number should be at least 75mm.* *c. The signs should be visible from the top step of a firefighting stair and, where possible, from inside a firefighting lift when the lift car doors open.* *d. The signs should be mounted between 1.7m and 2m above floor level and, as far as practicable, all the signs should be mounted at the same height.* *e. The text should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.* ***Recommend upgrade & supply missing wayfinding signage to comply with Fire Safety (England) Regulations 2022 and ADB Vol 1 2022 section 15.4.***	17-Signage	09-Upgrade	 Example of signage in stairway incorrect letter & numeral heights.  Example of requirements.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
18.3	Medium	Fire doors identified on inspection without appropriate signage at all floor levels in communal single escape stairway. ***Supply and fit missing appropriate fire door signage to fire doors within the communal single escape stairway in accordance with BS 5499.*** ***(Refer to Appendix 1 Additional photos A1:13).***	17-Signage	14-Provide signs	Refer to Appendix 1 Additional photos A1:13
18.7a	Medium	No Electrical hazard warning signage at bin store containing main electrical intake room. ***Recommend appropriate warning signage 'Electrical Cupboard No Unauthorized Access Keep Locked' in accordance with BS 5499.***	17-Signage	14-Provide signs	 Extrenal access doors to bin store containing electrical intake cupboard.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
18.7b	Medium	No 'Do Not Use Lift In The Event Of A Fire' signage present at lift call points. ***Recommend appropriate 'Do Not Use Lift In The Event Of A Fire' signage is fitted in accordance with BS5499.***	17-Signage	14-Provide signs	 Lift lobby ground floor level.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
19.4	Medium	Extent of automatic fire detection is not generally appropriate. Elements of external wall are combustible; identified in FRAEW Pert B PAS9980 05/05/2023 NFCC Simultaneous Guidance Version 4 states: *7. A waking watch should only be used in the immediate or transitional term, and, where significant risk of fire spreading in a building has been confirmed, to allow time for a more sustainable plan to be made without the need for residents to leave their homes. In all cases, an automatic fire detection and alarm system is the most suitable mitigating measure if there is any expected delay in remediation.* *Coverage for buildings with a combustible external wall system* *A.7 In every flat, the system should generally incorporate heat detectors within each room that has a window that overlooks an area of external wall with an external wall system where there is a risk that fire could spread into the combustible external cladding that results in a significant or notable fire hazard, except possibly toilets and bathrooms. Heat detectors should also be included in any other rooms, such as plant rooms and other ancillary facilities with windows or vents or non-fire-stopped penetrations, through which a fire could spread and ignite. Consideration might also need to be given to the provision of smoke detectors within common parts, but these detectors should not initiate the general Page 22 of 44 Simultaneous Evacuation Guidance – Fourth Edition 18 August 2022 evacuation of the building. They may give a warning only to the building's management team.*	15-Fire Detection & Alarm	09-Upgrade	 CIE entrance hallway.  Flat 67 Example single heat detector/sounder located in entrance hallway.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
19.4 Cont'd		***Recommend a review of the communal AFD alarm system & waking watch in accordance with current guidance NFCC Simultaneous Evacuation Version 4 2022.***			
20.4	Medium	It is rare for there to be a need for fire-fighting equipment to be used by people present in the common parts of blocks of flats. It is, nevertheless, usually provided in plant rooms and other such rooms, for use by the staff and contractors. Fire extinguishers were identified in community facility at upper ground floor level. No fire extinguishers were identified in lift motor room. ***Recommend a carbon dioxide fire extinguisher installed in the lift motor room on the escape side of any machinery and switch gear in accordance with BS 5306.***	11- Fire Fighting Appliances	13-Provide equipment	 Lift motor room roof level.
20.6a	High	A sprinkler system is present in the refuse storeroom at ground floor; on inspection it was identified that the frangible bulbs were missing from sprinkler heads therefore the system is isolated and non-operative. ***Recommend remedial repair to sprinkler system in refuse storeroom in accordance with BS 9251.***	11- Fire Fighting Appliances	02-Repair	 Missing frangible bulbs to sprinkler head.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
20.6b	Advisory	ADB Vol 1 2022 would not permit a residential building over 30m to be constructed without sprinklers. ***The provision of a sprinkler system in accordance with ADB Vol 1 2022 should be considered by Southwark as a part of any future major improvement works.***	11- Fire Fighting Appliances	09-Upgrade	No Image
20.6c	Advisory	No Evacuation Alert System noted within the building. These systems are not yet a requirement under Building Regulations in England and Wales. This type of system will allow firefighters to strategically control the evacuation process in a building during a fire, ensuring a more orderly and safer exit by prioritising specific floors or zones, minimising panic, and enabling them to effectively communicate evacuation instructions to residents depending on the situation, all while being operated solely by the fire service on-site. ***As a part of any future refurbishment program consideration should be given to installing an Evacuation Alert System in accordance with BS 8629.***	10-Fire Service Access	09-Upgrade	No Image

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
24.5	Medium	No information provided by client regarding visual and structural assessment regularly carried out to external escape staircase at community facility. ***Confirm visual and structural assessments are regularly carried out to external escape staircase at community facility in accordance BS 8210.***	20-Building Fabric	11-Provide documentation	 External stairway community facility.
24.6	Medium	Information provided by client regarding six-monthly inspection and annual testing of rising mains out of date 20/09/2022. ***Confirm six-monthly inspection and annual testing of rising mains in accordance with BS 9990.***	11- Fire Fighting Appliances	11-Provide documentation	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
					Riser inlet main entrance.
24.7	Choose an item.	No information provided by client regarding servicing and maintenance of lifts. ***Confirm servicing and maintenance of lifts in accordance with BS EN 13015.***	10-Fire Service Access	11-Provide documentation	 Lift lobby ground floor.
24.8	Choose an item.	No information provided by client regarding weekly testing and periodic inspection of sprinkler installation at refuse storeroom. ***Confirm weekly testing and periodic inspection of sprinkler installation at refuse storeroom in accordance with BS9251.***	11- Fire Fighting Appliances	11-Provide documentation	 Sprinklers system refuse store room.

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
25.1	Medium	Resident Fire Safety Information Packs are published by Southwark Council https://www.southwark.gov.uk/housing/safety-in-the-home/fire-safety-information-packs/fire-safety-information-packs-camberwell A Fire Safety Information Pack is not available at the above website link for Marie Curie House. ***Confirm relevant fire safety instructions been provided to residents at Marie Curie House i.e. how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.***	09-Fire Notice	11-Provide documentation	No Image
25.2	Medium	Information of fire doors is contained within resident Fire Safety Information Packs (refer to 25.1). ***Confirm residents at Marie Curie House have been provided with information relating to the importance of fire doors in fire safety.***	09-Fire Notice	11-Provide documentation	No Image
25.3	Medium	The client has not provided information concerning residents being made aware of the outcome of any checks to fire safety equipment. ***Confirm residents are being made aware of the outcome of any checks to fire safety equipment.***	09-Fire Notice	11-Provide documentation	No Image

Note: The significant findings are considered to be the whole of this fire risk assessment, including all commentary made in the respective sections of the document. Those items that have been identified as requiring remedial action in order to reduce the risk to life or serious injury to as low as reasonably practicable, within and around the building, will be listed in the action plan above

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Identification of People at Risk

People at Risk							
1.1	Any particular user group at risk?	N/A	☐	Yes	☐	No	☑
1.2	Are there any employees or contractors working in remote areas of the workplace?	N/A	☐	Yes	☑	No	☐
1.3	Is the building used for sleeping purposes?	N/A	☐	Yes	☑	No	☐
1.4	Are there people whose mobility is impaired?	U/K	☐	Yes	☐	No	☑
1.5	Have people been identified to assist mobility impaired people leave the site?	N/A	☑	Yes	☐	No	☐
1.6	Are there people who have visual / hearing or cognitive impairments?	U/K	☑	Yes	☐	No	☐
1.7	Are there elderly or young children?	U/K	☐	Yes	☑	No	☐
1.8	Is the building occupied by people familiar with the layout?	N/A	☐	Yes	☑	No	☐
1.9	Is the building occupied by manageable numbers of staff / visitors?	N/A	☐	Yes	☑	No	☐
1.10	Are there adequate procedures in place for the management of disabled occupants evacuating the premises? (i.e. PEEPs, SIB info)	U/K	☐	Yes	☑	No	☐
1.11	Has this report identified any issues which require mandatory occurrence reporting? (High-rise residential only)	U/K	☑	Yes	☐	No	☐

Comments:

1.1 It is considered that there are no particular user group at any great risk.

1.2 There were no contractors or staff working in remote areas at the time of assessment, although it is conceivable that this eventuality could arise. Contractors working in remote areas, are required to comply with their own 'lone working' procedures when working in remote areas of the premises.

1.3 Residential block of flats – general purpose needs accommodation.

1.4 Where Southwark becomes aware of tenants, who may not be able to self-evacuate from their property in the event of a fire, Southwark may consider taking appropriate action to reduce the

People at Risk

risk to these individuals. This is an advisory note as the RR(FS)O does not extend beyond the common areas in residential dwelling blocks.

1.5 Individual residents will be responsible for the evacuation of any occupants or visitors with mobility, visual, hearing or cognitive impairments.

1.6 Southwark has not advised if there are people who have visual or hearing impairments.

1.7 General housing needs - elderly or young children will be residents.

1.8 The predominant occupant type within a residential dwelling is one that is familiar with the layout of the building they frequent on a daily basis.

1.9 It is difficult to account for visitors, within any management procedures, as their presence in the building can occur at any time. However, the simple design of the communal parts of the building, and directional signage present will facilitate self-evacuation, if visitors are affected by fire whilst they are on the premises.

1.10 SIB present at main entrance to block.

Waking watch on site confirm that there are no current residents in flats who are not able to self-evacuate.

1.11 This report identifies deficiencies that would contribute to the likely spread of fire or smoke, which poses a risk to people in and around the building.

Confirm that a 'Mandatory Occurrence Report' has been submitted to 'BSR (Building Safety Regulator)' in accordance with section 87(1) of the Building Safety Act 2022.

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Fire Hazards and their Elimination or Control

Electrical Sources of Ignition							
2.1	Reasonable measures taken to prevent fires of electrical origin?	N/A	☑	Yes	☑	No	☐
2.2	Suitable policy regarding the use of personal electrical appliances?	N/A	☐	Yes	☑	No	☐
2.3	Suitable limitation of trailing leads and adapters?	N/A	☐	Yes	☐	No	☑
2.4	Reasonable measures taken for electrical vehicle charging points?	N/A	☑	Yes	☐	No	☐
2.5	Fixed wiring installation testing up to date?	U/K	☑	Yes	☐	No	☐

Comments:

2.1 No visual defects present within the fixed wiring installation on inspection surface mounted lateral mains and lighting wiring contained within metal trunking in protected escape routes.

2.2 No trailing leads from portable appliances or adapters identified in communal areas on inspection.

2.3b Auxiliary cabling identified within common areas without fire rated mechanical fixings.

The BS7671 18th Edition wiring regulations apply to all types of cable installation and not just escape routes such as fire exits. Regulation 521.10.202 now requires cables to be adequately supported against their premature collapse in the event of a fire. It applies to all types of cable that could fall in the event of a fire.

Recommend supply and fit fire rated fixings to any cabling system within protected escape routes in accordance with BS 7671.

2.3c Within flats inspected it was noted that all fixed electrical wiring systems have been run in surface mounted uPVC mini trunking without fire rated fixings.

The BS7671 18th Edition wiring regulations apply to all types of cable installation and not just escape routes such as fire exits. Regulation 521.10.202 now requires cables to be adequately supported against their premature collapse in the event of a fire. It applies to all types of cable that could fall in the event of a fire.

Recommend supply and fit fire rated fixings to any surface mounted wiring system within flats in accordance with BS 7671.

2.4 No vehicle charging points within block.

2.5 Periodic Inspection Report for landlords fixed wiring installation not evidence on inspection (refer to section 24.10).

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Smoking								
3.1	Reasonable measures taken to prevent fires as a result of smoking?	N/A	☑	Yes	☑	No	☐
3.2	Is the no smoking policy enforced?	N/A	☐	Yes	☑	No	☐
3.3	Has 'No Smoking' signage been provided?	N/A	☐	Yes	☑	No	☐

Comments:

3.1 Smoking is prohibited in the building as per the requirements of the Health Act 2006.

3.2 No smoking evidenced in communal areas on inspection.

3.3 'No Smoking' signage was present in communal areas (refer to Appendix 1 Additional Photos – A1:1).

Portable Heaters and Heating Installations								
4.1	Is there naked flame, portable heaters or radiant heaters in use? If yes, specify	N/A	☑	Yes	☐	No	☑
4.2	Are suitable measures taken to minimise the hazard of ignition from the use of portable heaters?	N/A	☑	Yes	☐	No	☐

Comments:

4.1 No naked flame, portable heaters or radiant heaters in use on inspection.

4.2 N/A

Lightning Protection								
5.1	Is there a lightning protection system in place?	U/K	☐	Yes	☑	No	☐
5.2	Are records available to confirm that it is routinely checked?	N/A	☐	Yes	☐	No	☑

Comments:

5.1 Lightning protection system is present.

5.2 No records supplied for routine servicing and maintenance of lightning protection system.

Confirm maintenance and servicing of lightning protection system in accordance with BS EN 62305

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Cooking								
6.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	☐	Yes	☑	No	☐
6.2	Are filters changed and ductwork cleaned regularly?	N/A	☑	Yes	☐	No	☐
6.3	Suitable extinguishing appliances available?	N/A	☑	Yes	☐	No	☐

Comments:

6.1 No cooking facilities are located, within the communal areas of the blocks. However, within flats it was noted that wall sockets were at least 100mm horizontally from the edge of cookers.

6.2 Dwellings inspected were not fitted with cooker hoods.

Mechanical extractor fans are fitted to windows in kitchen all appeared in good visual condition (refer to Appendix 1 Additional Photos – A1:2)

It will be the resident's responsibility to care and maintain for all personal cooking appliances.

6.3 No extinguishers are provided in the kitchens of the dwellings visited. It is the responsibility of the individual occupants to purchase and train themselves in the use of any extinguishing appliance.

Fire History & Arson								
7.1	Has there been a history of fire incidents in the building?	U/K	☐	Yes	☑	No	☐
7.2	Does basic security against arson by outsiders appear reasonable?	N/A	☐	Yes	☑	No	☐
7.3	Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	N/A	☐	Yes	☑	No	☐

Comments:

7.1 LFB Improvement Notice 2009.

11/03/2012 fire incident in top floor duplex flat.

LFB Deficiency Notice Dec 2020.

7.2 The block is provided with secure access controls via a key fob and intercom system.

CCTV present throughout site and security guard patrols and waking watch present 24/7.

7.3 No external fire load evidenced on inspection.

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Housekeeping							
8.1	Is the standard of housekeeping adequate?	N/A	☐	Yes	☑	No	☐
8.2	Do combustible materials appear to be separated from ignition sources?	N/A	☐	Yes	☑	No	☐
8.3	Appropriate storage of hazardous/flammable materials?	N/A	☐	Yes	☑	No	☐
8.4	Avoidance of inappropriate storage of combustible materials?	N/A	☐	Yes	☑	No	☐
8.5	Are all escape routes clear of combustible materials?	N/A	☐	Yes	☑	No	☐
8.6	Is there any upholstered furniture located in the premises and if so; is there evidence to indicate that it complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993)?	N/A	☑	Yes	☐	No	☐

Comments:

8.1 Housekeeping generally to a good standard within the communal areas.

Housekeeping within individual dwellings is considered to fall outside the scope of the Regulatory Reform Fire Safety Order.

In 2014 the Chief Fire Officers Association (CFOA) published statistics on hoarding. Their research revealed that whilst only 1% to 3% of UK households were believed to be occupied by hoarders 25% to 30% of fire deaths in the UK were occurring in households occupied by hoarders. It is advised that where staff identify significant hoarding hazards within dwellings on periodic inspections arrangements should made with the LFB to undertake a Home Fire Safety Visit – advice only, no action.

8.2 Combustible materials on inspection appear to be separated from ignition sources.

8.3 No inappropriate storage of hazardous/flammable materials on inspection.

8.4 No inappropriate storage of combustible materials noted on the date and time of assessment.

8.5 Escape routes were clear of combustible materials on inspection.

8.6 No upholstered furniture in communal areas identified on inspection.

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Hazards Introduced by Outside Contractors and Building Works								
9.1	Are fire safety conditions imposed on outside contractors?	U/K	☐	Yes	☑	No	☐
9.2	Is there satisfactory control over works carried out on the premises by outside contractors (including “hot work” permits)?	U/K	☐	Yes	☑	No	☐
9.3	If there are in-house maintenance personnel, are suitable precautions taken during “hot work”, including use of “hot work” permits?	N/A	☐	Yes	☑	No	☐

Comments:

9.1-3 Hot Work permits are issued and controlled by Southwark & Standage. Contractors are required to follow safe systems of work and carry out site specific risk assessments for the work being carried out. Method statements and risk assessments for any works are assessed before any work begins.

It is recommended that the Client advises all leaseholders and tenants that where any contractors or tradespersons are employed by said leaseholders or tenants directly and the client is not informed, the client has no control over those contractors (residents have a legal duty under their tenancy or lease to inform the client of any significant changes or alterations made to their property). – Advise only.

Dangerous Substances								
10.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	N/A	☑	Yes	☐	No	☐
10.2	If so, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A	☑	Yes	☐	No	☐

Comments:

10.1 There are no known dangerous substances stored, within the premises. There were no dangerous substances seen, within the communal areas, nor any of the dwellings sampled as part of this assessment.

This risk assessment only considers the impact of dangerous substances, to the extent necessary, to determine the adequacy of the general fire precautions required under the Fire Safety Order.

10.2 N/A

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Other Significant Fire Hazards That Warrant Consideration							
11.1	Other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?	N/A	☐	Yes	☐	No	☑
11.2	Are processes carried out which give rise to a significant fire risk?	N/A	☐	Yes	☐	No	☑
11.3	Are there any activities by other commercial tenants which have a significant impact on fire safety in the residential areas? If yes, has appropriate information about risk and control been shared?	N/A	☐	Yes	☐	No	☑

Comments:

11.1 There are no other significant fire hazards present in this residential block other than the normal risks associated with activities within the individual domestic premises such as smoking, use of appliances in poor repair and unattended cooking in the kitchen.

11.2 There were no processes considered to present a significant risk observed at the time of the inspection.

11.3 There are no commercial tenants within the block.

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Fire Protection Measures

Means of Escape from Fire							
12.1	It is considered that the building is provided with reasonable means of escape in case of fire.	N/A	☐	Yes	☐	No	☑
12.2	Adequate design of escape routes?	N/A	☐	Yes	☑	No	☐
12.3	Adequate provision of exits?	N/A	☐	Yes	☑	No	☐
12.4	Exits easily and immediately openable where necessary?	N/A	☐	Yes	☑	No	☐
12.5	Fire exits open in direction of escape where necessary?	N/A	☐	Yes	☑	No	☐
12.6	Avoidance of sliding or revolving doors as fire exits where necessary?	N/A	☐	Yes	☑	No	☐
12.7	Satisfactory means for securing exits?	N/A	☐	Yes	☑	No	☐
12.8	Reasonable distances of travel where there is a single direction of travel?	N/A	☐	Yes	☑	No	☐
12.9	Reasonable distances of travel where there are alternative means of escape?	N/A	☐	Yes	☑	No	☐
12.10	Suitable protection of escape routes?	N/A	☐	Yes	☑	No	☐
12.11	Suitable fire precautions for all inner rooms?	N/A	☐	Yes	☑	No	☐
12.12.1	Internal escape routes unobstructed?	N/A	☐	Yes	☑	No	☐
12.12.2	External escape routes unobstructed?	N/A	☐	Yes	☑	No	☐
12.13	Is adequate ventilation provided to secure the means of escape?	N/A	☐	Yes	☐	No	☑
12.14	Are excessively long corridors appropriately sub divided with fire resisting construction?	N/A	☑	Yes	☐	No	☑
12.15	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled occupants?	N/A	☐	Yes	☑	No	☐
12.16	Are responsibilities clearly defined for shared areas (e.g. shared escape routes)	N/A	☑	Yes	☐	No	☐
	Comments:						
	12.1 In the event of a fire at flats located at upper 14 floor levels; the building is served by a communal single escape stairway which is centrally located and terminates at ground floor level whit it is direct to open air. All flats have four escape routes in a single direction of travel: one via the main entrance of the apartment and one via the two linked						

bedrooms via a lobby under the internal stairway within the flat also to the common protected corridor on the lower level, one via the kitchen area on the upper floor level leading onto an open decked escape balcony and the other from the habitable room on the upper floor level onto the second open decked escape balcony on the opposite side.

12.2 The design of escape routes is in line with guidance at time of construction as referenced in the 'Fire Strategy' CP3 IV .

12.3 There is a single exit at ground level. No exits doors within the building are less than the prescribed min 750mm width, final exit is outward opening.

12.4 Exits easily and immediately openable where necessary without the use of a key.

12.5 Fire exits open in the direction of travel on the primary escape route from flats.

12.6 No sliding or revolving doors as fire exits present.

12.7 Secure door access controls are present to the block.

12.8a The travel distances present from duplex flats exceed current guidance recommendations.

The single direction of travel has been measured as:

• South elevation communal corridors 28.5m

• North elevation communal corridors 22.6m

Although the travel distances are extended, the occupants within the duplex flats have a choice of alternative escape routes allowing them a clear route to the stair (refer to section 12.1).

12.8b The internal travel distance within the community space is approximately 20m, which is more than the 18m permitted within Approved Document B. However, there is full fire detection and alarm coverage within this area and occupants would be awake and familiar with the layout. Therefore, this slight travel distance increase is mitigated.

12.9 Secondary escape routes are present from upper floor levels of all duplex flats along communal open deck balcony arrangements at West and East elevations the travel distance is the same as described in section 12.8a; the as built width of these balconies is limited to 530mm which under current guidance would not be acceptable however there is no requirement to upgrade the existing arrangements, as these were acceptable at the time of construction (refer to Appendix 1 Additional Photos - A1:3).

12.10 Internal communal escape routes are built in solid RC & blockwork walls, floors and soffits are RC construction. A metal furring ceiling is present in protected corridors routes faced with Panoflam™ composite boards. Fire doors are present to the single protected stairway (1-14 floor levels) bin chute lobbies (odd numbered floor levels) and access from open deck balcony escape routes (even floor levels).

12.11 Duplex flats contain inner room kitchens which comply with current guidance as they are provided with exit doors direct to an escape route, AFD and vision panels.

12.12.1 Internal escape routes were unobstructed at time of inspection.

12.12.2 External escape routes were unobstructed at time of inspection.

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Means of Escape from Fire

12.13a The original building layout had all flat entrances opening into a 60m long ventilated corridor that is served by permanent natural ventilation at both ends of the corridor (North and South), and in the centre (West), offering cross ventilation within the block. The vents at the end of the corridor consist of louvres offering approximately 1.7m² of natural ventilation to each end of the corridor at odd numbered floor levels, 3.4m² in total. In addition there is approximately 1m2 in the centre of each corridor, to the lift lobby. This is more than the 1.5m2 ventilation required using the current guidance in Approved Document B but due to the height of the building, AOV windows would not be used in new buildings with a top floor level more than 30m above ground floor level. However, this is mitigated by the cross ventilations, which was acceptable at the time of construction, and still considered to offer a reasonable ventilation solution to a tall building.

Under a refurbishment project in the 1980s security doors were installed at the entrances to each of the communal corridors these are provided with PV (permanent ventilation) grilles 0.6m² which is not sufficient and is likely to restrict the necessary flow of air and smoke.

Recommend supply and fit new security doors at each upper odd numbered floor level incorporating suitable and sufficient air transfer grilles to accommodate the required cross corridor smoke ventilation requirements as per the original design intent.

12.13b An additional fire door has been provided at the 14th floor level accessing the alternative escape route from the stairway at the East elevation the presence of this door removes the necessary permanent ventilation required at the head of the communal single escape stairway.

Recommend removal of fire door at the 14th floor East elevation to provide permanent ventilation to the head of the communal escape stairway.

12.14 As built cross corridor smoke ventilation system present.

12.15 The current waking watch on site report that all current occupants are able to self-evacuate a review of this will need to be undertaken following completion of any refurbishment works and re-occupation of the block.

12.16 There are no shared escape route with commercial tenants.

Emergency Escape Lighting

13.1	Reasonable standard of emergency escape lighting system provided?	N/A	☐	Yes	☑	No	☐
13.2	Is reasonable external emergency lighting supplied?	N/A	☑	Yes	☐	No	☐

Comments:

13.1 Reasonable standard of internal emergency escape lighting system evidenced on inspection in accordance with BS5266 (refer to Appendix 1 Additional Photos – A1:4).

13.2 No external emergency lighting system sufficient ambient lighting present.

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Measures to Limit Fire Spread and Development

Measures to Limit Fire Spread and Development							
14.1	Is compartmentation of a reasonable standard?	N/A	☐	Yes	☐	No	☑
14.2	From a visual inspection, is there adequate compartmentation between the residential areas and any commercial tenants?	N/A	☑	Yes	☐	No	☐
14.3	Reasonable limitation of surface linings that might promote fire spread?	N/A	☐	Yes	☐	No	☑
14.4	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke, and combustion products in the early stages of a fire?	N/A	☐	Yes	☐	No	☑
14.5	From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?	N/A	☐	Yes	☐	No	☑

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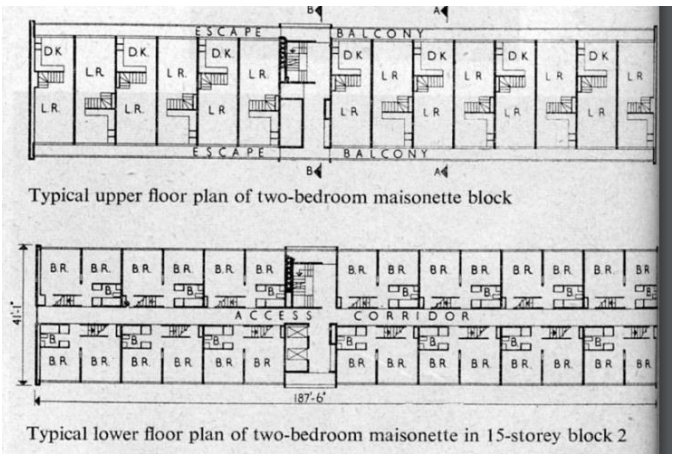
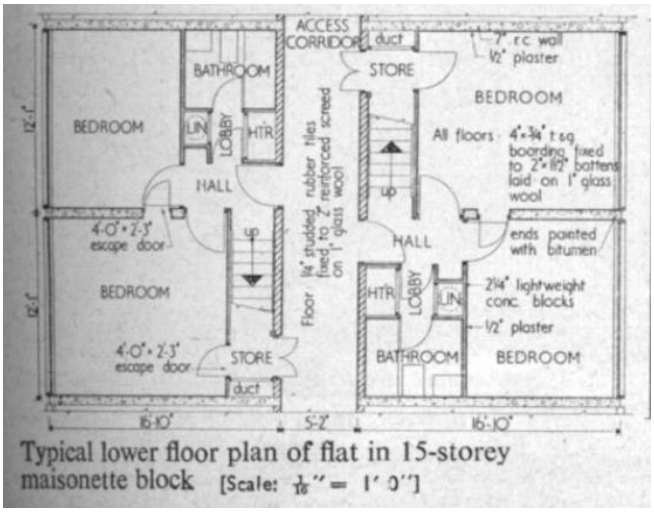
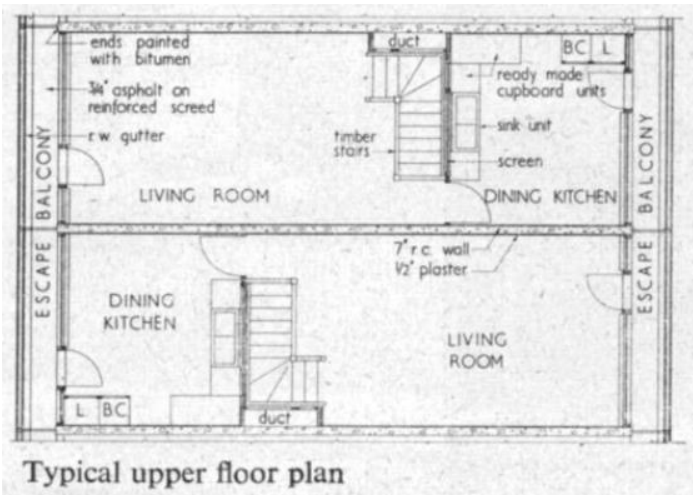
Measures to Limit Fire Spread and Development

Comments:

The following drawings are the original as built layout plans from the block following its completion in 1960.







(Source https://www.architectsjournal.co.uk/news/sceaux-gardens-camberwell-the-original-1960-aj-building-study)

Measures to Limit Fire Spread and Development

In refence to the above drawings and from this inspection it is established that in general the basic layouts remain unchanged from the original design; the following features within the block remain as built:

- Bounding walls to flats - RC and light weight blockwork.
- Internal lightweight blocks and timber stud partitions within flats.
- Floors: timber fixed to batten with glass wool laid on RC slab.
- Timber winder stairways in flats.
- Glazed screens dividing lounge and kitchen areas (not fire rated).
- Service risers.

In all flats an element of the original design and construction of RC floors was incorrect as it was realised that the apertures which were to accommodate the winder stairway at upper floors of the duplex flats had been made too small. Cuts were subsequently made in all RC floors to allow for the stairways to reach the upper floors at the correct angle which resulted in the underside of the timber stairways protruding into the communal protected corridor escape routes above the suspended ceiling detail.

Multiple refurbishment schemes have been undertaken at the block since its original construction which have generally replaced the following elements (not exhaustive):

- Renewal of Bathrooms & Kitchens.
- Renewal of front entrance doors, secondary escape fire doors, and internal fire doors to flats.
- Rewiring of flats and communal areas.
- Decommissioning of original warm air heating units and installation of wet type central heating systems with immersion cylinders run from district heating system.
- Decommissioning of as built gas main pipework contained internally in risers and running new gas mains pipe work at external elevations.
- Introduction of security doors and renewal of fire doors within communal escape routes.
- Replacement of all external windows and panels.
- Renewal of lifts.

The following services are contained vertically in risers and above suspended ceiling detail in communal areas where they penetrate the fire wall into flats (not exhaustive) :

- Lateral mains electrical supplies.
- Primary flow and return heating/hot water pipework from district heating plant at Lakanal House.
- AFD alarm cabling.
- Auxiliary communications cabling.

A communal refuse chute is present with refuse storeroom located at ground floor level with external access only, the vertically rising refuse chute has PV (permanently ventilated) lobbies

located at each odd floor level from the single escape stairway. There are clearance branches for the refuse chute which are located within the single escape stairway.

Passenger lift services x 2 are provided in a rising single RC core construction.

The communal single protected escape stairway is provided in a single rising core RC construction.

The flats selected for inspection in this report are based on their specific location in the block which means the provision of service penetrations are unique to their location.

Typically the following communal services are contained in vertical riser casings which are present internally in each side (West-East) of the block within flats:

- Waste water pipework for kitchens and bathroom/WC's (vented at flat roof level).
- CWDS (cold water down service) pipework for bathroom/WC's (supplied from tank room at flat roof level).
- Rising mains potable water pipework for kitchens.
- Decommissioned gas main pipework.
- Communal ventilation ductwork to bathrooms/WCs.

The majority of flats which back onto each other have connections for wastewater pipework and CDWS (cold water down service) pipework for sanitaryware which are run from bathrooms/WCs laterally through a low level service opening (approx. 900mmx500mm) also inlets for communal extractor ventilation service opening (200mmx250mm) run laterally at high level through the dividing RC firewalls and connect into the vertical services in the adjacent flat's riser. Connections for kitchen wastewater and rising main potable water are laterally made directly into the riser present within each flat.

Where the flats bathrooms/WCs are not situated next to adjacent flats for example at the flank walls, lift lobbies or communal escape stairway, vertical risers are present within the flat or have been provided in the communal areas.

The following significant findings produced from the inspection in relation to 'Measures to Limit Fire Spread and Development' will be indicative of other similar issues which are likely to be found at other locations that have not been inspected.

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Measures to Limit Fire Spread and Development

Location of service risers bounded by red boxes (Source: Blakeney Leigh Floor Plan Drawings)

Block floor numbering (Source client provided plan)

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Measures to Limit Fire Spread and Development

14.1a Inspection of the lift shaft was undertaken with assistance of a lift engineer by travelling on top of the lift cars and inspecting each floor level.

The lift shaft is constructed in RC (reinforced concrete) single shaft wall, there are x 2 lift cars (max load x 6 persons each) within the single shaft; lifts serve odd floor levels only.

The condition of the RC shaft wall and lift car doors was recorded as good, lift pits were inspected and found to be clear of any combustible items.

The lift motor room is situated on the flat roof level and was found in good condition – no further action required.

Multiple metal conduit penetrations and holes for lift indicating and call equipment were identified at each odd numbered floor level without fire stopping.

Recommend intumescent mastic to lift indicating conduit penetrations through RC walls and batt and mastic to holes present in RC walls for lift call points at each odd numbered floor level in accordance with BS EN 1366-3.

(Refer to images in Appendix 2 Compartmentation Issues (Lifts) - A2:2-A2:9 & A2:12-A:18)

14.1b As built timber glazed screens and doors are provided between the kitchen and lounges on the upper floors of each flat. Original screens were fitted with 3mm glazing. Under refurbishment projects at some flats 64,77, the glazing in the timber frames has been replaced with Georgian wired glazing. There is no requirement for the screens and doors to be fire rated under current Guidance ADB Vol 2 2002 as there is an alternative exit from each habitable room that is not on the entrance storey of the flat.

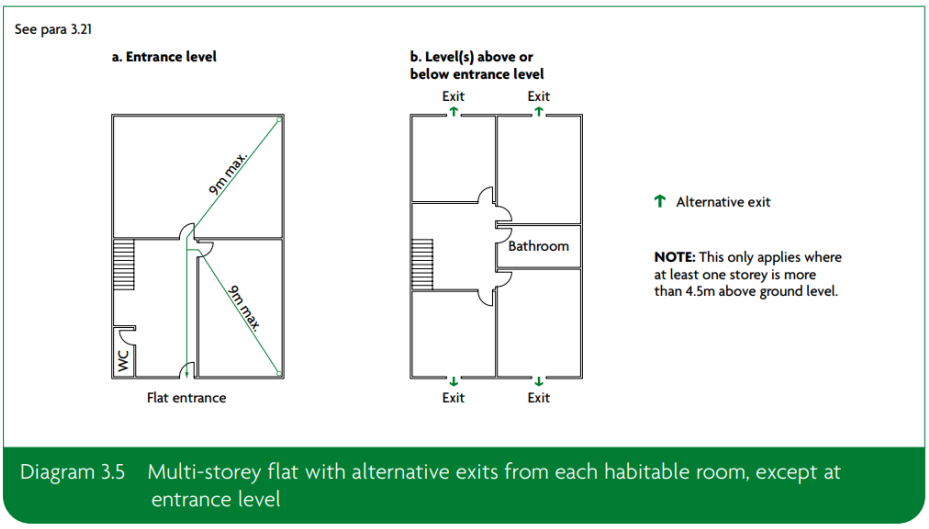

Diagram 3.5 Multi-storey flat with alternative exits from each habitable room, except at entrance level

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Measures to Limit Fire Spread and Development

14.1c Risers in flats are constructed of a mixture of timber and metal stud frames and the majority of facing panels evidenced on inspection were an unidentified brand of 25mm melamine faced chipboard, however other materials used as facing panels were plywood, hardboard and plasterboard.

A decommissioned gas main is present in risers that in most cases has received retrospective sub-compartmentation and ventilation provision to external elevations via kitchens at high level.

Casings were generally found in poor condition in most flats with no manufacturer or 3rd party certification tags identified.

It will be inevitable that following removal for remedial firestopping works identified within this report any supporting studwork and casings is likely to be damaged beyond economical repair.

Recommend renewal of all riser casings in flats to comply with ADB Vol 1 2022:

(Refer to Appendix 1 Additional Photos – A1:5 & following Diagram 9.1).

****Ventilation to external elevation of any new risers can be omitted - gas pipework has been decommissioned.***

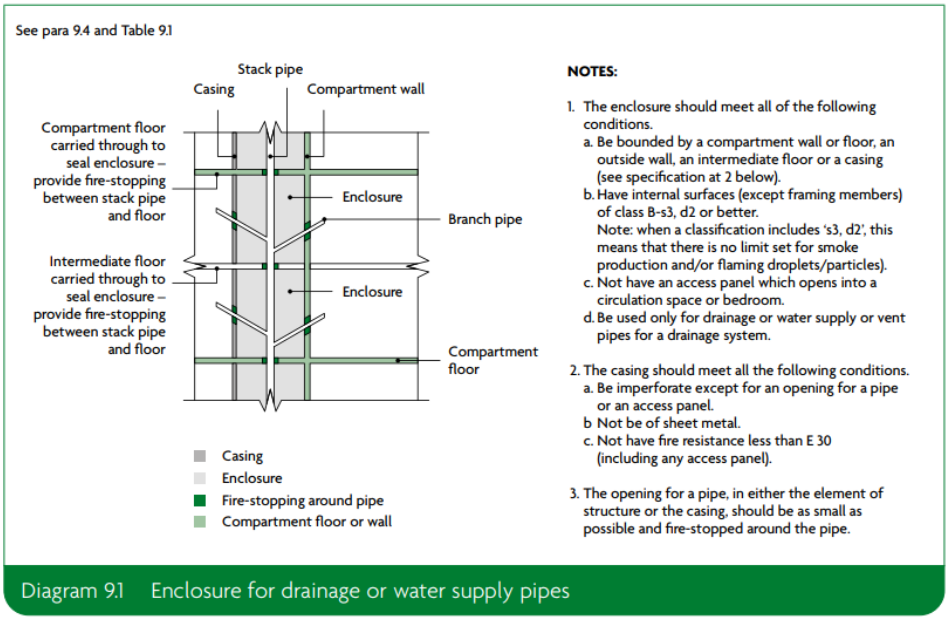

Diagram 9.1 Enclosure for drainage or water supply pipes

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Measures to Limit Fire Spread and Development

14.1d Risers are present in communal areas serving flats that are located with their bathroom/WC adjacent to lift lobbies they are constructed in blockwork and RC; at 11th, 9th & 1st floors damaged fire stopping was identified – further action required.

Recommend remedial action to replace damaged fire stopping to service risers in communal areas containing common services for flats in accordance with BS13666-3.

(refer to floor plans in above comments section 14 and Appendix 3 Fire Stopping Report – Gunfire Survey Pin Nos: 0116:125/0125:125/0133:125).

14.1e Floors within the flats are the original as built tongue & groove suspended softwood timber floors fixed to timber battens with glass fibre insulation laid on RC floor slabs. The original floors over the lifespan of the building have been subjected to over 60 years of foot traffic. Tongue and grove flooring once laid is difficult to remove and replace without significant damage. The wet type central heating pipework installation required large areas of the flooring to be removed and replaced to accommodate the pipework. In the flats inspected the floors varied in their condition from unrepairable to poor. The original floor installation did not require the installation of cavity barriers unlike the current guidance of ADB Vol 1 2020.

Replacement should be considered by Southwark as a part of any future major improvement works of all suspended timber floors within flats with the inclusion of cavity barrier to prevent the spread of fire and smoke in extended cavities and between compartment lines in accordance with ADB Vol 1 2022 (refer to diagram below).

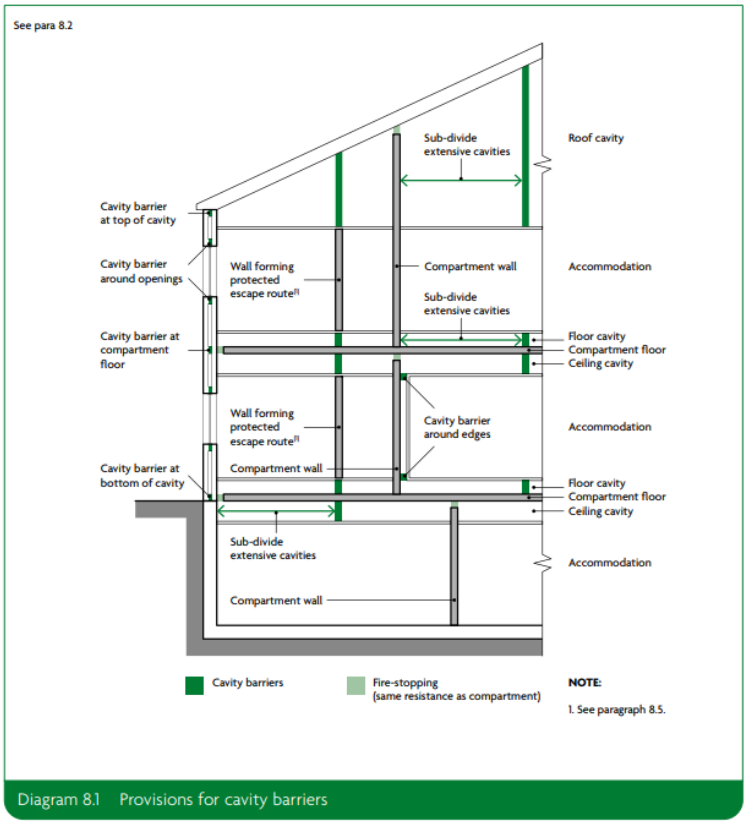

Diagram 8.1 Provisions for cavity barriers

14.1f Flats which back onto each other have connections for wastewater pipework and CDWS (cold water down service) pipework for sanitaryware which are run from bathrooms/WCs laterally through a low level service opening (approx. 900mmx500mm) also inlets for communal extractor ventilation service opening (200mmx250mm) run laterally at high level through the dividing RC firewalls and connect into the vertical services in the adjacent flat's riser. Connections for kitchen wastewater and rising main potable water are laterally made directly into the riser present within each flat.

In the majority of flats inspected no effective fire stopping was identified from bathrooms/WCs laterally through a low level service opening (approx. 900mmx500mm) also inlets for communal extractor ventilation service opening (200mmx250mm) run laterally at high level through the dividing RC firewalls and connecting into the vertical services in the adjacent flats riser; where fire stopping was identified for example in flats 24,25,30,31,46,55,57, it was not tagged and poor condition due to water penetration.

The rising vertical services passing through compartment lines at floors and soffits was also identified as not being fire stopped.

Recommend removal of existing risers in all flats (refer to 14.1c) and supply and fit suitable fire stopping to service penetrations laterally from adjacent flats bathrooms/WCs into riser casings to achieve minimum FR60 minutes (Fire stopping works to both service openings that are common in all flats pass through compartment walls between flats can be undertaken within riser, however it is recommended due to their locations within bathrooms/WCs that a suitable water & fire resistant material for example Supalux™ is used on bathroom/WC walls and adequately sealed to prevent water ingress into the adjacent riser).

Recommend all communal services passing vertically through compartment floors and soffits are suitably fire stopped to achieve a minimum FR120 mins; this can be achieved at floor level within the risers.

All works should be carried out in accordance with ADB Vol 2 2022 (Refer to diagram in section 14.1f) and BS EN 1366-3.

(Refer to Appendix 1 Additional Photos - A1:6 and Appendix 3 Fire Stopping Report – Gunfire Survey Pin Nos:

00143:125/0144:125/0145:125/0147:125/0148:125/0149:125/0150:12/0151:125/0152:125/0153:125/0154:125/0155:125/0156:125/0158:125/0159:125/0160:125/0161:125/0162:125/0164:125/0165:125/0166:125/0167:125/0168:125/0169:125/0170:125/0171:125/0172:125/0173:125/0174:125/0175:125/0176:125/0177:125/0178:125/0179:125/0180:125/0181:125).

****This survey considers the existing as-built rising services provided which are non-combustible metal and will require seals directly around the service penetrations; however under any major refurbishment scheme where the services are renewed for uPVC/HDPE products, the inclusion of closure devices/wraps will need to be incorporated for any service penetrations to be compliant with BS1366-3.***

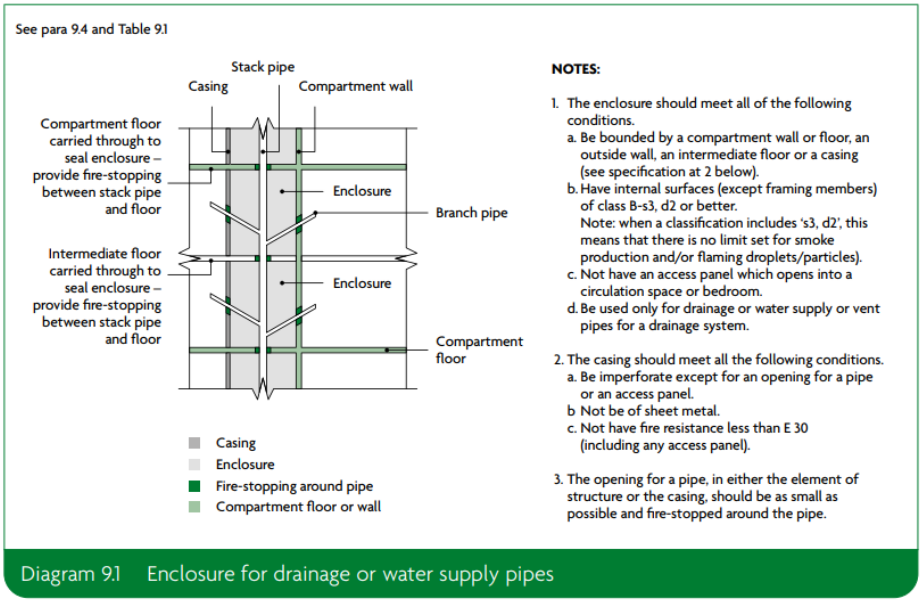

Diagram 9.1 Enclosure for drainage or water supply pipes

14.1g Electrical lateral mains supplies and flow and return pipework from district heating system are bought into each flat from the communal corridors at the lower levels, inspection from within flats could not establish any effective fire stopping.

Recommend fire stopping to penetrations to all flow/return pipework from district heating system and lateral mains cabling entering into flats from communal corridors in accordance with BS EN 1366-3.

(Refer to Appendix 3 Fire Stopping Report – Gunfire Survey Pin Nos: 0113:125/0119:125/0122:125/0127:12/0130:125/0135:125/0146:125/ 0157:125/0163:125).

14.1h Electrical meters and plastic CCU's (consumer control units) are located in the stairway on the lower ground floors of each flat, contained within recessed original as-built metal boxes which do not provide the required fire and smoke resistance.

Consumer units and similar switchgear assemblies must comply with BS EN 61439-3 and either have:

- the enclosure manufactured from a non-combustible material or
- be contained within a cabinet that is manufactured from a non-combustible material.

An enclosure made from a ferrous metal such as steel is deemed to meet requirements and either the cabinet or enclosure should form a complete envelope to maintain fire containment.

Recommend upgrading electric meter & CCU enclosures to provide minimum FR30 minutes in accordance with ADB Vol 1 2022 and BS EN 61439-3.

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Measures to Limit Fire Spread and Development

14.1i The refuse room that incorporates the main electrical intake room at ground floor level was inspected fire stopping was present in poor condition and not supported by any tags.

Recommend fire stopping to door frame pipe and cable penetrations laterally to achieve min FR60 minutes and vertically to achieve minimum 120 minutes in accordance with BS EN 1366-3.

(Refer to Appendix 3 Fire Stopping Report – Gunfire Survey Pin Nos: 0138:125/0139:125/ 0140:125/0141:125/0142:125).

14.1j 1st 9th and 11th floor communal areas were inspected; there is a suspended metal furring ceiling faced with Panoflam™ boards which encloses mechanical and electrical services that run the full length of the North & South protected corridor routes. Metal trunking is surface mounted underneath the ceiling which supplies bulkhead lighting and AFD cabling.

In all flats an element of the original design and construction of RC floors was incorrect as it was realised that the apertures which were to accommodate the winder stairway at upper floors of the duplex flats had been made too small. Cuts were subsequently made in all RC floors to allow for the stairways to reach the upper floors at the correct angle which resulted in the underside of the timber stairways protruding into the communal protected corridor escape routes above the suspended ceiling detail.

Pipework and lateral main cabling also penetrate flat walls above the suspended ceiling.

The height of the front entrance fire door sets fanlight extends above the suspended ceilings.

The cavity above the ceiling is 400mm high, cavity barriers are present as is fire stopping to the service penetrations and holes in compartment walls, the undersides of the protruding stairways from flats are also fire stopped.

The condition of fire stopping is generally poor.

At the 11th floor lift lobby a section metal trunking for electrical cables was opened up appropriate fire stopping was identified supported by ID tag – no further action required (reefer to Appendix 3 Fire Stopping Report – Gunfire Survey Pin No: 0117:125).

Without supporting tags or regulation 38 information it cannot be confirmed that any of the firestopping is compliant.

Recommend removal and reinstatement of all fire stopping to all service penetrations and linear seals to flat walls from communal areas to achieve a minimum of FR60 minutes. Where stairways from flats protrude into common areas, they do so at walls but also penetrate the soffit areas therefore it is recommended to remove and reinstate the fire stopping to achieve a minimum of FR120 minutes.

All works to be carried out in accordance with BS EN 1366-3/4.

(***Refer to Appendix 3 Fire Stopping Report – Gunfire Survey Pin Nos:***

0111:125/0112:125/0115:125/0118:125/0120:125/0121:125/0123:125/0124:124/ 0126:125/0128:128/0129:125/0131:125/0132:125/0134:125/0136:125/00137:125).

14.1k Access to inspect all service penetrations above suspended ceilings was not possible as metal conduits have subsequently been surface mounted to the underside of the ceilings preventing the access panels from being opened (refer to Appendix 3 Additional Photos: A1:14)

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Measures to Limit Fire Spread and Development

14.1l Access panels to risers in communal areas are provided in chipboard and plywood there are no manufacturer ID or 3rd party certification labels.

Access panels should be of a construction that has at least the same fire resistance as the element they fit into.

This should be achieved by having:

a) the recommended fire resistance from both sides; or

b) an automatic heat activated sealing device, which in the event of fire will close the opening to maintain the fire resistance recommended for the compartment wall or floor.

Recommend replace any riser access panels located in communal areas to ensure they achieve minimum of FR 60 minutes (where risers are identified with suitable and sufficient fire stopping between each floor) or FR120 minutes (where risers are full height) in accordance with 'Fire Strategy' and BS 9991.

14.2 NA.

14.3 On inspection it was not possible to identify the classification of existing surface finishes no labels or tags were found such as Timonox™ for example.

Paint finishes in communal areas are poor and in some areas have lost their adhesion and are cracked and peeling.

Even where finishes normally considered acceptable they may have been subject to many instances of over-painting; this can affect their performance when exposed to fire.

Recommend redecoration of any damaged areas and or all of communal escape routes; it is essential that a suitable decorative flame retardant coating for walls and ceilings is used, specially formulated for use on previously painted non-combustible surfaces that will achieve European Class B-s3, d2(1) in accordance with ADB Vol 1 2022.

14.4 The communal ventilation systems for bathrooms/WCs do not incorporate shunt ducts, to prevent the passage of fire, smoke, and combustion products in the early stages of a fire, some intumescent dampers were evidenced where inspection was possible.

It will rarely be practicable to upgrade ventilation systems to meet current benchmark standards and retrospectively introduce mechanical fire and smoke dampers into the ducts. However, one way of reducing the potential for fire spread between flats would be to fit intumescent fire dampers to the vents into the ducts. Although this would not restrict the spread of smoke in the early stages of a fire, it would prevent spread of flames and hot gases.

Recommend installation of intumescent fire dampers at each flats bathroom/WC ventilation system in accordance with BS EN 13141 (also refer to section 16.1e)

14.5 From a visual inspection structural elements appear to have combustible elements identified within the following wall build-ups. These are as follows:

- Wall Type 1 - contains combustible sheathing board and insulation
- Wall Type 2 - contains combustible insulation and a combustible sheathing board
- Wall Type 3 - contains a combustible sheathing board

Refer to: PART B FRAEW PAS 9980 05/05/2023 (supplied by client).

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External Wall System							
15.1	From a visual inspection, are there any external linings such as cladding or timber balconies which may promote fire spread?	N/A	☐	Yes	☑	No	☐
15.2	Does the building require a FRAEW?	U/K	☐	Yes	☑	No	☐
15.3	Has an EWS1 form or FRAEW been previously completed for the premises?	U/K	☐	Yes	☑	No	☐
15.4	Is it considered that there are any elements of the external wall system that might promote fire spread?	U/K	☐	Yes	☑	No	☐
15.5	Has a level of risk for the external wall system been identified? (High-rise residential only)	U/K	☐	Yes	☑	No	☐
15.6	Have any mitigating steps been put in place in order to manage risks presented by the external wall system? (High-rise residential only)	N/A	☐	Yes	☑	No	☐
15.7	Based on a visual only inspection, provide a description of the external wall system / building exterior visible in your notes below?	N/A	☐	See Below	☑	Not Included	☐
15.8	Has information been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system? (High-rise residential only)	U/K	☐	Yes	☑	No	☐

Comments:

15.1 Spandrel panels are present.

15.2 Top storey floor height of block is >18m FRAEW required.

15.3 FRAEW PAS9980 Completed by Part B - 05/05/2023.

15.4 Elements of the external wall system have been identified that may promote the spread of fire as follows:

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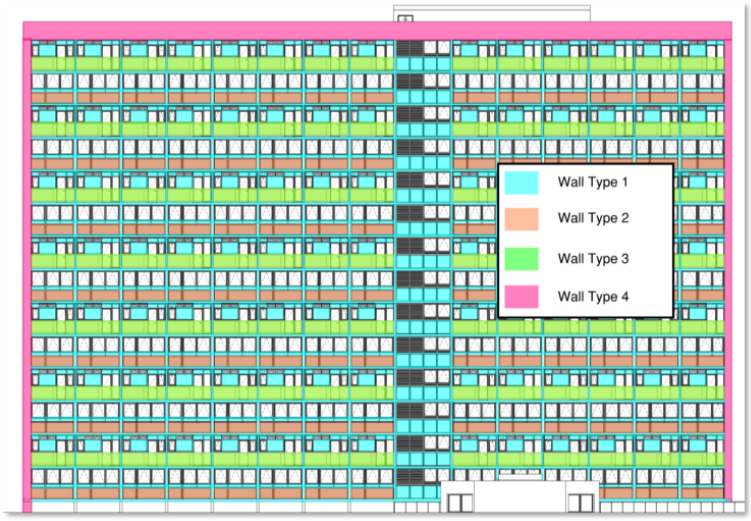
External Wall System



Wall types on Front Elevation (Source: provided elevation drawing)

Wall Type 1 - contains combustible sheathing board and insulation

Wall Type 2 - contains combustible insulation and a combustible sheathing board

Wall Type 3 - contains a combustible sheathing board

15.5 The building achieves a B2 rating as part of the EWS1 process: The fire risk is sufficiently high that remedial works are required.

15.6 BS 5839-1 Grade A category L5 AFD alarm system installed in common areas with heat detection and sounders in all flats entrance hallways; waking watch on site 24/7.

The majority of residents have been moved out of the block leaving only 19 flats occupied.

15.7 Description of external wall system:

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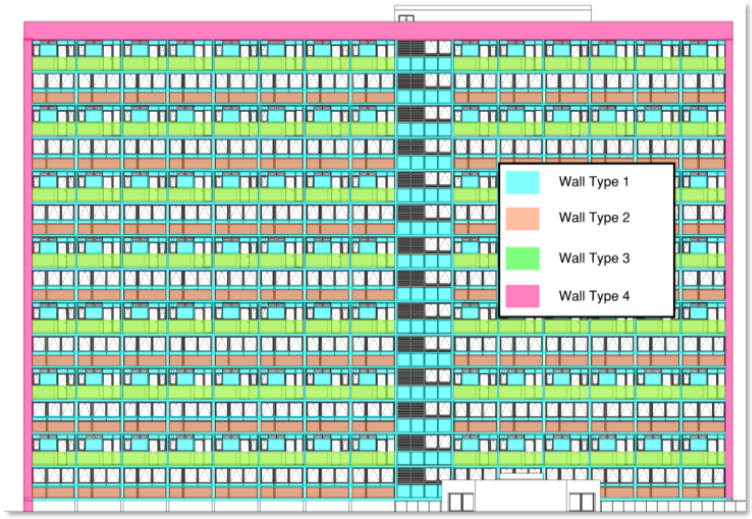
External Wall System



Wall types on Front Elevation (Source: provided elevation drawing)

Wall Type 1 - Powder coated aluminium panels

Wall Type 2 - Spandrel panels (powder coated aluminium)

Wall Type 3 - Spandrel panels (plastic coated steel)

Wall Type 4 - Reinforced concrete (mosaics/concrete

15.8 It is understood that information been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system - https://www.southwark.gov.uk/housing/southwark-estates/marie-curie

Flat entrance Doors

16.1	Are existing flat entrance doors adequate?	U/K	☐	Yes	☐	No	☑
16.2	Do flat entrance doors appear to offer a notional period of fire resistance?	N/A	☐	Yes	☑	No	☐
16.3	Are flat entrance doors adequately self-closing?	U/K	☐	Yes	☐	No	☑
16.4	Are there any security gates/grilles fitted which present a risk? i.e. they cannot be opened from the inside without the use of a key / cannot be breached by the fire and rescue service in under three minutes.	N/A	☐	Yes	☐	No	☑
16.5	Are flat entrance doors being checked on an annual basis?	U/K	☐	Yes	☑	No	☐
16.6	For any flat entrance doors which have not been inspected within the last 12 months, has a record been kept of reasonable attempts at access? (Residential building over 11m only)	U/K	☑	Yes	☐	No	☐
	Comments:						

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External Wall System

16.1 a

Front entrance doors to flats present are 44mm composite timber replacement doors sets thought to have been installed circa 1980s at flats 24,25,30,31,46,55,57 inspected; the letter plates have been boarded over to prevent mail being delivered to void properties. None of the door furniture is supported by CE markings there are no 3rd party certification plugs or labels; doors are fitted with x 3 hinges and intumescent strips and cold smoke seals . The tops of frames have been penetrated by the installation of metal conduits for the heat detectors that have been installed hallways. The majority of doors displayed uneven gaps >4mm between the leaf and frame.

Architraves were removed at flats 30 & 57 where no effective or non-compliant fire stopping was identified around door frames (also refer to Appendix 3 gunfire survey Pin No: 0114:125).

Fire doors should comply with up-to-date fire safety standards as set out in ADB Vol 1 2022 Appendix C . These have changed since the installation of the existing door sets; it is considered that the doors sets have reached their expected lifespan and it would problematic and uneconomical to upgrade them to current standards.

*IFC Certification 'Fire Door Inspection Report' 17/03/2022: provisionally identified FED's as manufactured by Shellen™.

Images taken on this inspection have been sent to Shellen™ who were unable to confirm that they had previously manufactured these doors 04/10/2023.

Recommend replacement program of Front Entrance Door fire door sets to achieve FD30s SC in accordance with ADB Vol 1 2022 and BS 476-22 (refer to Appendix 1 Additional Photos A1:7).

16.1 b

Secondary fire exit doors in flats from bedrooms into communal escape corridors are 44mm composite timber replacement doors sets thought to have been installed circa 1980s at flats 24,25,30,31,46,55,57 at flats inspected.

None of the door furniture is supported by CE markings there are no 3rd party certification plugs or labels; doors are fitted with x 3 hinges and intumescent strips and cold smoke seals.

The majority of doors displayed uneven gaps >4mm between the leaf and frame.

Fire doors should comply with up-to-date fire safety standards as set out in ADB Vol 1 2022 Appendix C . These have changed since the installation of the existing door sets; it is considered that the doors sets have reached their expected lifespan and it would problematic and uneconomical to upgrade them to current standards.

Recommend replacement program of Secondary Escape (into communal corridor) fire door sets to achieve FD30s SC in accordance with ADB Vol 1 2022 and BS 476-22 (refer to Appendix 1 Additional Photos A1:8).

16.1 c

Secondary fire exit doors in flats from lounge & kitchens onto communal open decked escape routes are 44mm composite timber replacement doors sets thought to have been installed circa 1980s at flats 15,16,29,31,34,50,52,54,77 inspected.

None of the door furniture is supported by CE markings there are no 3rd party certification plugs or labels; doors are fitted with x 3 hinges and intumescent strips and cold smoke seals.

The majority of doors displayed uneven gaps >4mm between the leaf and frame.

Fire doors should comply with up-to-date fire safety standards as set out in ADB Vol 1 2022 Appendix C . These have changed since the installation of the existing door sets; it is

considered that the doors sets have reached their expected lifespan and it would problematic and uneconomical to upgrade them to current standards.

Recommend replacement program of Secondary Escape (onto communal open deck balcony escape routes) fire door sets to achieve FD30s SC in accordance with ADB Vol 1 2022 and BS 476-22 (refer to Appendix 1 Additional Photos A1:9).

16.1d Internal doors to bedrooms in flats are generally 44mm composite timber replacement doors sets at flats 24,25,30,31,46,55,57 inspected.

New door leaf's have been installed in the existing as built doorframes and the majority of fanlight glazing has been upgraded to 6mm PP Georgian wire.

Restricted height pass doors are present between the bedrooms in each flat which are recorded 44mm as-built they have been upgraded with self-adhesive intumescent strips and cold smoke seals to existing frames.

For kitchen doors refer to section 14.1b.

The majority of internal doors displayed uneven gaps >4mm between the leaf and frame and were in poor condition.

The majority of bedroom doors hinges generally were CE marked there were no 3rd party certification labels or plugs; bedroom doors are fitted with intumescent strips and cold smoke seals.

Fire doors are subjected to a test procedure specified in BS 476-22:1987 or BS EN 1634-1:2014. The tests are performed on complete fire door sets, meaning the fire door, door frame and ironmongery (locks, hinges, latches, etc.) are tested as a complete unit.

Consideration must be given to that when it comes to fire door upgrading works the product certification will cover only each separate component used in the upgrading process and is no guarantee that the works have been performed correctly. This means that it is not possible to certify the upgraded fire door, only the individual components used.

Fire doors should comply with up-to-date fire safety standards as set out in ADB Vol 1 2022 Appendix C . These have changed since the installation of the existing door sets; it is considered that the doors sets have reached their expected lifespan and it would problematic and uneconomical to upgrade them to current standards.

Recommend replacement program of internal fire door sets in flats to achieve FD30s SC in accordance with ADB Vol 1 2022 and BS 476-22 (refer to Appendix 1 Additional Photos A1:10).

16.1e Although at the time of the block's construction and even in current ADB Vol 1 2022 guidance there is no requirement to provide fire doors to the bathroom/WC.

The communal ventilation systems for bathrooms/WCs do not incorporate shunt ducts or fire dampers to prevent the passage of fire, smoke, and combustion products in the early stages of a fire.

In Lakanal House a sister block which is of identical size and design, the enquiry into the fatal fire of 2009 found that smoke, fire and hot gases had entered bathrooms via the communal ventilation system and caused casualties.

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External Wall System

Recommendations are made in this report at section 14.4 to restrict the spread of fire and hot gases within the existing communal ventilation system but these recommendations will not prevent the early spread of cold smoke through the existing ductwork.

Recommend supply and fit FD30s fire door sets in accordance with BS 476-22 to bathrooms/WCs to prevent the potential spread of cold smoke in the early stages of a fire via communal ventilation ductwork.

16.2 Flat entrance doors & secondary escape doors appear to offer a notional period of 30 minutes fire resistance (however refer to 16.1a-c).

16.3 The majority of fire doors (refer to 16.a-c for recommended actions) failed to adequately self-close on inspection front entrance doors and secondary escape doors at lower levels are fitted with internal single chain Perko door closers (refer to Appendix 1 Additional Photos: A1:11 & section 16.1a-c for recommended actions).

*LFB Deficiency Notice 18/12/2020: Self-closing devices on flat front doors were a 'single Perko type' which would have not met the required standards.

16.4 No security gates/grilles identified on inspection.

16.5 Evidence has been provided in relation to flat entrance doors being checked on an annual basis: Excel Survey 28/03/2023.

16.6 No records or evidence has been provided to demonstrate records for flats that have not had front entrance door inspections and the reasonable attempts to access them.

Confirm records of failed access to inspect Front Entrance Doors and the reasonable attempts to access them in accordance with Fire Safety (England) Regulations 2022.

Communal Fire Doors (Cross Corridor and Riser)

17.1	Are existing fire doors adequate?	N/A	☐	Yes	☑	No	☐
17.2	Are fire resisting self-closing doors unobstructed and functioning correctly?	N/A	☐	Yes	☐	No	☑
17.3	Are fire doors held open by devices linked to alarm system?	N/A	☐	Yes	☐	No	☑
17.4	Are non-self-closing fire doors kept locked when not in use?	N/A	☐	Yes	☑	No	☐
17.5	Are communal fire doors being checked on a quarterly basis?	U/K	☐	Yes	☑	No	☐

Comments:

17.1 a At odd floor levels communal fire doors are present which provide access to the single communal stairway from lift lobby's and from stairway to bin chute lobbies.

At even floor levels there are communal fire doors that open into the single communal stairway from open deck balcony escape routes at the West & East elevations.

Doors are 54mm thick hardwood faced, fitted with x 4 CE rated hinges intumescent strips/cold smoke seals, overhead door closers and glazed vision panels.

No 3rd party certification labels or plugs present.

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Communal Fire Doors (Cross Corridor and Riser)

Damage is present to timber elements of the door's intumescent strips/cold smoke seals; the majority of doors have excessive uneven gaps >4mm.

The door sets are understood to have been installed as a part of a refurbishment project in the 1980s and they are similar in design and manufacture to the security doors that are present in the corridors accessing the flats.

Fire doors should comply with up-to-date fire safety standards as set out in ADB Vol 1 2022 Appendix C . These have changed since the installation of the existing door sets; it is considered that the doors sets have reached their expected lifespan and it would problematic and uneconomical to repair/upgrade them to current standards.

Recommend replacement program of internal fire door sets accessing single communal escape stairway to achieve FD60s SC in accordance with ADB Vol 1 2022 and BS 476-22 (refer to Appendix 1 Additional Photos A12).

17.1b Hoppers (Hardall™) are present to refuse chute accessed in PV lobbies at odd floor levels they are rated at FR120mins, and all found to be in good condition – no further action required.

17.1c Clearence eye branches for the refuse chute are located in the single communal escape stairway.

Lockable metal access panels with smoke seals are present in a reasonable condition (all hatches were found locked at time of inspection) they are not supported by 3rd party certification labelling or any manufacturers tags.

Confirm from OM manuals that access panels have a minimum rating of FR120 minutes and or replace with compliant hatches in accordance with ADB Vol 1 2022 and BS 5906.

17,1d Automatic fire rated shutters x 3 are present within the refuse store at the base of the refuse chute. On inspection it was identified that each fusible link was spent, and the shutters were being held open with wire meaning they would not effectively work in the event of a fire.

Recommend renew fusible links x 3 to automatic fire rated shutters in accordance with BS 5906.

17.2 Some communal fire doors accessing the single communal stairway failed to self-close on inspection.

Recommend remedial repair to communal fire doors to ensure they suitably self-close in accordance with BS 8214 check all floor levels.

17.3 No hold open devices linked to alarm system evidenced on inspection.

17.4 Non-self-closing fire doors were found locked on inspection.

17.5 Evidence of communal fire doors being checked on a quarterly basis supplied was out of date range 30/03/2023.

Confirm periodic inspection program to inspect communal fire doors on a quarterly basis in accordance with Fire Safety (England) Regulations 2022

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Fire Safety Signs and Notices

Fire Safety Signs and Notices							
18.1	Are suitable and sufficient exit and directional signs in place?	N/A	☐	Yes	☑	No	☐
18.2	Has appropriate way-finding signage been installed? The signage must be visible in low light or smoky conditions and identify flat and floor numbers in the stairwells (*High-rise residential only*)	N/A	☐	Yes	☐	No	☑
18.3	Are internal fire doors and escape doors provided with appropriate fire signage?	N/A	☐	Yes	☐	No	☑
18.4	Is there suitable and sufficient signage to passive and active firefighting systems?	N/A	☐	Yes	☑	No	☐
18.5	Is there suitable signage on internal exit routes?	N/A	☐	Yes	☑	No	☐
18.6	Is there suitable signage on external exit routes?	N/A	☑	Yes	☐	No	☐
18.7	Are there any other safety notices / signs that may affect fire safety that are either missing or incorrect? (for example, electrical hazard signage, lift signage, PV signage, fire precaution signage?)	N/A	☐	Yes	☑	No	☐

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Fire Safety Signs and Notices

Comments:

18.1 Suitable and sufficient exit and directional signs in place evidenced on inspection.

18.2 No wayfinding signage is present where it would be visible from inside firefighting lift; wayfinding signage that is present it is not compliant with the requirements of ADB Vol 1 2022 section 15.4:

The floor identification signs should meet all of the following conditions.

a. The signs should be located on every landing of a protected stairway and every protected corridor/lobby (or open access balcony) into which a firefighting lift opens.

b. The text should be in sans serif typeface with a letter height of at least 50mm. The height of the numeral that designates the floor number should be at least 75mm.

c. The signs should be visible from the top step of a firefighting stair and, where possible, from inside a firefighting lift when the lift car doors open.

d. The signs should be mounted between 1.7m and 2m above floor level and, as far as practicable, all the signs should be mounted at the same height.

e. The text should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.

Recommend upgrade & supply missing wayfinding signage to comply with Fire Safety (England) Regulations 2022 and ADB Vol 1 2022 section 15.4.

18.3 Fire doors identified on inspection without appropriate signage at all floor levels in communal single escape stairway.

Supply and fit missing appropriate fire door signage to fire doors within the communal single escape stairway in accordance with BS 5499 (refer to Appendix 1 Additional photos A1:13).

18.4 Suitable and sufficient signage to passive and active firefighting systems identified on inspection.

18.5 Suitable signage on internal exit routes identified on inspection.

18.6 NA.

18.7 a No Electrical hazard warning signage at bin store containing main electrical intake room.

Recommend appropriate warning signage 'Electrical Cupboard No Unauthorized Access Keep Locked' in accordance with BS 5499.

18.7 b No 'Do Not Use Lift In The Event Of A Fire' signage present at lift call points.

Recommend appropriate 'Do Not Use Lift In The Event Of A Fire' signage is fitted in accordance with BS5499.

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Means of Giving Warning in Case of Fire

Means of Giving Warning in Case of Fire							
19.1	Reasonable manually operated electrical fire alarm system provided?	N/A	☐	Yes	☑	No	☐
19.2	Is automatic fire detection provided and if so, is it provided throughout the premises or part of the premises?	N/A	☐	Yes	☑	No	☐
19.3	Are appropriate alarm interfaces in place with other commercial tenants (e.g., retail)?	N/A	☑	Yes	☐	No	☐
19.4	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A	☐	Yes	☐	No	☑
19.5	Are the lifts linked to the automatic fire detection and alarm system, and if so is the current arrangement acceptable?	U/K	☐	Yes	☐	No	☑
19.6	Are alarm signals remote call monitored?	N/A	☐	Yes	☑	No	☐
19.7	Is a zone plan displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	☐	Yes	☑	No	☐

Comments:

19.1 Manual call points are present in the community facility only.

19.2a Grade A Category L5 in accordance with BS 5389-1 provided in communal areas with heat detectors/sounders installed in all flats entrance hallways only.

19.2b Grade D2 category LD1 (interlinked) in accordance with BS 5389-6 present in flats.

19.3 NA.

19.4 Extent of automatic fire detection is not generally appropriate.

Elements of external wall are combustible; identified in FRAEW Pert B PAS9980 05/05/2023

NFCC Simultaneous Guidance Version 4 states:

7. A waking watch should only be used in the immediate or transitional term, and, where significant risk of fire spreading in a building has been confirmed, to allow time for a more sustainable plan to be made without the need for residents to leave their homes. In all cases, an automatic fire detection and alarm system is the most suitable mitigating measure if there is any expected delay in remediation.

Coverage for buildings with a combustible external wall system

A.7 In every flat, the system should generally incorporate heat detectors within each room that has a window that overlooks an area of external wall with an external wall system where there is a risk that fire could spread into the combustible external cladding that results in a significant or notable fire hazard, except possibly toilets and bathrooms. Heat detectors should also be included in any other rooms, such as plant rooms and other ancillary facilities with windows or vents or non-fire-stopped penetrations, through which a fire could spread and ignite. Consideration might also need to be given to the provision of smoke detectors within common parts, but these detectors should not initiate the general Page 22 of 44

Means of Giving Warning in Case of Fire	
	Simultaneous Evacuation Guidance – Fourth Edition 18 August 2022 evacuation of the building. They may give a warning only to the building's management team. ***Recommend a review of the AFD alarm system & waking watch in accordance with current guidance NFCC Simultaneous Evacuation Version 4 2022.***
19.5	Lifts are not linked to the AFD system.
19.6	Alarm signals from main CIE are repeated at CIE in community facility where Waking Watch are based. Waking Watch onsite confirmed alarm signals are remote call monitored.
19.7	A zone plan is displayed adjacent to the fire alarm panel with the zones in line with compartment lines.

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Fire-Fighter Access and Fire-Fighting Equipment

Fire Fighter Access & Fire-Fighting Equipment							
20.1	Is the building provided with adequate vehicular access for fire fighter deployment?	N/A	☐	Yes	☑	No	☐
20.2	Is the building provided with fire brigade drop key access?	N/A	☐	Yes	☑	No	☐
20.3	Is the building's drop key access functional?	N/A	☐	Yes	☑	No	☐
20.4	Reasonable provision of portable fire extinguishers suitable for the purpose?	N/A	☐	Yes	☐	No	☑
20.5	Are hose reels provided?	N/A	☐	Yes	☐	No	☑
20.6	Are there sprinklers or other fixed suppression systems?	N/A	☐	Yes	☑	No	☐
20.7	Is there any other fixed installation? e.g., dry rising mains, ventilation systems etc.	N/A	☐	Yes	☑	No	☐

Comments:

20.1 Firefighting access is at the rear of the building, where firefighters can access the dry rising main <18m from pumping appliance and fireman's lifts. Odd numbered upper floor levels contain a dry riser outlet (starting at 3rd floor level) and provides access to the two lifts.

20.2 Drop key access is present at main entrance and each odd floor levels security doors.

20.3 The buildings drop key access was functional at main entrance and all floors' levels on inspection.

20.4 It is rare for there to be a need for fire-fighting equipment to be used by people present in the common parts of blocks of flats. It is, nevertheless, usually provided in plant rooms and other such rooms, for use by the staff and contractors.

Fire extinguishers were identified in community facility at upper ground floor level.

No fire extinguishers were identified in lift motor room.

Recommend a carbon dioxide fire extinguisher installed in the lift motor room on the escape side of any machinery and switch gear in accordance with BS 5306.

20.5 No requirement for hose reels.

20.6 a A sprinkler system is present in the refuse storeroom at ground floor; on inspection it was identified that the frangible bulbs were missing from sprinkler heads therefore the system is isolated and non-operative.

Recommend remedial repair to sprinkler system in refuse storeroom in accordance with BS 9251.

20.6 b ADB Vol 1 2022 would not permit a residential building over 30m to be constructed without sprinklers.

The provision of a sprinkler system in accordance with ADB Vol 1 2022 should be considered by Southwark as a part of any future major improvement works.

20.6 c No Evacuation Alert System noted within the building.

These systems are not yet a requirement under Building Regulations in England and Wales.

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Fire Fighter Access & Fire-Fighting Equipment

This type of system will allow firefighters to strategically control the evacuation process in a building during a fire, ensuring a more orderly and safer exit by prioritising specific floors or zones, minimising panic, and enabling them to effectively communicate evacuation instructions to residents depending on the situation, all while being operated solely by the fire service on-site.

As a part of any future refurbishment program consideration should be given to installing an Evacuation Alert System in accordance with BS 8629.

20.7 A dry rising main is present with the main inlet at ground floor lift lobby entrance, outlets are present in lift lobbies at floor levels 3,5,7,9,11,13.

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Management of Fire Safety

Procedures and Arrangements							
21.1	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e., relevant general fire precautions)?	U/K	☑	Yes	☐	No	☐
21.2	Are the Fire Action notices appropriate for the procedure that is adopted within this building?	N/A	☐	Yes	☑	No	☐
21.3	Appropriate fire procedures in place for both core and non-working hours? `	N/A	☑	Yes	☐	No	☐
21.4	Are procedures in the event of fire appropriate and properly documented?	N/A	☐	Yes	☑	No	☐
21.5	Are there suitable arrangements for summoning the fire and rescue service?	N/A	☐	Yes	☑	No	☐
21.6	Are there suitable arrangements for ensuring that the premises have been evacuated?	N/A	☐	Yes	☑	No	☐
21.7	Is there a suitable fire assembly point(s)?	N/A	☐	Yes	☑	No	☐
21.8	Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?			Yes	☐	No	☐

Comments:

21.1 The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by Southwark Council to assist them to undertake the preventative and protective measures was not provided at the time of the assessment.

21.2 Fire Action notices are appropriate for the 'Simultaneous 'procedure that is adopted within this building.

21.3 No permanent management presence at this block apart from waking watch 24/7.

21.4 Southwark has procedures in the event of fire appropriate and properly documented.

21.5 There are suitable arrangements for summoning the fire and rescue service.

Residents and or the Waking watch will alert the FRS in the event of a fire.

21.6 There suitable arrangements for ensuring that the premises have been evacuated with waking watch on site 24/7.

21.7 Suitable assembly points are present a safe distance away from the block.

21.8 Southwark has suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard.

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Fire Service Information							
22.1	Is building information such as the fire emergency plan and floor plans available on site?	U/K	☐	Yes	☑	No	☐
22.2	Have up-to-date electronic floor plans been provided to the local Fire and Rescue Service? (High-rise residential only)	U/K	☐	Yes	☑	No	☐
22.3	Has a Secure Information Box been provided?	N/A	☐	Yes	☑	No	☐
22.4	Does the Secure Information Box contain the name and contact details of the Responsible Person and hard copies of the building floor plans? (High-rise residential only)	U/K	☐	Yes	☑	No	☐
22.5	Have up-to-date plans (hard copy), including details of key firefighting equipment been placed in a secure information box? (High-rise residential only)	U/K	☐	Yes	☑	No	☐
22.6	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?	U/K	☐	Yes	☑	No	☐

Comments:

22.1 Building information such as the fire emergency plan and floor plans are available on site.

22.2 Electronic floor plans been provided to the local Fire and Rescue Service.

22.3 A Secure Information Box been provided at the main entrance.

22.4 The Secure Information Box contains the name and contact details of the Responsible Person and hard copies of the building floor plans.

22.5 Up-to-date plans (hard copy), including details of key firefighting equipment been placed in a secure information box.

22.6 FRS witnessed on site at time of inspection.

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Training and Drills							
23.1	Are all staff given adequate fire safety instruction and training on induction?	N/A	☐	Yes	☑	No	☐
23.2	Are all staff given adequate periodic "refresher training" at suitable intervals?	N/A	☐	Yes	☑	No	☐
23.3	Are staff with special responsibilities (e.g. fire wardens) given additional training?	N/A	☐	Yes	☑	No	☐
23.4	Are fire drills carried out at appropriate intervals?	N/A	☑	Yes	☐	No	☐
23.5	When the employees of another employer work in the premises: Is their employer given appropriate information (e.g. on fire risks and general fire precautions)?	N/A	☐	Yes	☑	No	☐
23.6	When the employees of another employer work in the premises: Is it ensured that the employees are provided with adequate instructions and information?	N/A	☐	Yes	☑	No	☐
23.7	Are persons nominated and trained to use fire extinguishing appliances?	N/A	☐	Yes	☑	No	☐

Comments:

23.1-2	It is understood that staff are provided with adequate fire safety training at induction and suitable periodic refresher training is provided throughout the duration of employment.
23.3	It is understood that all waking watch staff are provided with fire warden training with annual refreshers.
23.4	NA.
23.5	Visiting contractors are required to sign in & out of the premises at the main desk and informed of the fire evacuation procedure on arrival.
23.6	When the employees of another employer work in the premises; it is ensured that the employees are provided with adequate instructions and information.
23.7	It is understood that persons nominated by Southwark are provided with manual training to use fire extinguishing appliances.

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Testing & Maintenance

Testing & Maintenance							
24.1	Weekly testing of fire detection and alarm system?	N/A	☐	Yes	☑	No	☐
24.2	Periodic servicing of fire detection and alarm system?	U/K	☐	Yes	☑	No	☐
24.3	Monthly and annual testing routines for emergency lighting?	U/K	☐	Yes	☑	No	☐
24.4	Annual maintenance of fire extinguishing appliances?	N/A	☐	Yes	☑	No	☐
24.5	Are both visual and structural assessments regularly carried out to any external escape staircases and gangways?	U/K	☑	Yes	☐	No	☐
24.6	Six-monthly inspection and annual testing of rising mains?	U/K	☑	Yes	☐	No	☐
24.7	Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting or evacuation lifts?	U/K	☑	Yes	☐	No	☐
24.8	Weekly testing and periodic inspection of sprinkler installations?	U/K	☑	Yes	☐	No	☐
24.9	Routine checks on Ventilation and Extraction System	N/A	☑	Yes	☐	No	☐
24.10	Has a 5 year electrical installation check taken place?	U/K	☐	Yes	☑	No	☐
24.11	Are portable appliances PAT tested – are records / labels present?	N/A	☑	Yes	☐	No	☐
24.12	Have gas safety checks / boiler inspections taken place?	N/A	☑	Yes	☐	No	☐
24.13	If any of the life safety systems are defective, has this been reported to the local Fire and Rescue Service? (High-rise residential only)	U/K	☑	Yes	☐	No	☐

Comments:

24.1 Waking watch on site confirmed weekly testing of fire alarm system.

24.2 Periodic testing and maintenance of fire alarm system evidenced in accordance with BS 5839-1 – 13/11/2024.

24.3 Annual testing for emergency lighting evidenced in accordance with BS 5266 - 01/04/2024.

24.4 In date service labelling identified on fire extinguishers in community facility.

24.5 No information provided by client regarding visual and structural assessment regularly carried out to external escape staircase at community facility.

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Testing & Maintenance

Confirm visual and structural assessments are regularly carried out to external escape staircase at community facility in accordance BS 8210.

24.6 Information provided by client regarding six-monthly inspection and annual testing of rising mains out of date 20/09/2022.

Confirm six-monthly inspection and annual testing of rising mains in accordance with BS 9990.

24.7 No information provided by client regarding servicing and maintenance of lifts.

Confirm servicing and maintenance of lifts in accordance with BS EN 13015.

24.8 No information provided by client regarding weekly testing and periodic inspection of sprinkler installation at refuse storeroom.

Confirm weekly testing and periodic inspection of sprinkler installation at refuse storeroom in accordance with BS9251.

24.9 NA.

24.10 'Periodic Inspection Report' for landlords fixed wiring systems evidenced in accordance with BS7672 – 23/02/2022 (Satisfactory).

24.12 N/A gas mains decommissioned.

24.13 *Refer to section 1.1.

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Resident Engagement

Resident Engagement							
25.1	Have relevant fire safety instructions been provided to residents? i.e. how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.	U/K	☑	Yes	☐	No	☐
25.2	Have residents been provided with information relating to the importance of fire doors in fire safety?	U/K	☑	Yes	☐	No	☐
25.3	Are residents being made aware of the outcome of any checks to fire safety equipment? (High-rise residential only)	U/K	☑	Yes	☐	No	☐
25.4	Is information provided to residents with regards to the reporting of any issues / failings within the premises?	U/K	☐	Yes	☑	No	☐

Comments:

25.1 Resident Fire Safety Information Packs are published by Southwark Council https://www.southwark.gov.uk/housing/safety-in-the-home/fire-safety-information-packs/fire-safety-information-packs-camberwell

A Fire Safety Information Pack is not available at the above website link for Marie Curie House.

Confirm relevant fire safety instructions been provided to residents at Marie Curie House i.e. how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.

25.2 Information of fire doors is contained within resident Fire Safety Information Packs (refer to 25.1).

Confirm residents at Marie Curie House have been provided with information relating to the importance of fire doors in fire safety.

25.3 The client has not provided information concerning residents being made aware of the outcome of any checks to fire safety equipment.

Confirm residents are being made aware of the outcome of any checks to fire safety equipment.

25.4 Southwark Council have a dedicated email address for reporting fire safety issues: firesafetyconcerns@southwark.gov.uk

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Risk Level Estimator

Potential consequences of fire ⇒ Likelihood of Fire ⇓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low ☐ **Medium** ☐ **High** ☑

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g., potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm ☐ **Moderate harm** ☑ **Extreme harm** ☐

In this context, a definition of the above terms is as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate harm: Outbreak of fire could foresee-ably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial	☐	Tolerable	☐	Moderate	☐	Substantial	☑	Intolerable	☐

Comments:

This building is considered to present a 'Substantial' risk.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

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Document Control

Author	Tim Davies	**Qualifications**	BSc (Hons) Property Mgmt. & Building Surveying NEBOSH: Fire Certificate (NFC) AIFireE.
Signed		**Date**	04/02/2025
Verifier	Tony Lawlor	**Qualifications**	MIFSM (NAFRAR)
Signed		**Date**	26/02/2025
Document Version	Frankham RMS January 2023		

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Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in Part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

Frankham Risk Management Services

BAFE Registration Number: KENT204

Client:	Southwark Council
Address:	Marie Curie House, Sceaux Gardens, London, SE5 7DE.

Applies to all common areas and sampled flats (accessible to the assessor, at the time of the assessment).

The fire risk assessment is for life safety; it is suitable & sufficient and is compliant with the BAFE SP205 scheme.

Assessment Date:	04/02/2025
Review Date:	04/02/2026 or following significant change.
Certificate Reference Number:	804551004

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the specification identified in the above schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization

H Dillon

Helen Dillon MIFSM CFPA (Europe) Dip – Head of Fire Risk Management

Date of issue: 26-02-2025

SSAIB 7 - 11 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear, NE25 9SX

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH
www.bafe.org.uk

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Appendix 1 – Additional Photos

Additional photos to support details within Fire Risk Assessment

Photo No	Image	Section	Description
A1:1		3.3	'No Smoking' signage present in entrance lift lobby.
A1:2		6.2	Example of mechanical extractor fan at flat 32 in good condition.
A1:3		12.9	Example of communal open deck balcony escape width limited to 530mm.
A1:4		13.1	Emergency lighting.

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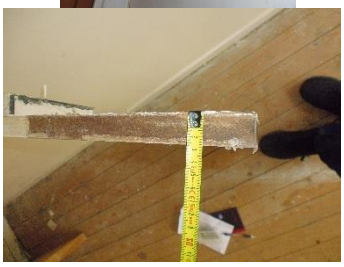
Photo No	Image	Section	Description
A1:5		14.1c	Flat 31 Example of vent for sub compartmentation of decommissioned gas pipework in riser.
			Flat 55 Example of lateral gas ventilation duct from riser to external elevation in kitchen.
			Flat 30 Example of chipboard riser facing board in poor condition.
			Flat 24 Example of MDF riser facing board.

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Photo No	Image	Section	Description
A1:6		14.1f	Example: red lines bound size of service opening (low level - pipework) in bathroom/WC RC compartment wall to adjacent flat.
			Example: red lines bound size of service opening (high level – ventilation duct) in bathroom/WC RC compartment wall to adjacent flat.

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Photo No	Image	Section	Description
A1:7		16.1a	Flat 55 example front entrance door cable penetration for AFD at top of frame.
			Flat 25 example excessive gap >4mm front entrance door.
			Flat 30 example of non-compliant foam fire stopping around door frame.
			Flat 57 example of non-compliant fire stopping around door frame.

FRANKHAM RMS

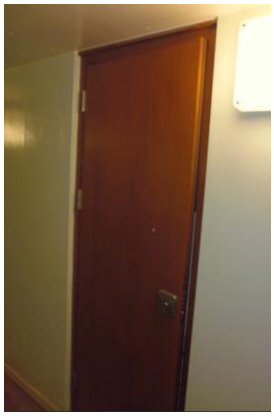
Photo No	Image	Section	Description
A1:8		16.1b	Flat 46 example secondary escape fire door from lower level of flat from bedroom.
A1:9		16.1c	Flat 64 example of secondary escape fire door to communal open deck balcony escape route.

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Photo No	Image	Section	Description
A1:10		16.1d	Flat 31 example of unrepairable fire door to bedroom.
			Flat 55 example of poor upgrade/condition to fire door from bedroom to entrance hallway.
			Flat 30 example of restricted height pass door into adjacent bedroom.

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Photo No	Image	Section	Description
A1:11		16.3	Flat 31 Example of single chain Perko door closer at front entrance door.
			Flat 46 Example of broken single chain door closer at front entrance door.
A1:12	 	17.1a	Example of chute lobby door 11th floor with excessive gap >4mm.
A1:13		18.3	Examples of fire doors in communal escape stairways without appropriate signage.

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Photo No	Image	Section	Description
A1:14		14.1k	Metal trunking surface mounted obscures access hatch.

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Appendix 2 – Compartmentation Issues (Lift Shafts)

Assistance of lift engineer on site to undertake inspection of lift shafts.

Photo No	Image	Section	Description
A2:1		14.1a	Lift 6029 shaft vertical view.
A2:2		14.1a	Lift 6029 pit view – no action required.
A2:3	 	14.1a	Lift 6029 13th floor unsealed metal conduit penetrations.

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Photo No	Image	Section	Description
A2:4	 	14.1a	Lift 6029 11th floor unsealed metal conduit penetrations.
A2:5	 	14.1a	Lift 6029 9th floor unsealed metal conduit penetrations.

FRANKHAM RMS

Photo No	Image	Section	Description
A2:6	 	14.1a	Lift 6029 7th floor unsealed metal conduit penetrations.
A2:7	 	14.1a	Lift 6029 5th floor unsealed metal conduit penetrations.

FRANKHAM RMS

Photo No	Image	Section	Description
A2:8	 	14.1a	Lift 6029 3rd floor unsealed metal conduit penetrations.
A2:9	 	14.1a	Lift 6029 1st floor unsealed metal conduit penetrations.

FRANKHAM RMS

Photo No	Image	Section	Description
A2:10		14.1a	Lift 6028 shaft vertical view.
A2:11		14.1a	Lift 6028 pit view – no action required.
A2:12		14.1a	Lift 6028 13th floor unsealed metal conduit penetration.
A2:13		14.1a	Lift 6028 11th floor unsealed metal conduit penetration.
A2:14		14.1a	Lift 6028 9th floor unsealed metal conduit penetration.

FRANKHAM RMS

Photo No	Image	Section	Description
A2:15		14.1a	Lift 6028 7th floor unsealed metal conduit penetration.
A2:16		14.1a	Lift 6028 5th floor unsealed metal conduit penetration.
A2:17		14.1a	Lift 6028 3rd floor unsealed metal conduit penetration.
A2:18		14.1a	Lift 6028 1st floor unsealed metal conduit penetration.
A2:19		14.1a	Lift motor room flat roof level no action required.

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Appendix 3 – Fire Stopping Report

Third party accredited fire stopping contractor to open up and to provide a compartmentation survey as an addendum to Type 4 report which can be used to generate a scope of works for the compartmentation remedial works required.

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Appendix 4 – Asbestos Dynamic Assessment

Due to the nature of the intrusive works, if comprehensive asbestos information is not available for any / all premises for both the common areas and the sample dwellings being intrusively inspected the Fire risk assessor identifies to the asbestos consultant any location where incisions / breaches are required (dynamic assessment) to confirm building fabric make-up using controlled methods prior to further intrusive investigations from the fire risk assessing team.

No ACM's disturbed on intrusive inspection.

Fire Stopping Report

Gunfire Limited

Frankham RMS - MARIE CURIE, 1-98 - Southwark

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0111:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0111:125
Date Added:	03/02/2025 - 10:40
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Other

Comments:

Marie curie

11th

West wing

Above communal corridor ceiling

In flat staircases cross over communal corridor.

Unidentified materials used to encapsulate stairs.

Request building regulation 38 documentation

Company: Gunfire Limited

Location: Frankham - Marie Curie Southwark

Template: Firestopping

0112:125 - History 1 of 1 (latest)

Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0112:125
Date Added:	03/02/2025 - 10:43
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Blockwork
Item Type:	Cable x 2, Multiple Cables x 2, Metal Pipe, Insulated Pipe (combustible) x 3, Plastic Pipe
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	1.2000m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm
Installation Type (recommendation if Action Required) 3:	Intumescent Wraps
Measurement 3:	55.00mm
Installation Type (recommendation if Action Required) 4:	Intumescent Wraps
Measurement 4:	55.00mm
Installation Type (recommendation if Action Required) 5:	Intumescent Wraps
Measurement 5:	55.00mm

Comments:

Marie curie

11th

West wing

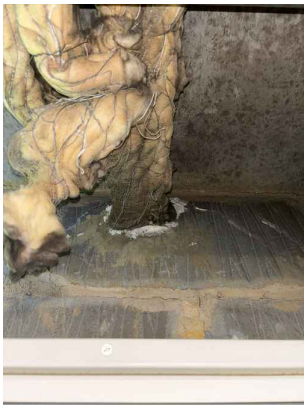
Above communal corridor ceiling

Cavity barriers need replacing

Existing fire stopping damaged

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0113:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98



Pin Photos
Photo 1 of 1

Pin Number:	0113:125
Date Added:	03/02/2025 - 10:47
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Blockwork
Item Type:	Insulated Pipe (combustible) x 2
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.1200m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm
Installation Type (recommendation if Action Required) 3:	Intumescent Wraps
Measurement 3:	55.00mm

Comments:

Marie curie

11th

West wing

Above communal corridor ceiling

Insulated pipes not effectively sealed

0114:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0114:125
Date Added:	03/02/2025 - 10:49
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Blockwork
Item Type:	Door Frame, Remove FS
Installation Type (recommendation if Action Required) 1:	Linear Mastic
Measurement 1:	7.00m

Comments:

Marie curie

11th

West wing

Above communal corridor ceiling

Flat entrance doors frame sealed with expanding foam

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0115:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98


Pin Photos
Photo 1 of 2


Pin Photos
Photo 2 of 2

Pin Number:	0115:125
Date Added:	03/02/2025 - 11:04
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Other

Comments:

Marie curie

11th

West wing

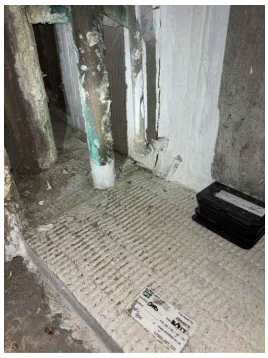
Above communal corridor ceiling

In flat staircases cross over communal corridor.

Unidentified materials used to encapsulate stairs.

Request building regulation 38 documentation

0116:125 - History 2 of 2 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98


Pin Photos
Photo 1 of 3


Pin Photos
Photo 2 of 3


Pin Photos
Photo 3 of 3

Pin Number:	0116:125
Date Added:	03/02/2025 - 11:14
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Metal Pipe x 5, Duct
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.8000m2
Installation Type (recommendation if Action Required) 2:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 2:	0.6000m2

Comments:

Marie curie

11th floor

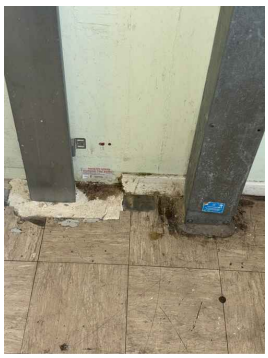
Lift lobby

Hatch removed from wall to find existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0117:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98


Pin Photos
Photo 1 of 2


Pin Photos
Photo 2 of 2

Pin Number:	0117:125
Date Added:	03/02/2025 - 11:19
Created By:	Trevor Butland - 125
Status:	No action
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Trunking x 2

Comments:

Marie curie

11th floor

Lift lobby

Trunking fire stopped and tagged

0118:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98


Pin Photos
Photo 1 of 1

Pin Number:	0118:125
Date Added:	03/02/2025 - 11:22
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Other

Comments:

Marie curie

11th

East wing

Above communal corridor ceiling

In flat staircases cross over communal corridor.

Unidentified materials used to encapsulate stairs.

Request building regulation 38 documentation

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0119:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0119:125
Date Added:	03/02/2025 - 11:24
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Blockwork
Item Type:	Insulated Pipe (combustible) x 2
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.1600m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm
Installation Type (recommendation if Action Required) 3:	Intumescent Wraps
Measurement 3:	55.00mm

Comments:

Marie curie

11th

East wing

Above communal corridor ceiling

Insulated pipes not effectively sealed

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0120:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0120:125
Date Added:	03/02/2025 - 11:28
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Blockwork
Item Type:	Cable, Multiple Cables, Metal Pipe x 2, Insulated Pipe (combustible) x 3
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	1.2000m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm
Installation Type (recommendation if Action Required) 3:	Intumescent Wraps
Measurement 3:	55.00mm
Installation Type (recommendation if Action Required) 4:	Intumescent Wraps
Measurement 4:	55.00mm
Installation Type (recommendation if Action Required) 5:	Intumescent Wraps
Measurement 5:	55.00mm

Comments:

Marie curie

11th

East wing

Above communal corridor ceiling

Cavity barrier

Existing fire stopping damaged

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0121:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0121:125
Date Added:	03/02/2025 - 11:39
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Other

Comments:

Marie curie

9th

West wing

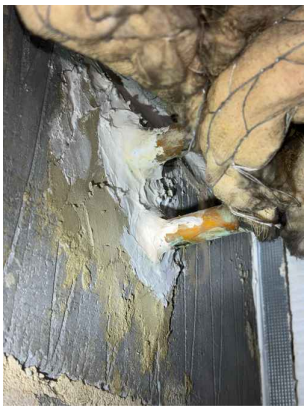
Above communal corridor ceiling

In flat staircases cross over communal corridor.

Unidentified materials used to encapsulate stairs.

Request building regulation 38 documentation

0122:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98



Pin Photos
Photo 1 of 1

Pin Number:	0122:125
Date Added:	03/02/2025 - 11:41
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Blockwork
Item Type:	Insulated Pipe (combustible) x 2
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.1600m2

Comments:

Marie curie

9th

West wing

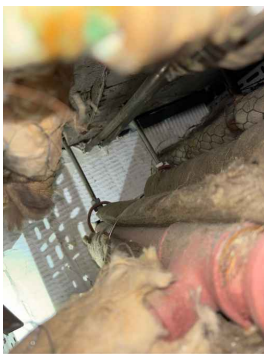
Above communal corridor ceiling

Insulated pipes not effectively sealed

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0123:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98


Pin Photos
Photo 1 of 2


Pin Photos
Photo 2 of 2

Pin Number:	0123:125
Date Added:	03/02/2025 - 11:42
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Blockwork
Item Type:	Cable, Metal Pipe x 2, Multiple Cables, Insulated Pipe (combustible) x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	1.2000m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm
Installation Type (recommendation if Action Required) 3:	Intumescent Wraps
Measurement 3:	55.00mm
Installation Type (recommendation if Action Required) 4:	Intumescent Wraps
Measurement 4:	55.00mm
Installation Type (recommendation if Action Required) 5:	Intumescent Wraps
Measurement 5:	55.00mm

Comments:

Marie curie

9th

West wing

Above communal corridor ceiling

Cavity barrier

Existing fire stopping damaged

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0124:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0124:125
Date Added:	03/02/2025 - 11:47
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Other

Comments:

Marie curie

9th

West wing

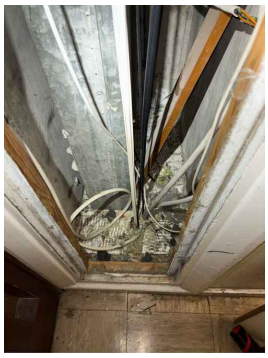
Above communal corridor ceiling

In flat staircases cross over communal corridor.

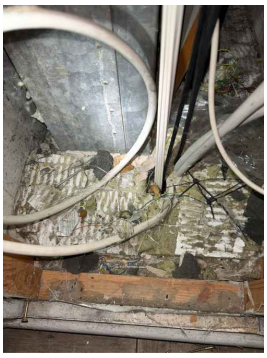
Unidentified materials used to encapsulate stairs.

Request building regulation 38 documentation

0125:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98



Pin Photos
Photo 1 of 2



Pin Photos
Photo 2 of 2

Pin Number:	0125:125
Date Added:	03/02/2025 - 11:59
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Multiple Cables, Remove FS
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.6000m2

Comments:

Marie curie

9th floor

Lift lobby

Hatch removed from wall to find existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0126:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number: 0126:125
Date Added: 03/02/2025 - 12:03
Created By: Trevor Butland - 125
Status: Action required
Rating: FR
FR: 90
Substrate: Concrete soffit
Item Type: Other
Comments:
Marie curie
9th floor
East wing
Above communal corridor ceiling
In flat staircases cross over communal corridor.

Unidentified materials used to encapsulate stairs.
Request building regulation 38 documentation

0127:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number: 0127:125
Date Added: 03/02/2025 - 12:05
Created By: Trevor Butland - 125
Status: Action required
Rating: FR
FR: 60
Substrate: Blockwork
Item Type: Insulated Pipe (combustible) x 2
Installation Type (recommendation if Action Required) 1: Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1: 0.1600m2
Installation Type (recommendation if Action Required) 2: Intumescent Wraps
Measurement 2: 55.00mm
Installation Type (recommendation if Action Required) 3: Intumescent Wraps
Measurement 3: 55.00mm
Comments:
Marie curie
9th floor
East wing
Above communal corridor ceiling
Insulated pipes not effectively sealed

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0128:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0128:125
Date Added:	03/02/2025 - 12:07
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Blockwork
Item Type:	Cable, Multiple Cables, Metal Pipe x 2, Insulated Pipe (combustible) x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	1.2000m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm
Installation Type (recommendation if Action Required) 3:	Intumescent Wraps
Measurement 3:	55.00mm
Installation Type (recommendation if Action Required) 4:	Intumescent Wraps
Measurement 4:	55.00mm
Installation Type (recommendation if Action Required) 5:	Intumescent Wraps
Measurement 5:	55.00mm

Comments:

Marie curie

9th floor

East wing

Above communal corridor ceiling

Cavity barrier

Existing fire stopping damaged

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0129:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number: 0129:125
Date Added: 03/02/2025 - 12:26
Created By: Trevor Butland - 125
Status: Action required
Rating: FR
FR: 90
Substrate: Concrete soffit
Item Type: Other
Comments:
Marie curie
1st floor
West wing
Above communal corridor ceiling
In flat staircases cross over communal corridor.

Unidentified materials used to encapsulate stairs.
Request building regulation 38 documentation

0130:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number: 0130:125
Date Added: 03/02/2025 - 12:28
Created By: Trevor Butland - 125
Status: Action required
Rating: FR
FR: 60
Substrate: Blockwork
Item Type: Insulated Pipe (combustible) x 2
Installation Type (recommendation if Action Required) 1: Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1: 0.1600m2
Installation Type (recommendation if Action Required) 2: Intumescent Wraps
Measurement 2: 55.00mm
Installation Type (recommendation if Action Required) 3: Intumescent Wraps
Measurement 3: 55.00mm
Comments:
Marie curie
1st floor
West wing
Above communal corridor ceiling
Insulated pipes not effectively sealed

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0131:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0131:125
Date Added:	03/02/2025 - 12:30
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Blockwork
Item Type:	Cable, Metal Pipe x 2, Multiple Cables, Insulated Pipe (combustible) x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	1.2000m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm
Installation Type (recommendation if Action Required) 3:	Intumescent Wraps
Measurement 3:	55.00mm
Installation Type (recommendation if Action Required) 4:	Intumescent Wraps
Measurement 4:	55.00mm
Installation Type (recommendation if Action Required) 5:	Intumescent Wraps
Measurement 5:	55.00mm

Comments:

Marie curie

1st floor

West wing

Above communal corridor ceiling

Cavity barrier

Existing fire stopping damaged

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0132:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0132:125
Date Added:	03/02/2025 - 12:33
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Blockwork
Item Type:	Cable, Insulated Pipe (combustible) x 4, Metal Pipe, Multiple Cables
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	1.2000m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm
Installation Type (recommendation if Action Required) 3:	Intumescent Wraps
Measurement 3:	55.00mm
Installation Type (recommendation if Action Required) 4:	Intumescent Wraps
Measurement 4:	55.00mm
Installation Type (recommendation if Action Required) 5:	Intumescent Wraps
Measurement 5:	55.00mm

Comments:

Marie curie

1st floor

West wing

Above communal corridor ceiling

Cavity barrier

Existing fire stopping damaged

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0133:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0133:125
Date Added:	03/02/2025 - 12:37
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 5, Conduit x 3
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.6000m2
Installation Type (recommendation if Action Required) 2:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 2:	1.2000m2

Comments:

Marie curie

1stfloor

Lift lobby

Hatch removed from wall to find existing fire stopping damaged

Recommend replacing

0134:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0134:125
Date Added:	03/02/2025 - 12:41
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Other

Comments:

Marie curie

1st floor

East wing

Above communal corridor ceiling

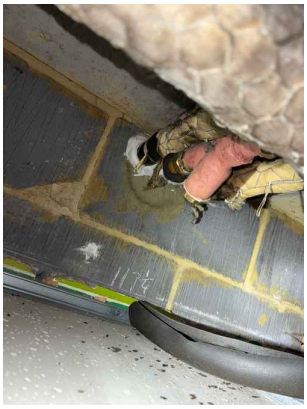
In flat staircases cross over communal corridor.

Unidentified materials used to encapsulate stairs.

Request building regulation 38 documentation

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0135:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98



Pin Photos
Photo 1 of 1

Pin Number:	0135:125
Date Added:	03/02/2025 - 12:43
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Blockwork
Item Type:	Insulated Pipe (combustible) x 2
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.1600m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm
Installation Type (recommendation if Action Required) 3:	Intumescent Wraps
Measurement 3:	55.00mm

Comments:

Marie curie

1st floor

East wing

Above communal corridor ceiling

Insulated pipes not effectively sealed

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0136:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0136:125
Date Added:	03/02/2025 - 12:46
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Blockwork
Item Type:	Cable, Multiple Cables, Metal Pipe x 2, Insulated Pipe (combustible) x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	1.2000m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm
Installation Type (recommendation if Action Required) 3:	Intumescent Wraps
Measurement 3:	55.00mm
Installation Type (recommendation if Action Required) 4:	Intumescent Wraps
Measurement 4:	55.00mm
Installation Type (recommendation if Action Required) 5:	Intumescent Wraps
Measurement 5:	55.00mm

Comments:

Marie curie

1st floor

East wing

Above communal corridor ceiling

Cavity barrier

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0137:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 2

Pin Photos
Photo 2 of 2

Pin Number:	0137:125
Date Added:	03/02/2025 - 12:49
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Timber
Item Type:	Conduit

Comments:

Marie curie

All flats

Single metal conduit penetrates timber door frame

Request building regulation 38 documentation

0138:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98


Pin Photos
Photo 1 of 2


Pin Photos
Photo 2 of 2

Pin Number:	0138:125
Date Added:	03/02/2025 - 12:55
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Concrete wall
Item Type:	Door Frame
Installation Type (recommendation if Action Required) 1:	Linear Mastic
Measurement 1:	7.00m

Comments:

Marie curie

Ground floor

Electrical intake

Door frame not sealed

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0139:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0139:125
Date Added:	04/02/2025 - 09:16
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Metal Pipe, Cable Tray, Multiple Cables x 2, Remove FS
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm OVER 3M Working Height
Measurement 1:	0.6000m2

Comments:

Marie curie

Bin room

Electrical cupboard

Replace damaged fire stopping

0140:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0140:125
Date Added:	04/02/2025 - 09:17
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Blockwork
Item Type:	Multiple Cables, Cable Tray, Remove FS
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.1000m2

Comments:

Marie curie

Bin room

Electrical cupboard

Replace damaged fire stopping

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0141:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0141:125
Date Added:	04/02/2025 - 09:18
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Blockwork
Item Type:	Hole, Multiple Cables x 2
Installation Type (recommendation if Action Required) 1:	Mastic P&C up to 100mm
Measurement 1:	3 Nr

Comments:

Marie curie

Bin room

Cables not sealed

0142:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0142:125
Date Added:	04/02/2025 - 09:20
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete wall, Concrete soffit
Item Type:	Services

Comments:

Marie curie

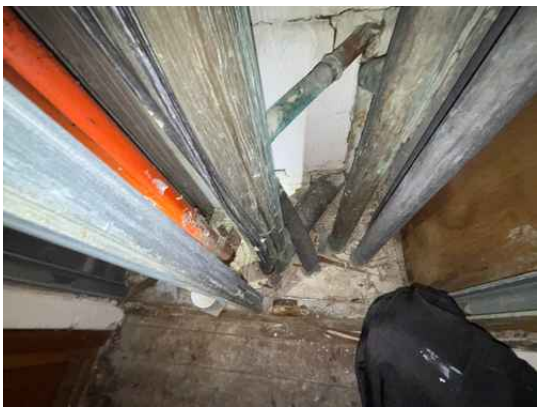
Bin room

Electrical cupboard

Unable to access

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0143:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98



Pin Photos
Photo 1 of 1

Pin Number:	0143:125
Date Added:	04/02/2025 - 09:32
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 5, Remove FS
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.6000m2

Comments:

Marie curie

Flat 57

Services Understairs

Existing fire stopping damaged

Recommend replacing

0144:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0144:125
Date Added:	04/02/2025 - 09:34
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Concrete wall
Item Type:	Metal Pipe x 5, Remove FS
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 57

Services Understairs

Services leading into neighbouring flat

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0145:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0145:125
Date Added:	04/02/2025 - 09:39
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Blockwork
Item Type:	Hole, Conduit x 2
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.0900m2
Installation Type (recommendation if Action Required) 2:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 2:	0.0400m2

Comments:

Marie curie

Flat 57

Services require sealing where leading into communal corridor

0146:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0146:125
Date Added:	04/02/2025 - 09:40
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Metal Pipe x 2
Installation Type (recommendation if Action Required) 1:	Mastic P&C up to 100mm
Measurement 1:	2 Nr

Comments:

Marie curie

Flat 57

Airing cupboard

Services not sealed in soffit

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0147:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0147:125
Date Added:	04/02/2025 - 09:51
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Concrete soffit
Item Type:	Multiple Cables, Metal Pipe x 5, Duct, Remove FS
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 57

Top of stairs

Existing fire stopping damaged

Recommend replacing

0148:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0148:125
Date Added:	04/02/2025 - 09:52
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Metal Pipe x 5, Multiple Cables, Duct
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 57

Top of stairs

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0149:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0149:125
Date Added:	04/02/2025 - 10:02
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Services

Comments:

Marie curie
Flat 46
Bathroom
Unable to survey
Bathroom fully tiled

0150:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0150:125
Date Added:	04/02/2025 - 10:05
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 5, Multiple Cables, Remove FS
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.6000m2

Comments:

Marie curie
Flat 46
Services Understairs
Existing fire stopping damaged
Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0151:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0151:125
Date Added:	04/02/2025 - 10:06
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Concrete wall
Item Type:	Metal Pipe x 4, Remove FS
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 46

Services Understairs

Services leading into neighbouring flat

Existing fire stopping damaged

Recommend replacing

0152:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0152:125
Date Added:	04/02/2025 - 10:10
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Metal Pipe x 5, Duct
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.9000m2

Comments:

Marie curie

Flat 46

Top of stairs

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0153:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0153:125
Date Added:	04/02/2025 - 10:12
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Blockwork
Item Type:	Metal Pipe x 5, Duct, Remove FS
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 46

Top of stairs

Existing fire stopping damaged

Recommend replacing

0154:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0154:125
Date Added:	04/02/2025 - 10:13
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Double skin drywall
Item Type:	Services
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 46

Top of stairs

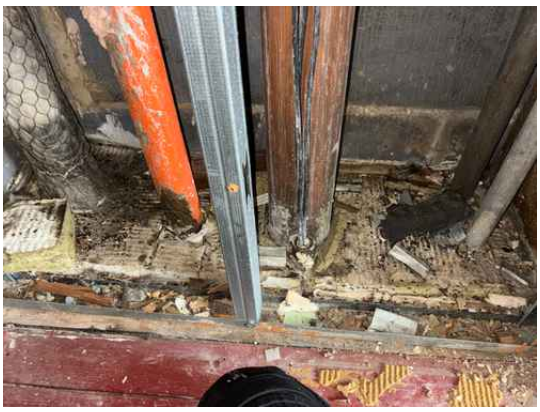
Services leading into kitchen

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0155:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98



Pin Photos
Photo 1 of 1

Pin Number:	0155:125
Date Added:	04/02/2025 - 10:41
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 5, Insulated Pipe (combustible), Remove FS
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 55

Services Understairs

Existing fire stopping damaged

Recommend replacing

0156:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0156:125
Date Added:	04/02/2025 - 10:53
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Concrete wall
Item Type:	Metal Pipe x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 55

Bathroom

Services leading into neighbouring flat

Not sealed

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0157:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0157:125
Date Added:	04/02/2025 - 10:54
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Metal Pipe x 2
Installation Type (recommendation if Action Required) 1:	Mastic P&C up to 100mm
Measurement 1:	2 Nr

Comments:

Marie curie

Flat 55

Airing cupboard

Services not sealed in soffit

0158:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0158:125
Date Added:	04/02/2025 - 10:56
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 4, Multiple Cables
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 55

Top of stairs

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0159:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0159:125
Date Added:	04/02/2025 - 10:57
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Double skin drywall
Item Type:	Metal Pipe x 4, Multiple Cables
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 57

Top of stairs

Services leading into kitchen

Existing fire stopping damaged

Recommend replacing

0160:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0160:125
Date Added:	04/02/2025 - 10:58
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Multiple Cables, Metal Pipe x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 55

Top of stairs

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0161:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0161:125
Date Added:	04/02/2025 - 11:21
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Metal Pipe x 5, Duct
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 30

Services Understairs

Existing fire stopping damaged

Recommend replacing

0162:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0162:125
Date Added:	04/02/2025 - 11:22
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Concrete wall
Item Type:	Metal Pipe x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 30

Bathroom

Services not sealed into neighbouring flat

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0163:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0163:125
Date Added:	04/02/2025 - 11:24
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Metal Pipe x 2
Installation Type (recommendation if Action Required) 1:	Mastic P&C up to 100mm
Measurement 1:	2 Nr

Comments:

Marie curie

Flat 30

Airing cupboard

Services not sealed in soffit

0164:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 2

Pin Photos
Photo 2 of 2

Pin Number:	0164:125
Date Added:	04/02/2025 - 11:33
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 4, Multiple Cables
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 30

Top of stairs

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0165:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98


Pin Photos
Photo 1 of 2


Pin Photos
Photo 2 of 2

Pin Number:	0165:125
Date Added:	04/02/2025 - 11:34
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 5, Multiple Cables
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 30

Top of stairs

Existing fire stopping damaged

Recommend replacing

0166:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98


Pin Photos
Photo 1 of 1

Pin Number:	0166:125
Date Added:	04/02/2025 - 11:35
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Single skin drywall
Item Type:	Metal Pipe, Multiple Cables, Plastic Pipe
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm

Comments:

Marie curie

Flat 30

Top of stairs

Services leading into kitchen

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0167:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0167:125
Date Added:	04/02/2025 - 11:41
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 4, Multiple Cables
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 31

Services Understairs

Existing fire stopping damaged

Recommend replacing

0168:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0168:125
Date Added:	04/02/2025 - 11:42
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Concrete wall
Item Type:	Metal Pipe x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 31

Services Understairs

Services leading into neighbouring flat

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0169:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0169:125
Date Added:	04/02/2025 - 11:45
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Concrete wall
Item Type:	Metal Pipe x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 31

Bathroom

Services leading into neighbouring flat

Existing fire stopping damaged

Recommend replacing

0170:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 2

Pin Photos
Photo 2 of 2

Pin Number:	0170:125
Date Added:	04/02/2025 - 11:47
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 31

Top of stairs

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0171:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0171:125
Date Added:	04/02/2025 - 11:48
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Single skin drywall
Item Type:	Multiple Cables, Metal Pipe, Plastic Pipe
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2
Installation Type (recommendation if Action Required) 2:	Intumescent Wraps
Measurement 2:	55.00mm

Comments:

Marie curie

Flat 31

Top of stairs

Services leading into kitchen

Existing fire stopping damaged

Recommend replacing

0172:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 2

Pin Photos
Photo 2 of 2

Pin Number:	0172:125
Date Added:	04/02/2025 - 11:49
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 4, Multiple Cables
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 31

Top of stairs

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0173:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0173:125
Date Added:	04/02/2025 - 12:58
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 4, Multiple Cables
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 25

Services Understairs

Existing fire stopping damaged

Recommend replacing

0174:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0174:125
Date Added:	04/02/2025 - 12:58
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Concrete wall
Item Type:	Metal Pipe x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 25

Services Understairs

Services leading into neighbouring flat

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0175:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0175:125
Date Added:	04/02/2025 - 13:03
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Concrete wall
Item Type:	Metal Pipe x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 25

Bathroom

Services leading into neighbouring flat

Existing fire stopping damaged

Recommend replacing

0176:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0176:125
Date Added:	04/02/2025 - 13:10
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 4, Multiple Cables
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 25

Top of stairs

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0177:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0177:125
Date Added:	04/02/2025 - 13:10
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Concrete soffit
Item Type:	Duct, Multiple Cables, Metal Pipe x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 25

Top of stairs

Existing fire stopping damaged

Recommend replacing

0178:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0178:125
Date Added:	04/02/2025 - 13:18
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Duct, Metal Pipe x 5, Multiple Cables
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 24

Services Understairs

Existing fire stopping damaged

Recommend replacing

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0179:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0179:125
Date Added:	04/02/2025 - 13:19
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	60
Substrate:	Concrete wall
Item Type:	Metal Pipe x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.5000m2

Comments:

Marie curie

Flat 24

Bathroom

Services leading into neighbouring flat

Existing fire stopping damaged

Recommend replacing

0180:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0180:125
Date Added:	04/02/2025 - 13:23
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	90
Substrate:	Concrete soffit
Item Type:	Multiple Cables, Metal Pipe x 4, Duct
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 24

Top of stairs

Existing fire stopping damaged

Recommend replacing

Difficult access for photos

Company: Gunfire Limited
Location: Frankham - Marie Curie Southwark
Template: Firestopping

0181:125 - History 1 of 1 (latest)
Zone(s) - SOUTHWARK - Type 4 MARIE CURIE, 1-98

Pin Photos
Photo 1 of 1

Pin Number:	0181:125
Date Added:	04/02/2025 - 13:25
Created By:	Trevor Butland - 125
Status:	Action required
Rating:	FR
FR:	30
Substrate:	Concrete soffit
Item Type:	Duct, Multiple Cables, Metal Pipe x 4
Installation Type (recommendation if Action Required) 1:	Batt and Mastic 50mm UP TO 3M Working Height
Measurement 1:	0.7500m2

Comments:

Marie curie

Flat 24

Top of stairs

Existing fire stopping damaged

Recommend replacing

Difficult access for photos

APPENDIX 3

STRUCTURAL RISK ASSESSMENT

SAFETY CASE REPORT

At:

MARIE CURIE HOUSE
SCEAUX GARDENS
LONDON
SE5 7DG

For:

LONDON BOROUGH OF SOUTHWARK
160 TOOLEY STREET
LONDON
SE1 2QH

Prepared by:

Frankham Consultancy Group Limited
Irene House
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Sidcup
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Telephone: 020 8309 7777

Issue Date:
October / 2025

File Reference:
920014-FCG-XX-XX-RP-S-0301-S2-P01

BRINGING IDEAS TO LIFE

DOCUMENT VERIFICATION

STRUCTURAL RISK ASSESSMENT

ON:	**SAFETY CASE REPORT**
AT:	**MARIE CURIE HOUSE, SCEAUX GARDENS, LONDON, SE5 7DG**
FOR:	**SOUTHWARK COUNCIL**
FRANKHAM PROJECT NO:	**920014**

	Signature:	**Name:**
Prepared by:		**S. Fazal, BEng (Hons)**
Reviewed by:		**J. Boakye, MSc CEng MICE**
Approved by:		**G. Lane, IEng IMIStructE**

Issue Purpose	Revision	Issue Date	Prepared by	Reviewed by	Approved by
For Information	P01	24.10.2025	SF	JB	GL

CONTENTS

1.0 OVERALL ESTIMATION OF RISK

Potential Consequences of Structural Event. ⇒ Likelihood of Structural Event. ⇓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

To provide adequate assessment of the overall risk associated with the building, we have assessed the likelihood of structural failure occurring and the corresponding consequence of such structural failure. Using both criteria an overall assessment has been provided.

Using the table below to assess the likelihood of structural failure within the building.

The likelihood of structural failure has been categorized into Low, Medium and High.

1.1 Likelihood of Structural Event

Taking into account the observed condition of the building structure at the time of this assessment and actions proposed to mitigate or manage the risk, it is considered that the hazard from structural event (likelihood of structural event) at these premises is:

Low ☐ **Medium** ☐ **High** ☑

Reasoning for the above classification of Likelihood of Structural Event:
Refer to FRA for risk of fire within building. High risk rating agreed, providing substantial measures are placed to expedite evacuation in the event of a fire as advised in the FRA report.

1.2 Potential Consequences of Structural Event

Taking into account the nature of the building and the occupants, as well as the condition of the building structure observed at the time of this assessment, it is considered that the consequences for life safety in the event of structural failure would be:

Slight harm ☐ **Moderate harm** ☑ **Extreme harm** ☐

Reasoning for the above classification of Potential Consequences of Structural Event:
Reinforced concrete cross-wall structure with in-situ slab floors. Localized failure of a wall or slab could lead to partial collapse, but the cellular arrangement provides inherent robustness, limiting the extent of structural failure.

1.3 Overall Risk Estimation

Accordingly, it is considered that the risk to life from Structural Failure at these premises is:

Trivial ☐ **Tolerable** ☐ **Moderate** ☐ **Substantial** ☑ **Intolerable** ☐

Comments:
The building is considered to present a 'Substantial Risk'.

This report should be reviewed in the event of any new information being available with regard to the adequacy of the existing building structure.

Recommendations are made in this report in conjunction with the Frankham Type 4 FRA report dated 26.02.2025. Further commentary is provided in section 13 of this report.

In the absence of sufficient evidence, the building is considered to present a 'Substantial' risk. The outcome of the additional investigations may result in the building being considered to be unoccupiable until the risk is reduced.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required, regular maintenance and inspections to continue.
Tolerable	Remedial works required to extend the service life of the structure.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the structural risk in context, the above approach to structural risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan in section 13 of this report. The structural risk assessment should be reviewed regularly.

1.4 Definitions

In the context of Likelihood of structural event, a definition of the above terms is as follows:

Low: Low likelihood of structural event, structure won't significantly worsen if defects left unaddressed.

Medium: Some likelihood of structural event, structure will deteriorate if left unaddressed.

High: High likelihood of structural event, structure is at risk and measures should be undertaken to mitigate the risk.

In the context of Potential Consequences of a structural event, a definition of the above terms is as follows:

Slight Harm: Defects with a structural element that could lead to failure but result in no harm to an individual.

Example: Defects in external walls away from people, defects that do not pose a risk of immediate structural failure, defects to non-loadbearing walls, defects to external cavity wall masonry pointing.

Moderate harm: Defects within the structure or structural element that could lead to injury of an individual or a small number of people.

Example: Localised spalling of slab resulting in debris falling from soffit directly above.

Extreme harm: Structural failure resulting in whole or part building collapse. Defects with High potential for loss of life to people within or about the structure.

Example: Defects that pose immediate risk of structural failure to key elements, buildings that do not satisfy current robustness requirements, falling debris from an elevated storey.

2.0 EXECUTIVE SUMMARY

Marie Curie House, 1–98 Sceaux Gardens, is a purpose-built high-rise residential block of 16 storeys on the Sceaux Gardens Estate in Camberwell, London. The building stands approximately 45 metres high and contains 98 two-storey maisonettes. As a residential building over 18 metres, it is classified as a Higher-Risk Building (HRB) under the Building Safety Act 2022. The block was built in the late 1950s and early 1960s, and it is currently largely unoccupied.

The structure is formed of an in-situ reinforced-concrete frame comprising cross-walls and flat slabs. Central reinforced-concrete shear walls form the lift and stair cores, providing lateral stability, while cross-walls and slab edges protrude to create cantilevered balcony edges. Recent inspections recorded localised cracking, including diagonal and horizontal cracks, as well as spalling and corrosion of reinforcement at exposed concrete edges. If left unchecked, these defects could produce falling debris and signal more widespread deterioration. Nonetheless, the structure generally appeared robust, with no major visible defects beyond the localised issues recorded.

The upper floors share a broadly uniform layout: duplex maisonettes are accessed via skip-stop corridors served by a single lift core and an alternative stair core at the opposite end. No significant alterations to the original structural arrangement were observed.

2.1 Key Risks

- Piped gas remains active in flats, communal areas and service risers. Without full decommissioning, accidental overpressure or explosion could occur and the structure is not designed to resist such loads.

- Intrusive investigation recently confirmed that carbonation has reached or exceeded reinforcement depth at multiple locations, with concrete cover to reinforcement as low as 11 mm. Chlorides were detected in some samples, raising the risk of reinforcement corrosion and spalling.

- Observations indicate inconsistent concrete quality and permeability. Combined with low concrete cover and advanced carbonation, key elements may no longer achieve their original 60-minute fire resistance.

- The concrete exhibited variable quality and permeability, suggesting inconsistent durability across the structure. Without extensive repair or protection, ongoing carbonation and corrosion will progressively weaken loadbearing elements, reducing the building’s long-term structural reliability. The combination of low concrete cover to reinforcement and advanced carbonation suggests that the original 60-minute fire resistance of key elements can no longer be assured, heightening the likelihood of structural failure during a severe fire.

- The cross-wall structural form, while inherently robust under normal conditions, lacks redundancy under abnormal or explosive loading. Any localised failure, whether from fire, corrosion, or explosion, has the potential to compromise multiple dwellings due to the interlinked duplex configuration and height of the structure.

- The walls supporting the undercroft distribution slab have been assessed as slender relative to their overall thickness and height. Although currently functional, early signs of wear and cracking have emerged, indicating that remedial measures should be undertaken to preserve structural robustness.

2.2 Key Recommendations

- Disconnect and permanently decommission all piped gas installations in dwellings and communal areas to eliminate the risk of explosion.

- Implement a programme to remediate carbonation-induced corrosion by repairing spalled areas, applying corrosion inhibitors and reinstating adequate concrete cover to reinforcement.

- Establish a long-term maintenance regime to monitor carbonation progression and corrosion activity. Apply protective coatings and water-repellent treatments to exposed façades and slab edges.

- Assess and strengthen undercroft slab-supporting slender walls showing early signs of wear and cracking to maintain structural integrity.

- Given the building's advanced age, widespread material degradation and combined fire and explosion risks, consider the viability of full deconstruction and redevelopment as a long-term solution.

2.3 Considerations

- The intended design life of Marie Curie House would have been approximately 50–60 years. The structure is now beyond, or at the very end of its design life. The prolonged exposure to environmental conditions, combined with lack of major refurbishment since construction, has accelerated deterioration of key structural components.

- The reinforced concrete structure has exhibited widespread carbonation and low reinforcement cover, as confirmed by recent investigations. This has reduced both the durability and fire resistance of primary structural elements. Although certain defects could theoretically be remediated through targeted repair, the extent of degradation, age of the materials, and inconsistent concrete quality significantly limit the effectiveness and practicality of such interventions.

- The FRA report identifies the overall building as presenting a *high* level of fire risk. Combined with structural degradation and the presence of piped gas, this elevates the overall building risk profile to a level that is considered unacceptable for long-term occupation.

- Given the combined age-related deterioration, compromised fire safety, and significant explosion hazard from retained gas infrastructure, continued occupation or major refurbishment of Marie Curie House is not considered a sustainable or proportionate option. Full decommissioning and demolition of the structure should therefore be considered as the most appropriate long-term strategy to ensure resident and public safety.

Detailed conclusions including, High, Medium, and Low Risks are provided in section 13 of this report, to be read in conjunction with sections 2.1, 2.2 and 2.3 above.

3.0 INTRODUCTION

Frankham Consultancy Group Ltd (FCG) have been instructed by Southwark Council to undertake a Safety Case Appraisal at Marie Curie House, Sceaux Gardens Estate, London SE5 7DG, resulting in the preparation of this report.

As part of the Building Safety Act 2022, it is a statutory requirement for the Principal Accountable Person (PAP) to provide a Safety Case Report for all residential buildings over 18 metres in height or, 7 or more storeys. The report is to demonstrate how building safety risks are being identified, mitigated, and managed on an ongoing basis.

Building Safety Act describes Accountable Persons (AP's) as:

"Someone who is either a person or organisation that owns or is responsible for repairing any of the common parts of the building, or a person or organisation required under the terms of a lease, or by an enactment, to repair or maintain any part of the common parts. Common parts include the exterior and structure, corridors, or lobbies" – Extract taken from https://buildingsafety.campaign.gov.uk.

The term 'building safety risk' is defined in the Building Safety Act as *"risks to the safety of persons in or about buildings with regard to risks arising from the building resulting from the occurrence of; fire, structural failure, and any other risk that may be prescribed by regulations in the future."*

This structural report forms part of the overall Safety Case Report and considers the risks of structural failure.

Some record drawings/information exist showing certain aspects of the original construction. This has been reviewed to form our understanding of the basic structural composition – however, our assessment is solely based on visual observations, with external observations carried out from ground level and external walkways levels. Observations were carried out within the roof space, lift shaft and external access stairways. Review of the historical information is not exhaustive and only forms our understanding of how structural elements interact.

The visual structural survey work was undertaken by Frankham Consultancy Group Structural Engineering Department. This was carried out by Joseph Boakye, Associate Structural Engineer and Shahad Fazal, Graduate Structural Engineer, on the 23rd and 24th September 2025.

At the same time as the visual structural survey work was undertaken, a specialist materials testing company (RSK) was in attendance to undertake sampling of the concrete elements, in order to assess their durability. The Deleterious Concrete Materials and Durability Investigation report by RSK is contained in Appendix A.

4.0 OVERALL ASSESSMENT OF RISK

KEY:

No Significant Risk	With Defects to be Addressed	Significant Risk

Risk	**Robustness – Including Whole Building Collapse, Multi Floor Collapse, and Collapse of Residential or Communal areas**
Risk Rating	

Conclusion

Marie Curie House has exceeded its original design life and exhibits extensive material degradation.

Investigations identified low reinforcement cover, carbonation reaching reinforcement depth and localised chloride contamination, all of which reduce durability and fire resistance. The continued presence of piped gas introduces a critical risk of explosion and progressive collapse.

Overall, the structure's robustness against disproportionate collapse is compromised due to inadequate reinforcement cover, in multiple areas, and slender undercroft walls.

Comment:

The RSK investigation confirmed widespread corrosion potential and variable concrete quality. The Type 4 Fire Risk Assessment recorded inadequate compartmentation, combustible façade materials and compromised fire-stopping.

Given the age, deterioration and combined structural and fire risks, the building may not be economically remediated to achieve compliance with modern standards.

Although cross-walls provide inherent robustness, potential lack of adequate vertical and horizontal tie detailing and the building's poor condition make it vulnerable to a progressive collapse in the event of an abnormal load or explosion.

Recommended Action:

Decommission and permanently remove all piped gas and vacate the building. Given the structural degradation and lack of robustness, we suggest demolition and redevelopment as a proportionate means of eliminating the risk of catastrophic collapse.

Risk	Balconies or Suspended Walkways - Failure or Collapse
Risk Rating	
Conclusion	
No visible structural condition defects were observed other than minor cracking to the parapets.	
Comment:	
No defects observed that would indicate a risk of failure or collapse of a balcony or suspended walkway, under normal loading.	
Recommended Action:	
None.	

Risk	Undermining or Compromise of Foundations
Risk Rating	
Conclusion	
The structural survey found no visible defects relating to the foundations. There was no evidence of settlement or subsidence at ground level. Marie Curie House is founded on an in-situ reinforced-concrete slab supported by piles. However, no intrusive investigations were undertaken and there is limited information on reinforcement continuity or pile caps. Localised cracking and damp ingress at the perimeter suggest early signs of age-related deterioration, but these do not currently compromise the overall stability.	
Comment:	
The ground floor slab remains serviceable under normal loading. Localised surface cracking and moisture staining indicate an increased risk of reinforcement corrosion and deterioration over time. Because the building is beyond economic repair and likely to be decommissioned, long-term monitoring of the foundations may not be proportionate. Nevertheless, if the building remains occupied for any period, the absence of detailed foundation information means hidden defects cannot be ruled out.	
Recommended Action:	
Continue periodic visual inspections of the ground floor and perimeter walls to detect any signs of settlement or further cracking. Should any evidence of foundation movement emerge, undertake intrusive investigations, such as trial pits or core sampling, to confirm pile integrity and reinforcement continuity. Given the recommended decommissioning and demolition of the building, further foundation works should be integrated into the demolition strategy, rather than pursuing extensive remediation.	

Risk	**Attached or Supported Components - Disconnection from Structure**
Risk Rating	

Conclusion

The external cladding and aluminium-faced phenolic infill panels on Marie Curie House are at the end of their design life and do not meet current safety standards.

Support details for these elements are uncertain; they may rely on deteriorated concrete edges, increasing the risk that panels could detach and fall. Given their combustible nature and uncertain fixings, the façade components pose both a falling debris hazard and a fire-spread hazard.

Comment:

The cladding system was retrofitted decades after construction, before modern fixing requirements. There are no records to confirm whether panels are independently supported or tied back to the primary structure. Visual deterioration of concrete edges and fixings raises concerns that the panels could become dislodged during high winds or a fire.

Recommended Action:

Undertake intrusive investigations to confirm how the cladding and infill panels are fixed. Remove all combustible and unsupported façade materials. Given the age and condition of the panels and the wider structural issues, the proportionate response is to remove the façade as part of a planned deconstruction and demolition of the building.

Risk	Aggressive Conditions Due to Chemical or Biological Processes
Risk Rating	
Conclusion	
No visible structural condition defects were observed.	
Comment:	
Nothing observed on site that would suggest issues.	
Recommended Action:	
None.	

Risk	Specific Incidents such as Gas Explosion or Impact Damage
Risk Rating	
Conclusion	
Piped gas remains active throughout the building. The structure is likely not designed to resist the levels of overpressure associated with a gas explosion and will not meet current robustness or accidental load design criteria.	
Comment:	
The building predates contemporary robustness standards; there is no evidence that the original design incorporated detailing capable of resisting significant internal overpressure or explosive loading. Continued use of piped gas in flats and riser ducts is a critical hazard, any ignition event could initiate progressive collapse due to weakened and carbonated reinforced-concrete elements. While vehicle impact is a secondary risk, sections of the façade remain exposed to possible collision from maintenance or service vehicles. Archive information on structural robustness is limited and ambiguous, offering no assurance that the building can withstand accidental loading to current standards.	
Recommended Action:	
Immediate isolation and permanent removal of all piped gas supplies within the building. Prevent further occupation until gas decommissioning is complete. Given the absence of adequate robustness and the building's vulnerability to accidental loading, demolition is recommended as the most effective long-term measure to remove risk to life.	

Risk	**Fire**
Risk Rating	
Conclusion	
Instances of limited cover to reinforcement have been recorded in the soffits of the horizontal slabs, which may limit the integrity / capacity of the structure in case of fire. Reduced cover to reinforcement may limit the time for egress, in case of fire. Failure in a slab in case of fire could result in collapse of the building.	
Comment:	
11mm cover to reinforcement would achieve an axis distance of 15mm with an 8mm diameter reinforcement bar. From BS EN 1992-1-2:2023, the minimum axis distance to achieve 60 minutes fire resistance is 20mm. Therefore, the floor slabs may not achieve 60 minutes fire resistance, and therefore the available egress time from the building may be limited in case of fire.	
Recommended Action:	
Structure to be assessed by a fire consultant and a specialist structural fire engineer to advise on the fire resistance capability of the structure. We recommend that consideration should be given to increasing the fire durability timeframe of the slabs, should Client decide to retain the structure. This could involve installing fire lining to the soffit of the concrete floor slabs, using fire-rated plasterboard.	

5.0 SUMMARY OF DEFECTS

Structural Element	**Ground Floor**
Construction:	
Record information and visual inspection confirm that the ground floor is an in-situ reinforced-concrete slab supported on piled foundations, acting as the primary transfer element between load-bearing cross-walls and the foundation. No as-built records confirming reinforcement continuity or pile cap detailing are available. Localised cracking and damp ingress were observed along the perimeter, suggesting progressive deterioration near ground level.	
Comment:	
The ground floor slab remains serviceable under normal loading but exhibits early signs of age-related deterioration; surface cracking and moisture staining indicate a loss of durability and increased risk of reinforcement corrosion in the long term. Given the overall condition of the building and its nearing end of life, the residual strength of the ground floor cannot be considered independent of the wider structural degradation.	
Future Inspections:	
Further intrusive investigation would be required to verify pile integrity, reinforcement continuity and carbonation depth. However, because the superstructure is beyond economic repair, long-term monitoring of the ground floor is not considered proportionate; it should instead be included within the planned deconstruction and demolition scope. Client maintenance / FM team to undertake inspections and reviews on a regular basis. Any observed defects to be reported to a Structural Engineer to plan a formal inspection. We would in any case recommend a regime of formal structural inspection every 5 years. This can be reduced to every 3 years if required, should Client decide to retain the structure.	

Structural Element	**Upper Floors / Superstructure**
Construction:	
The superstructure comprises in-situ reinforced-concrete cross-walls (approximately 180mm thick) supporting in-situ slabs, approximately 195mm thick). Localised cracking, spalling and surface delamination were noted along ceiling and wall junctions within several inspected flats.	
Comment:	
Many areas exhibited visible cracking up to 2mm wide, corrosion staining and minor spalling near slab edges and wall junctions. RSK testing confirmed that carbonation depths have reached reinforcement level in several samples, with localised chloride contamination present. These conditions indicate ongoing corrosion and loss of fire resistance. While the cross-wall arrangement retains some capacity under normal loading, it has limited robustness against abnormal or explosive loads due to material degradation and the continued presence of piped gas.	
Future Inspections:	
Intrusive investigation could be undertaken to verify corrosion extent and residual strength; however, given the widespread deterioration and non-compliance with current standards, periodic inspection alone is not an effective mitigation. The superstructure should be included in the proposed demolition and deconstruction scope. Client maintenance / FM team to undertake inspections and reviews on a regular basis. Any observed defects to be reported to a Structural Engineer to plan a formal inspection. We would in any case recommend a regime of formal inspection every 5 years. This can be reduced to every 3 years if required, should Client decide to retain the structure.	

Structural Element	**Structure within Elevations**
Construction:	
The external elevations consist of in-situ reinforced-concrete cross-walls with infill spandrel panels; aluminium-faced phenolic panels were added in the 1980s–1990s, replacing original coloured glazing. These panels are non-structural, fixed to perimeter concrete elements and provide limited weather protection.	
Comment:	
The façade has reached the end of its design life and shows extensive deterioration, including concrete spalling, exposed reinforcement and corrosion staining at slab edges. Surface cracking and delamination indicate ongoing reinforcement corrosion, likely exacerbated by carbonation and poor drainage at balcony junctions.	
Future Inspections:	
Further intrusive investigation of façade fixings and concrete integrity could be undertaken; however, given the extent of material degradation, combustibility of external panels and non-compliance with standards, ongoing inspection is not considered a viable mitigation. Full removal of the façade and demolition of the supporting structure are recommended to eliminate risks to life safety. Client maintenance / FM team to undertake inspections and reviews on a regular basis. Any observed defects noted by the maintenance team should be reported to a Structural Engineer to plan a formal inspection. We would in any case recommend a regime of formal inspection every 5 years. This can be reduced to every 3 years if required, should Client decide to retain the structure.	

Structural Element	**Roof and lift shaft**
Construction:	
The original roof comprises in-situ reinforced-concrete slabs continuous with the cross-wall structure. The lift shaft and stair core are constructed in reinforced concrete and form part of the building's primary lateral stability system. At the time of our visit, access to the roof and lift shaft was not possible, thus an additional visit will be required to inspect these.	
Comment:	
No comment about condition, as no inspection was made possible. Given the age of the building the likelihood of defect can be moderate.	
Future Inspections:	
An additional visit will be required for FCG to make any comments on possible defects on the roof and lift shaft. Client maintenance team to undertake inspections and reviews on a regular basis. Any observed defects noted by the maintenance / FM team should be reported to a Structural Engineer to plan a formal inspection. A revisit is required to inspect the lift shafts structural integrity and overall condition. We would in any case recommend a regime of formal inspection every 5 years. This can be reduced to every 3 years if required, should Client decide to retain the structure.	

Structural Element	**Movement Joints**
Construction:	
Record drawings and site inspection indicate that no deliberate vertical or horizontal movement joints were incorporated within the original construction. The structure is formed of continuous in-situ reinforced concrete cross-walls and floor slabs, creating a rigid cellular frame with limited allowance for thermal or shrinkage movement. Any movement accommodation present is restricted to construction joints at pour interfaces, rather than designed expansion or contraction joints.	
Comment:	
Given the age of the building and the absence of effective movement detailing, thermal and shrinkage stresses have likely contributed to the widespread cracking observed along wall and ceiling junctions. The lack of expansion joints has accelerated localised cracking at façade edges, and internal partitions, allowing water ingress and subsequent corrosion of embedded reinforcement.	
Future Inspections:	
Further inspection of movement joints is not considered proportionate, as no functional joints exist to maintain or repair. The extent of cracking and corrosion now present across the structure indicates that introducing new movement joints or localised repairs would not restore long-term performance. The issue is systemic to the original construction and, when considered alongside other structural and fire safety deficiencies, supports the recommendation for full deconstruction and demolition of the building.	

Structural Element	**External Pavements, Roadways, Parking and Landscaping and Boundary Walls**
Construction:	
The external hardstanding surrounding Marie Curie House consists predominantly of in-situ concrete and asphalt pavements, with soft landscaping to perimeter zones. Vehicular access routes are provided along the building's north and east elevations, with limited separation between the carriageway and structural façade. Boundary walls are generally formed in brickwork with concrete copings, while retaining structures and planters are constructed in reinforced concrete.	
Comment:	
Sections of external paving and hardstanding exhibit surface cracking, settlement, and vegetation growth through joints, consistent with age-related deterioration and inadequate drainage. Localised ponding and evidence of surface water runoff towards the building indicate ineffective falls and potential for moisture ingress into the lower structure. Boundary walls display mortar loss, open joints, and minor displacement, suggesting deterioration of embedded reinforcement or foundation movement.	
Future Inspections:	
While periodic visual monitoring could be undertaken to assess further deterioration, maintenance of external areas would not mitigate the primary life safety risks associated with the building's overall structural and fire deficiencies. Replacement or refurbishment of pavements, drainage, and boundary walls is not considered economically viable given the wider recommendation for demolition. These elements should therefore be included within the full deconstruction and site clearance scope.	

6.0 STATEMENT OF INTENT

As part of a Safety Case report, the intent (in terms of Structural Engineering) is to identify hazards and risks to persons in or about the building, so far as is reasonably practical, from the potential failure of any structural element of the building.

This is to be undertaken by the provision of Structural Engineering services, commissioned to:

- Review available building information, to gain an understanding of basic structural form.
- Undertake a visual survey of the structural condition and integrity of the building.
- Make comment and advise on risks in or about the building from a structural perspective.

7.0 METHODOLOGY

To achieve the above intentions, the following methodology was adopted for structural assessment of the building, to inform the overall Safety Case Report:

- Review any available information provided by the Client, such as original and / or 'as built' drawings, to assist in determining the overall structural form of the building construction details, or any additional drawings which provide information on any subsequent building alterations or additions.

- Site visit and the undertaking of a visual structural survey. Survey to include:

    - Building external elevations, with observations being conducted from external ground level.

    - Roof space or flat roof surface and soffit.

    - Internal inspection of communal areas including corridors, walkways, and stairwells.

    - Building element connections where appropriate.

    - Internal inspection of a small number of individual dwellings (ideally 10%) which are to be taken as representative of the building as a whole. Inspection to identify any structural defects and/or whether any unauthorised / ill-considered alterations may have compromised structural integrity.

- Report on:

    - General structural condition of building, including any observed existing structural defects, externally and internally.

    - State areas external and internal where further intrusive inspection will be required to determine structural arrangement or condition.

    - Identified potential structural hazards affecting the safety of the building.

    - Existing measures in place to prevent or mitigate structural damage.

    - Existing management of structural hazards, such as regular inspections of building structure and fabric.

    - Any structural alterations which may compromise structural integrity.

- Make recommendations on:

    - Required structural remediation works.

    - Implementation of measures to reduce identified structural hazards.

    - Regular planned inspections of building structure.

Common construction types and associated issues we are likely to encounter are:

7.1 Large Panel System (LPS) Construction

If buildings are found to be of this construction method, then we will inspect for:

- Concrete spalling to external faces of panels.
- Corrosion to concrete panel reinforcement.
- Visible defects at joints between precast panels, such as evidence of corrosion of ties or strengthening works, sealants etc.
- Visible evidence of any retrofitted strengthening at joints between precast panels, such as steel angles at skirting and ceiling level.

In advance of our visit, we will carry out an overview Desk Study of all available information supplied to us from the client in relation to the original structure, strengthening work in relation to design guidance post-Ronan Point, and any alterations to the building since its construction.

The above will inform us in broadly assessing risks in relation to disproportionate collapse and recommending any intrusive investigations and inspections that may be required, for us to advise further on the overall structural integrity of the building and associated risks.

During this exercise, no intrusive investigations will be undertaken at panel junctions to inspect ties, joints, and fixity between panels. We are also not undertaking any calculation assessments in relation to accidental loading during this survey. However, should our review indicate that further investigations and assessments are needed to verify the level of risk in relation to the building being LPS, we will advise accordingly in this report.

7.2 Reinforced Concrete Framing

If this type of building structure is identified, then we will inspect for:

- Cracks to walls, beams, and columns.
- Concrete spalling exposing steel reinforcement.
- Degree of lost section of reinforcement caused by corrosion.
- Defects at construction junctions and connections.

7.3 Structural Steel Framing and Lightweight Steel Framing Systems (SFS)

For steel-framed buildings we will inspect for:

- Corrosion and general defects to beams, columns and bracing members.
- Defects at steel element connections, such as corroded or missing bolts at member connections, and condition of any welded connections.

7.4 Timber Framing

We will inspect defects to internal wall faces and wall/floor junctions which may indication possible defects to timber frame such as:

- Dry or wet rot.
- Insufficient restraint of brick façade to timber frame.
- Poor or defective member connection details.
- Poor workmanship.

7.5 Load Bearing Masonry

Inspection will identify any:

- Cracks to external walls or wall finishes.
- Cracks to internal walls and plaster finishes.
- Defects at bearing of floors on loadbearing walls.
- Missing or dislodged bricks to load bearing walls.
- Inclination and/or bulging/bowing of external walls.

This type of construction may also have built-in elements of other structural types including steel beams, and precast or in-situ concrete floors, or timber floors and we will be looking for similar defects to those noted in the respective sections above.

8.0 DESKTOP STUDY & REVIEW OF AVAILABLE BUILDING INFORMATION

8.1.1 Record Information Provided

Southwark Council supplied a limited set of original drawings and documents relating to the construction of Marie Curie House. These records confirm the overall structural form, reinforced-concrete cross-walls carrying in-situ slabs, and the use of deep piled foundations. The available drawings are incomplete and were used only to gain a general understanding of the structural arrangement; they do not cover reinforcement continuity or pile cap detailing. In addition to the drawings, the Council provided recent reports: a Type 4 Fire Risk Assessment (2024–2025), and the Calfordseaden Structural Site Inspection Report (January 2024). These documents were reviewed as part of the desktop study and their findings are referenced throughout this report.

HRB05105G2Q4

Marie Curie

1-98, Sceaux Gardens, Sceaux Gardens Estate, Camberwell, London, SE5 7DG

Number of floors above ground	16
Height This is measured from ground level to the top floor, not the roof.	45 metres
Number of residential units These could be flats, maisonettes or any other places that residents could live.	98

When was the building completed

Marie Curie was completed between 1956-1969.

Figure 1: Southwark Council HRB Records – General Information about the building.

8.1.2 Building Safety Register (BSR)

Under the Building Safety Act 2022, Marie Curie House is classified as a Higher-Risk Building. It stands approximately 45 metres high and comprises 16 storeys. The block contains 98 two-storey maisonettes. The BSR listing confirms that it qualifies as an HRB because it exceeds 18 metres in height and includes at least two residential units; the register provides the basic building parameters (number of storeys, height and unit count) used to determine the safety case requirements.

8.1.3 Ground Conditions

Although the Marie Curie documentation does not include a bespoke ground-investigation report, reference to the British Geological Survey (BGS) records for Camberwell indicates that the site lies on the London Clay Formation, a Palaeogene sedimentary bedrock of clay and silt, typically found beneath much of south London. This geology aligns with the presence of deep piled foundations, as piles would be needed to transfer building loads through superficial deposits to the firm London Clay strata. Trial pits excavated during the Calfordseaden inspection revealed concrete footings with reinforcement consistent with a piled foundation system. No specific information on groundwater levels or superficial deposits was provided.

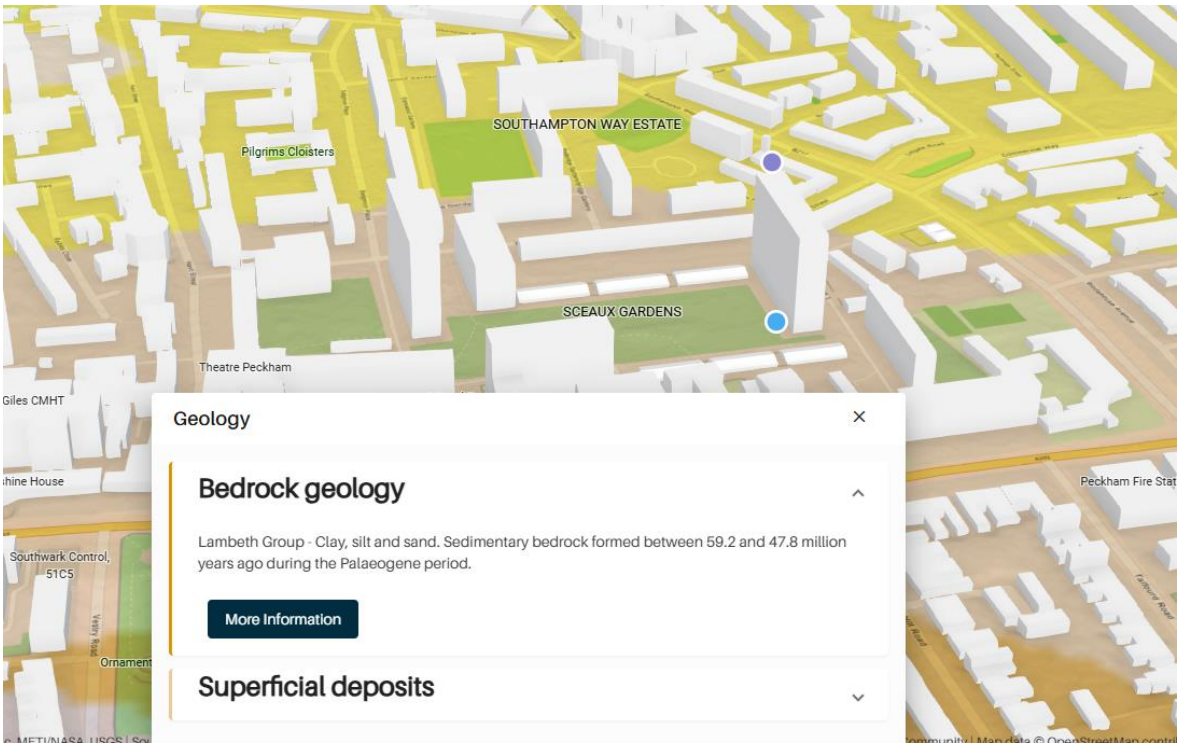


Figure 2: British Geological Survey – General Information about the soil composition.

8.1.4 Local Environment and Constraints

Marie Curie House stands within the Sceaux Gardens Estate in Camberwell, a predominantly residential area. Unlike some parts of central and south London, there are no Transport for London (TfL) underground tunnels directly beneath the site; the nearest London Underground lines run some distance away, so tunnel-related ground movement is unlikely to affect the building. There are no known lost rivers or culverted waterways in the immediate vicinity, and the site is not identified as being over any historic river courses. Vehicular access routes run along the north and east elevations, separated from the building by narrow pavements.

8.1.5 Other Available Records

The desktop review included examination of historic planning records and published information about the Sceaux Gardens Estate. Constructed in the late 1950s and early 1960s, the estate includes two identical slab blocks (Marie Curie and Lakanal House) and several lower-rise blocks. No evidence was found of major structural alterations to Marie Curie House since its construction. No record was found of previous concrete repairs or strengthening works; the observed repairs were local patch repairs with limited documentation.

9.0 BUILDING DESCRIPTION

Marie Curie House, located at Sceaux Gardens Estate, Camberwell, London SE5 7DG, is a 16-storey reinforced concrete residential tower approximately 45 metres in height. The building is classified as a Higher-Risk Building (HRB) under the Building Safety Act 2022. It provides 98 duplex maisonettes arranged vertically over 15 occupied floors above a ground-level entrance and plant area.

Photo 1: Northwest facing elevation of block.

Photo 2: South access point.

Photo 3: North access point.

Built in the late 1950s and early 1960s, Marie Curie House is classified as a *Higher Risk Building (HRB)* under the Building Safety Act 2022. The structure comprises in-situ reinforced concrete cross-walls and flat slabs, forming a rigid cellular frame. A central reinforced concrete core, accommodating the main lift and stair enclosure, provides the primary vertical and lateral stability. The floor slabs span approximately between cross-walls, creating a regular compartmented internal layout that contributes to both structural redundancy and fire separation.

9.1.1 Access and Layout

The block contains two principal entrances on the north and south elevations. The south entrance at ground level provides access to the main lift and stair core for residents, while the north entrance connects via an external concrete stair to the upper ground level, allowing access to the lobby and conference area(s).

Each maisonette is accessed from skip-stop corridors on alternate floors, linked to the central core by communal lobbies and open balconies. Internal stairs within each flat connect the duplex levels, providing dual-aspect accommodation but limiting protected means of escape and increasing the potential for smoke and fire spread between floors.

9.1.2 Ground Level and Upper Ground Level

At ground level, the building accommodates the main entrances, plant areas, refuse stores, and service rooms, all connecting to the lift and stair core. The structure sits on a reinforced concrete ground slab supported by piled foundations, although no detailed drawings confirming the reinforcement or foundation design were available for review.

An external office and conference annex projects from the eastern elevation at this level. Supported on slender reinforced concrete columns and accessed via an exposed steel stair, the annex appears to be a later addition from estate improvement works. Its limited fire separation from the main tower and the exposed nature of its supports raise concerns regarding durability, robustness, and fire safety. Surface deterioration and corrosion and weathering to the lightweight external cladding. Structurally, no record information was available confirming its connection detail to the main tower or foundation arrangement, creating uncertainty regarding load transfer and stability.

9.1.3 Undercroft

A substantial undercroft area extends beneath the western portion of the building, providing open access below the first residential floor. The undercroft is formed from in-situ reinforced concrete cross-walls and beams supporting the suspended floor slab above. Inspection identified surface staining, localised cracking, and moisture ingress consistent with long-term environmental exposure. Although no major structural distress was observed, corrosion staining and weathering of exposed reinforcement indicate ongoing deterioration. The open configuration, lacking environmental protection, leaves this zone vulnerable to further decay and accidental damage.

9.1.4 External Elevations

Externally, the building is clad in aluminium-faced phenolic panels installed during late-20th-century refurbishment works. The elevations also feature exposed reinforced concrete elements exhibiting spalling, surface cracking, and corrosion staining, symptomatic of carbonation and moisture ingress over time.

From a structural classification perspective, Marie Curie House qualifies as a Class 3 structure under current disproportionate collapse provisions, necessitating effective vertical and horizontal tying. However, the original 1950s early 1960s design pre-dates these requirements, and no evidence of robustness detailing or tying reinforcement was identified in the available documentation.

The building remains connected to a live piped gas supply, posing a significant explosion and progressive collapse risk, given the structure's limited capacity to withstand abnormal or overpressure loads. No gas removal programme is currently planned for the estate.

Considering the building's age, construction type, and progressive deterioration, Marie Curie House does not meet modern structural or fire safety standards. The combined issues of material degradation limited structural redundancy, combustible cladding, and live gas connections render the building unsuitable for long-term occupation and support the conclusion that full deconstruction represents the only viable long-term solution.

10.0 OBSERVATIONS

Our structural survey work was limited to purely visual inspection and consisted of external observations of the block from external ground level and internal observations of six selected occupied flats.

10.1 External Observations

All external elevations were observed from ground floor. No significant defects were noted to the non-structural cladding of the elevations.

10.1.1 External Cladding

The building's elevations are faced with aluminium-clad phenolic infill panels installed during late-20th-century refurbishment. From ground level the panels show typical age-related deterioration, surface cracking, spalling and staining at joints and slab edges. Misaligned panels suggest loss of fixity or local movement of the supporting concrete substrate. Corrosion staining on exposed concrete elements indicates ongoing reinforcement corrosion and water ingress.

Photo 4: External cladding view.

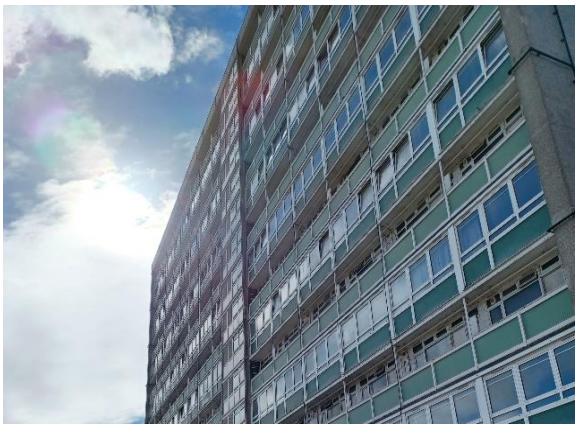


Photo 5: External cladding alternative view.

10.1.2 Flat roof

The original flat reinforced concrete roof remains in place, overlaid with later waterproofing membranes.

Photo 6: Capture from Google Earth showing the Northwest facing side of the roof.

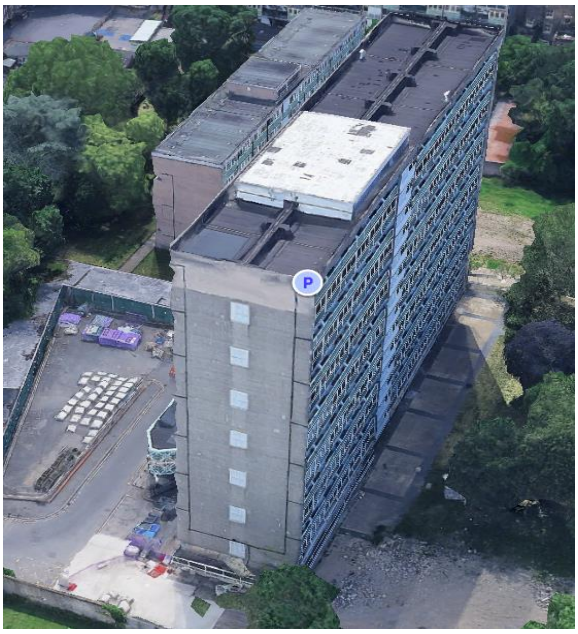


Photo 7: Capture from Google Earth showing the Southeast facing side of the roof.

10.1.3 Undercroft (at ground level)

A substantial undercroft area extends beneath the western footprint of the building, providing open ground-level access below the first residential floor.

The space is formed by in-situ reinforced-concrete cross-walls and beams supporting the suspended floor slab above. Surface staining, localised cracking and moisture ingress are evident on soffits and walls. Corrosion staining around reinforcement and general weathering indicate prolonged exposure; however, no significant structural distress or movement was noted. The open configuration leaves the structure vulnerable to continued environmental deterioration.

Photo 8: Undercroft overall view.

Photo 9: Undercroft alternative view.

Photo 10: Corrosion and high humidity.

Photo 11: Corrosion staining at soffit level.

10.1.4 Conference Pod (as seen externally)

The single-storey reinforced-concrete conference room adjoining the main tower exhibits surface cracking, spalling, corrosion staining and dampness consistent with long-term weather exposure and poor drainage. Although no immediate instability was observed, the advanced deterioration and physical connection to the main tower mean it should be considered within any future demolition works.

No immediate instability was observed; however, the concrete exhibits clear signs of deterioration and reinforcement corrosion. Given its condition, age, and direct connection to the main tower, the structure should be included within any planned demolition works to prevent ongoing deterioration and safety risk.

Photo 12: Overall view of conference pod.

Photo 13: Alternative view of conference pod.

10.2 Internal Observations

Communal stairwell, with landings serving the block, were surveyed. A close inspection was carried out at:

- Concrete stairwell/landings – at each floor.
- Stair balustrades – at each floor.
- Communal corridor area – at each floor.
- Bin Chute area - at each floor.
- Lift Motor Room – at the last floor.
- External Walkways/Fire Escape - at each floor.
- Upper Ground Floor Level Lobby and Conference room(s).

10.2.1 Communal Staircase and Corridors

Inspection of the staircases indicates that they consist of concrete steps cast in-situ reinforced concrete landings and from observations, appear to be in serviceable condition. Balustrades are cast into the stair flights, and no defects were observed.

Photo 14: View of typical lift lobby.

Photo 15: View of typical communal stairs and balustrade.

Photo 16: View of typical landing at odd numbered floors, connecting fire escapes and bin chutes.

Photo 17: View of typical bin chute, located odd numbered floors.

Photo 18: Typical view of communal corridor.

Photo 19: Alternative view of typical corridor.

Photo 20: Worst case localised cracking, located on the communal corridor on the 15th floor level.

Photo 21: Worst case vertical cracking located at every floor, approximately around the same location.

10.2.2 Lift Motor Room

Access to the roof was not possible during the site visit, however, the lift motor room, constructed of in situ reinforced concrete, were inspected. No major signs of structural defects were identified.

Photo 22: Lift motor room overall view.

Photo 23: Lift motor room soffit view.

10.2.3 External Walkways/Fire Escape

External walkways serving as fire escapes are accessed from the upper levels of each maisonette. The walkways exhibit signs of wear, cracking and pigeon fouling; however, no major structural defects were observed. The restricted width of these walkways raises concerns about their adequacy as evacuation routes in an emergency.

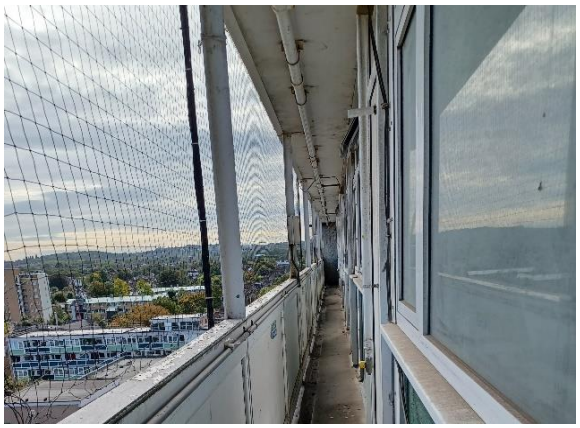


Photo 24: View of external walkway.

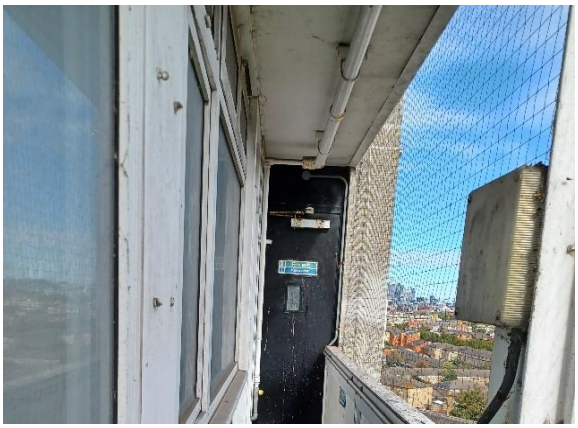


Photo 25: Alternative view of external walkway.

10.2.4 Upper Ground Floor Lobby and Conference Pod

The upper-ground-floor lobby and adjoining conference room are formed with in-situ reinforced concrete cross-walls supporting a flat slab. A suspended balcony runs around the perimeter. Typical signs of age-related deterioration were noted: localised cracking, staining and minor spalling to walls and soffits, as well as damp ingress and condensation due to failed waterproofing and poor ventilation. While no significant structural deformation was observed, the condition is consistent with progressive material degradation.

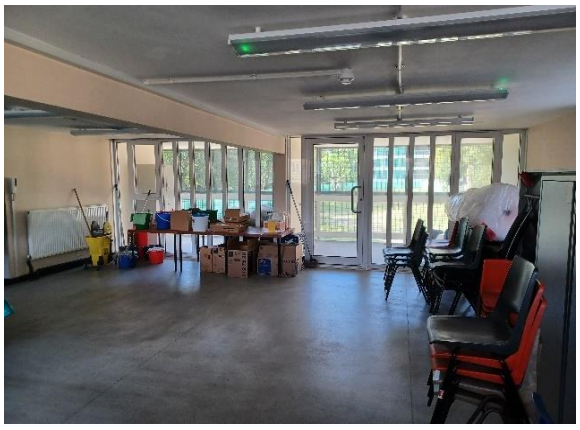


Photo 26: View of lobby area.

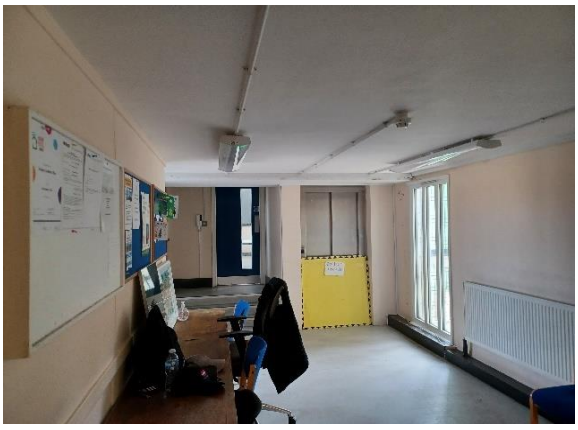


Photo 27: Alternative view of lobby area.

Photo 28: View of suspended balcony.

Photo 29: Typical crack severity and location, found in multiple areas within the lobby and the suspended balcony.

Photo 30: View of conference room.

Photo 31: Alternative view of conference room.

10.3 Maisonette Observations

10.3.1 Typical Layouts and Summary

Each unit within Marie Curie House is a two-bedroom maisonette constructed with 180mm thick reinforced concrete (RC) party, and spine walls supporting 195mm thick one-way flat RC floor slabs.

The wall separating the communal corridor from the flat is of blockwork construction. Floor build-up comprises 195mm thick RC flat slab with a 60mm timber raised floor and timber floorboards above. The upper level of each maisonette includes a blockwork upstand supporting a glazed panel that separates the fire access corridor.

The duplex configuration provides interlocking layouts over alternate floors, accessed from skip-stop corridors.

Each maisonette contains 2 bedrooms at the lower level, with bathroom, and access to the fire escape route through a hatch leading to the communal corridors. On the upper level the property has a kitchen, living room and access to the fire escape walkways.

A sample of vacant flats across several floors (Nos. 96, 94, 93, 91, 64, 66, 46, 44, 25 and 20) were inspected. All showed minor cracking and general wear consistent with the building's age, but no significant structural defects; these cosmetic issues are not of concern.

Flat No. 43 on the 7th floor was the exception: substantial water ingress and timber decay were observed around the staircase leading to the upper level, and the extent of deterioration prevented inspection of the upper floor. This condition warrants further investigation and remedial works.

10.3.2 No. 96 Marie Curie House

The maisonette is located on the 13th floor and has not shown any major structural defects other than minor cracking and wear in some areas, which are deemed to be purely cosmetic, thus not a cause of concern.

Photo 32: View of kitchen.

Photo 33: View of living room.

Photo 34: View of bedroom 1.

Photo 35: View of bedroom 2.

Photo 36: View of bathroom.

Photo 37: Fire escape hatch, leading to communal corridors.

10.3.3 No. 94 Marie Curie House

The maisonette is located on the 13th floor and has not shown any major structural defects other than minor cracking and wear in some areas, which are deemed to be purely cosmetic, thus not a cause of concern.

Photo 38: View of kitchen.

Photo 39: View of bedroom 1.

Photo 40: View of living room.

Photo 41: View of bathroom.

10.3.4 No. 93 Marie Curie House

The maisonette is located on the 13th floor and has not shown any major structural defects other than minor cracking and wear in some areas, which are deemed to be purely cosmetic, thus not a cause of concern.

Photo 42: View of kitchen.

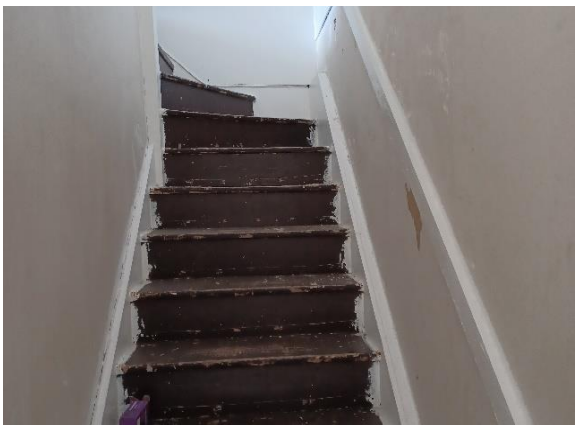


Photo 43: View of stairs.

Photo 44: View of living room.

Photo 45: View of bedroom.

10.3.5 No. 91 Marie Curie House

The maisonette is located on the 13th floor and has not shown any major structural defects other than minor cracking and wear in some areas, which are deemed to be purely cosmetic, thus not a cause of concern.

Photo 46: View of living room.

Photo 47: View of stairs.

Photo 48: View of kitchen.

Photo 49: View of bedroom 1.

10.3.6 No. 64 Marie Curie House

The maisonette is located on the 9th floor and has not shown any major structural defects other than minor cracking and wear in some areas, which are deemed to be purely cosmetic, thus not a cause of concern.

Photo 50: View of living room.

Photo 51: View of bedroom.

10.3.7 No. 66 Marie Curie House

The maisonette is located on the 9th floor and has not shown any major structural defects other than minor cracking and wear in some areas, which are deemed to be purely cosmetic, thus not a cause of concern.

Photo 52: View of kitchen.

Photo 53: View of living room.

10.3.8 No. 46 Marie Curie House

The maisonette is located on the 7th floor and has not shown any major structural defects other than minor cracking and wear in some areas, which are deemed to be purely cosmetic, thus not a cause of concern.

Photo 54: View of bedroom.

Photo 55: View of living room.

10.3.9 No. 44 Marie Curie House

The maisonette is located on the 7th floor and has not shown any major structural defects other than minor cracking and wear in some areas, which are deemed to be purely cosmetic, thus not a cause of concern.

Photo 56: View of bedroom.

Photo 57: View of living room.

10.3.10 No. 43 Marie Curie House

The maisonette on the 7th floor exhibited significant water ingress and extensive timber decay around the staircase accessing the upper level. The deterioration extended from the lower floor to escape hatch upward along the spine wall adjacent to the corridor, reaching the soffit. Due to the unserviceable condition of the staircase, the upper level could not be inspected during the site visit.

Photo 58: View of bedroom.

Photo 59: View of bathroom.

Photo 60: View of excessive ingress affecting bedroom corner and fire escape hatch.

Photo 61: View of staircase exhibiting signs of decay.

10.3.11 No. 25 Marie Curie House

The maisonette is located on the 2nd floor and has not shown any major structural defects other than minor cracking and wear in some areas, which are deemed to be purely cosmetic, thus not a cause of concern.

Photo 62: View of bathroom.

Photo 63: View of living room.

10.3.12 No. 20 Marie Curie House

The maisonette is located on the 2nd floor and has not shown any major structural defects other than minor cracking and wear in some areas, which are deemed to be purely cosmetic, thus not a cause of concern.

Photo 64: View of bathroom.

Photo 65: View of living room.

11.0 COMMENTS

11.1 Building Construction

The structure comprises of in-situ reinforced concrete cross-walls, 180mm thick, supporting flat slabs generally measured at 195mm in thickness. The flooring system spans between the cross-walls, creating compartmented two-storey maisonettes, adding further to robustness and overall stability.

Suspended reinforced concrete fire escape balconies, approximately 600mm wide, extend along the long elevations at alternate levels, providing external access routes to the maisonettes.

At ground level, a large undercroft extends across the western footprint of the building, formed of 180mm thick reinforced concrete wall panels and beams supporting the transfer slab above. This arrangement contributes to the overall stiffness and redundancy of the structure.

The concrete slabs act as diaphragms to transfer the lateral forces back to the supporting walls and columns.

The Structural stability is provided by the arrangement of RC cross-walls and by the central RC lift and stair cores present.

The buildings superstructure is supported on deep piled foundations beneath an in-situ reinforced concrete ground slab, which acts as the primary transfer element. Although no intrusive investigation was taken by FCG, no evidence of settlement or subsidence was observed during the structural survey.

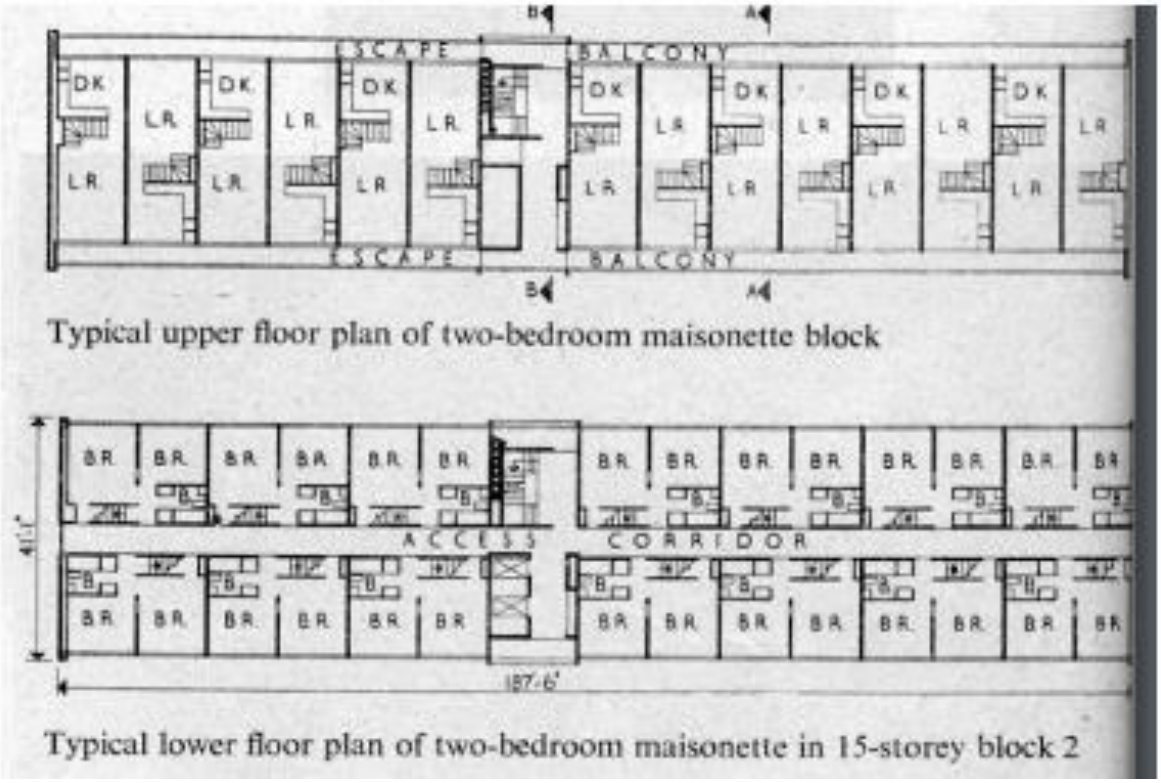


Figure 3: Architects Journal – Typical maisonettes upper and lower floor layout. Source: https://www.architectsjournal.co.uk/news/sceaux-gardens-camberwell-the-original-1960-aj-building-study)

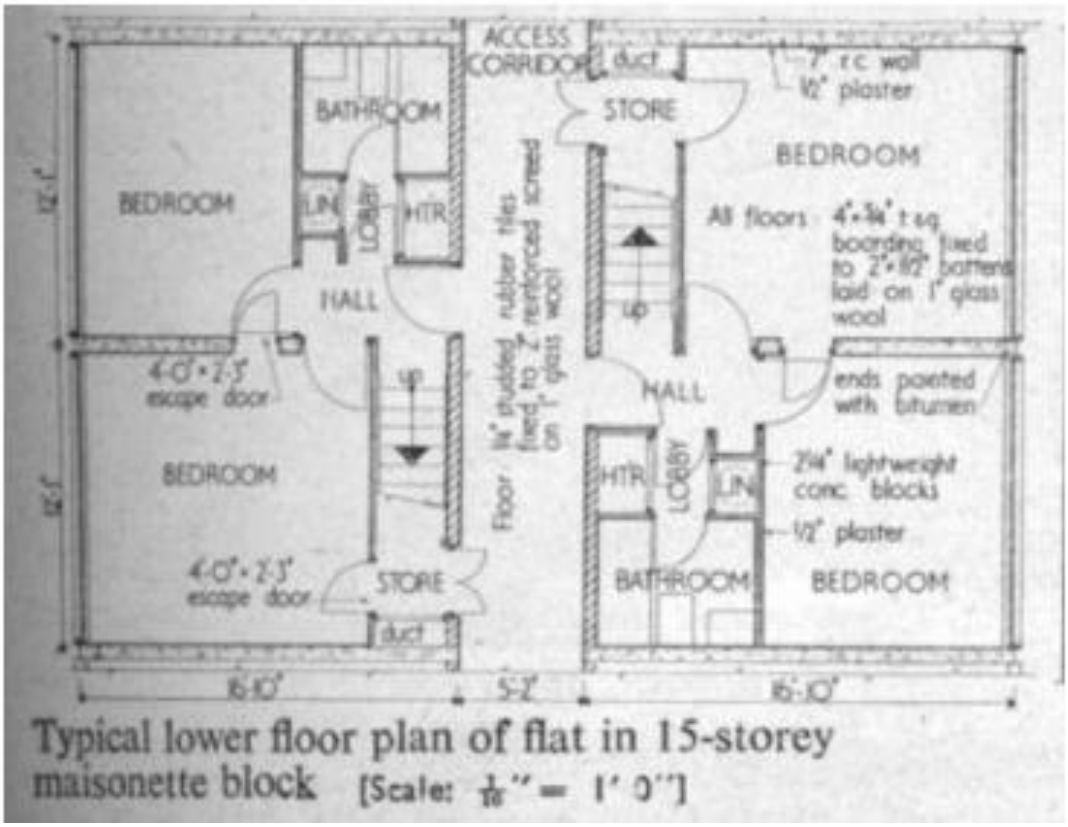


Figure 4: Architects Journal – Typical maisonette lower floor plan layout. Source: https://www.architectsjournal.co.uk/news/sceaux-gardens-camberwell-the-original-1960-aj-building-study)

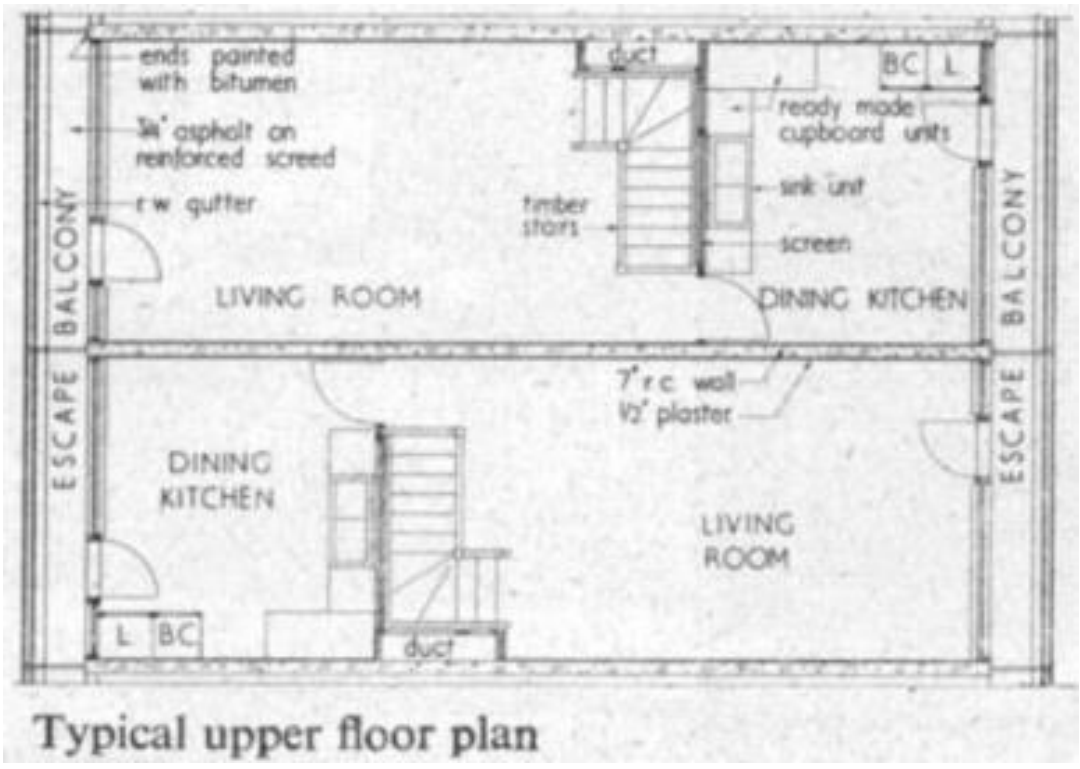


Figure 5: Architects Journal – Typical maisonette upper floor plan layout. Source: https://www.architectsjournal.co.uk/news/sceaux-gardens-camberwell-the-original-1960-aj-building-study)

Figure 6: Blakeney Leigh – Overall upper floor footprint, showing typical layout.

11.2 Record Information

Extensive, but incomplete, record information was provided by the Client and has been reviewed. This information has provided some valuable construction details and structural composition of various elements of the building, which has been used to inform observations made on site.

11.3 Existing Structural Defects

Our inspection work found no significant structural condition defects which should warrant cause for immediate concern. However, there were minor condition defects which were identified during the survey, which have been recorded in this report for attention by the Client.

The structural materials employed in the construction of the building are:

- In-situ concrete – Staircases, floor slab, beams, walls, stair and lift cores.
- Blockwork/Brickwork – Walls separating the flats and communal corridors.
- Steel – Communal stair balustrades.
- Timber – Raised floors and stairs within the flats.

Defects **not** observed in our survey, but which are known to occur in buildings constructed using this form of construction are:

- Degradation of external brickwork and mortar joints due to weathering.
- Structurally significant cracks to external walls or wall finishes.
- Structurally significant cracks to internal walls and plaster finishes.
- Inclination and/or bulging/bowing of external walls.
- Spalling of concrete to floor slabs (and walls / columns) due to corrosion of reinforcement.

It must also be noted that the building has exposed concrete, for instance the concrete upstands ground floor level, which increases the risk of the process of carbonation. Carbonation of concrete can eventually lead to reinforcement corrosion and subsequently spalling of concrete cover.

Within the limitations of our structural inspection, it is considered that the structural condition of the building has been maintained, and therefore there are no apparent current building safety risks that would compromise the safety of persons in or about the building with regards to structural failure under normal loading. However, building safety risks have been identified with regard to the ability of the structure to withstand accidental loadings.

It is also recommended that the structural condition defects noted in this report need to be addressed by the Client's maintenance team / FM team.

11.4 Deleterious Concrete Materials and Durability Investigation by RSK

Intrusive corrosion risk tests on samples of internal and external concrete elements of the building structure were carried out by RSK. Refer to Appendix A of this report for the full RSK report.

The purpose of this work was to determine the presence, or otherwise, of any deleterious materials or conditions present within representative concrete elements, that may negatively impact the long-term durability of the structure.

15No. single increment concrete dust samples were taken from representative locations and tested in a UKAS accredited laboratory for their chloride ion content; five of those samples were selected by RSK for rapid chemical analysis (to determine the presence or otherwise of High Alumina Cement - HAC).

The information gained from the site inspection, in-situ testing and subsequent laboratory testing of extracted samples was used to establish any immediate or long-term maintenance strategies that may be considered necessary.

A summary of the site and laboratory test results is present in Table 5.1 of the RSK report, where results considered significant are shaded.

Considering the period of construction and intended use of the building, it is likely that the intended design life of the building would have been 50 or 60 years, at the time of its original design. At the time of writing this report, the structure will be at or nearing its intended design life. This may result in decreased resistance to chemical attack, possible increased instances of corrosion to structural elements, and increase in costs of maintenance costs.

The following discussions in italics are taken from RSK report 1286299-01 (00).

Table 4.1 – Summary of In-situ and Laboratory Testing

Ref.	Location	Element	Depth of carb'n[1] (mm)	Min concrete cover[2] (mm)	Finishes		Chloride ion content (%)[3]	Exposure Class[4]
					Type	Thickness (mm)		
D1	External Structure	Ground Floor Concrete Wall	>32	32	P	1	0.36	XC3
D2	Internal-Lift Lobby	Second Floor Slab Soffit	10	13	P	1	0.14	XC1
D3	Internal-Lift Lobby	First Floor RC Wall	9	42	P	1	0.10	XC1
D4	Internal-Lift Lobby	Fourth Floor Slab Soffit	15	16	P	1	0.08	XC1
D5	Internal-Lift Lobby	Third Floor RC Wall	15	29	P	1	0.06	XC1
D6	Internal-Lift Lobby	Sixth Floor Slab Soffit	14	13	P	1	0.08	XC1
D7	Internal Staircase	Fifth-Sixth Floor Stair Soffit	18	24	P	1	0.14	XC1
D8	Internal-Lift Lobby	Eighth Floor Slab Soffit	12	18	P	1	0.06	XC1
D9	Internal-Lift Lobby	Seventh Floor RC Wall	9	28	P	1	0.14	XC1
D10	Internal-Lift Lobby	Tenth Floor Slab Soffit	7	11	P	1	0.12	XC1
D11	Internal Staircase	Ninth-Tenth Floor Staircase Soffit	20	30	P	1	0.06	XC1
D12	Internal-Lift Lobby	Twelfth Floor Slab Soffit	13	11	P	1	0.40	XC1
D13	Internal-Lift Lobby	Eleventh Floor RC Wall	12	36	P	1	0.12	XC1
D14	Internal-Lift Lobby	Fourteenth Floor Slab Soffit	15	13	P	1	0.10	XC1
D15	Internal Staircase	Thirteenth-Fourteenth Floor Staircase Soffit	11	18	P	1	0.04	XC1
D16	Flat 96 Internal	Thirteenth Floor Party Wall	2	26	PL	16	0.06	XC1
D17	Flat 96 Internal	Fourteenth Floor Slab Soffit	12	14	PL	3	0.14	XC1
D18	Flat 98 Internal	Fourteenth Floor Party Wall	>14	14	PL	10	0.04	XC1
D19	Flat 98 Internal	Fifteen Floor Slab Soffit	>20	20	PL	3	0.10	XC1
D20	Flat 93 Internal	Fifteen Floor Slab Soffit	>20	20	PL	3	0.10	XC1
D21	Flat 66 Internal	Tenth Floor Party Wall	>19	19	PL	15	0.08	XC1
D22	Flat 66 Internal	Eleventh Floor Slab Soffit	5	22	PL	5	0.16	XC1
D23	Flat 64 Internal	Tenth Floor Party Wall	1	32	PL	10	0.08	XC1
D24	Flat 64 Internal	Eleventh Floor Slab Soffit	10	12	PL	3	0.14	XC1
D25	Flat 44 Internal	Ninth Floor Slab Soffit	5	18	PL	10	0.04	XC1
D26	Flat 25 Internal	Third Floor Party Wall	5	32	PL	7	0.04	XC1
D27	Flat 25 Internal	Fourth Floor Slab Soffit	6	15	PL	4	<0.02	XC1
D28	Flat 25 Internal	Fifth Floor Slab Soffit	>17	17	PL	4	0.08	XC1
D29	External Underpass	First Floor Slab Soffit	1	15	P	1	0.30	XC3
D30	External Underpass	First Floor Downstand Beam Soffit	2	26	P	1	0.32	XC3

(1) Measured using phenolphthalein reagent (normally inappropriate for HAC)

8 samples D1, D2, D8, D15, D16, D22, D26, D30 were selected for HAC testing in the laboratory. None of these samples were found to contain HAC. The results of the laboratory testing and on-site observations are discussed in Section 6 of this report.

Reinforcement Concrete Durability

Several factors that have a direct bearing on the corrosion of embedded reinforcement in concrete structures. These are discussed in turn as follows:

Cover to Reinforcement

The protection of embedded steel reinforcement depends principally on the density, quality and thickness of concrete cover. The cover density and quality is achieved by controlling the maximum water/cement ratio and minimum cement content and may be related to a minimum strength class of concrete.

The concrete cover is the distance between the surface of the reinforcement closest to the nearest concrete surface (including links and stirrups and surface reinforcement where relevant) and the nearest concrete surface.

BS EN 1992-1-1: 2004+A1: 2014 and its corresponding UK National Annex (subclause 4.4.1.2 (5), table NA.1) specifies the minimum concrete cover requirements for new reinforced concrete structures for a given environmental exposure condition. Using the recommendations of these documents, Table 5.1 summarises the minimum cover requirements applicable for the exposure conditions likely to be found within and around the building investigated.

Table 5.1 – Minimum Requirements for Concrete Cover to Embedded Reinforcement for Corrosion Induced by Carbonation (XC Classes)

Class	Exposure condition	Example of where the exposure condition may occur	$C_{min,dur}$ (1)
XC1	Dry	Reinforced concrete inside buildings with low air humidity.	15mm
XC2	Wet, rarely dry	Reinforced concrete surfaces permanently in contact with soil **not** containing chlorides or other aggressive chemicals	25mm
XC3	Moderate humidity	External reinforced concrete surfaces sheltered from rain.	25mm
XC4	Cyclic wet and dry	Reinforced concrete surfaces subject to high humidity (such as poorly ventilated bathrooms, and kitchens) Reinforced concrete surfaces exposed to alternate wetting and drying Reinforced concrete surfaces protected by waterproofing (such as roof slabs or ground floor entrance lobbies)	30mm

(1) The minimum allowable concrete cover due to environmental conditions ONLY, assuming structural class S4 according to Table 4.3N & Table 4.4N of BS EN 1992-1-1:2004+A1:2014 (including the UK National Annex), using minimum concrete grades: C20/25 for XC1, C25/30 for XC2, C45/55 for XC3 and C40/50 for XC4 as specified in BS 8500-1:2023, Table A.4a.

For the internal concrete elements tested, the results indicate that the depth of concrete cover to the embedded reinforcement was not satisfactory at eight out of twenty-seven locations, having less than 15mm cover for XC1. For the external concrete elements tested, the recorded cover to reinforcement at one out of three locations was less than < 30mm for XC3.

Carbonation

In normal, good-quality reinforced concrete, the steel reinforcement is chemically protected from corrosion by the alkaline nature of the concrete. This alkalinity causes the formation of a passive oxide layer around the steel reinforcement. However, the cement hydrates (calcium hydroxide) in concrete react with atmospheric carbon dioxide (and sulphur dioxide) to form calcium carbonate and cause gradual neutralisation of the alkalinity from the surface inwards, a process known as carbonation. The rate at which this occurs is a function of the permeability of the concrete, relative humidity, exposure condition, and indeed the time of exposure. When the fully carbonated layer reaches the depth of embedded steel reinforcement, the potential for corrosion to occur is increased.

Some of the deepest carbonation was recorded in internal flats where finishes such as plaster and paint were present. These can restrict drying of the concrete while still allowing ingress of carbon dioxide, creating conditions favourable for carbonation to progress more deeply. In contrast, circulation areas such as lobbies and stairwells, which are more ventilated and generally have fewer applied finishes, showed shallower depths of carbonation. This environmental influence helps explain the variation observed across the building.

The variability observed, and the number of locations at or beyond reinforcement cover, indicate that the durability performance of the concrete may be inconsistent. This raises questions about the original quality of the material, and further assessment of its strength and microstructural properties would provide a clearer understanding of its long-term performance.

Chlorides

Table A.8 in BS EN 8500-1-2023 recommends chloride classes based on the maximum chloride ion content (% by mass of cement or combination) for concrete containing carbon reinforcing steel, high tensile steel wire or strand for prestressing. This table is reproduced below as **Table 5.2.**

Table 5.2 – Recommended Chloride Classes for Concrete Containing Carbon Reinforcing Steel, High Tensile Steel Wire or Strand for Prestressing

Concrete Use	Chloride Class	Maximum chloride ion content (% mass of cement or combination)
Non-heat cured concrete containing steel reinforcement subject to XC exposure classes	Cl 0,40	0.40

For non-heat cured concrete containing ordinary carbon steel subject to carbonation only (XC exposure classes), BS 8500-1: 2023 states that a chloride class of Cl. 0,40 should be specified. This equates to limiting the chloride ion content of the concrete to 0.40% by mass of cement to limit the potential for chloride-induced corrosion to occur.

The test results indicate that this limit is not exceeded at any of the thirty test locations, although one result (sample D12) was found to be at the threshold value without exceeding it.

High-Alumina Cement

The site observation suggested that HAC would not be present, and this was confirmed by HAC testing of eight samples in the laboratory by the rapid chemical test method. None of these samples were found to contain HAC.

Recommendations

6.2.1.1 Internal Concrete Elements

The corrosion risk category derived for the internal elements was 'negligible/low'. All chloride-ion concentrations were at or below the BRE threshold for reinforced concrete in dry internal conditions, and no immediate remedial action is required. Regular inspection is advised as part of a good practice maintenance programme to ensure conditions remain stable, particularly in areas subject to higher humidity.

6.2.1.2 External Concrete Elements

The corrosion risk categories for the external elements ranged from 'negligible' to 'moderate'. Samples D29 and D30 were assessed as 'negligible', while sample D1 indicated a 'moderate' risk due to the depth of carbonation front exceeding the minimum cover. No immediate maintenance works are considered necessary, though periodic inspection should be maintained to confirm stability and to allow early identification of any developing defects

6.2.2 Further testing recommendations

The variable and often deep carbonation results also raise questions about the original quality and durability performance of the concrete. To provide a more robust assessment of the structure's long-term service life, it would be prudent to further assess the physical properties of the concrete. There are a number of physical and petrographic investigation that could be conducted on concrete samples to identify any potential compromise to the concrete matrix performance. Such testing will also help informing the selection of proportionate maintenance or remediation strategies.

11.5 Fire Risk

Reinforced concrete structures perform well in fire if designed correctly and sufficient cover is provided to the steel reinforcement. This is due to inherent non-combustibility and low level of temperature rise in the concrete.

The current design standard for reinforced concrete buildings design is BS EN 1992-1-2 Design of Concrete Structures – Structural Fire Design. Historical design standards for high rise reinforce concrete buildings in 1970s, which are not current, include CP114. Burnt Ash Heights include is likely to have been design to CP114 due to its age.

TABLE A TO REGULATION E5

(Periods of Fire Resistance)

Notes applicable to both Parts of Table A

(i) The fire resistance periods to be taken as relevant in a purpose group are the periods shown on the topmost line specifying dimensions with all of which the building or compartment is in conformity (but see also regulation E5(2)).

(ii) " N/L " indicates that no limit is applicable.

(iii) For the purposes of this table, a floor which is immediately above a basement storey is deemed to be an element below ground.

Part 1—Buildings having more than one storey (other than basement storeys)

Purpose group	Dimensions, specifying maximum limits unless otherwise indicated			Minimum period of fire resistance		
	Height (in feet)	Floor area (in thousand square feet)	Capacity (in thousand cubic feet)	Elements above ground (in hours)	Elements below ground (in hours)	
(1)	(2)	(3)	(4)	(5)	(6)	
I	N/L	N/L	N/L	½	1(*a*)	x
II	90	20	N/L	1	1½	
	over 90	20	N/L	1½	2	
III	25	5	N/L	½	1	x
	50	2·5	N/L	1(*b*)	1	
	90	30	300	1	1½	
	over 90	20	200	1½	2	
IV	25	2·5	N/L	0	1(*c*)	x
	25	5	N/L	½	1	
	50	N/L	125	1	1	
	90	50	500	1	1½	
	N/L	N/L	N/L	1½	2	

Figure 7: Building Regulation 1965 – Periods of fire resistance for different building types by occupancy/use.

Building Regulations at the time of the building's construction state that minimum fire duration for that structure should be 90mins. Current building regulations would require 120mins fire duration of the concrete elements.

Table B2 Minimum periods of fire resistance

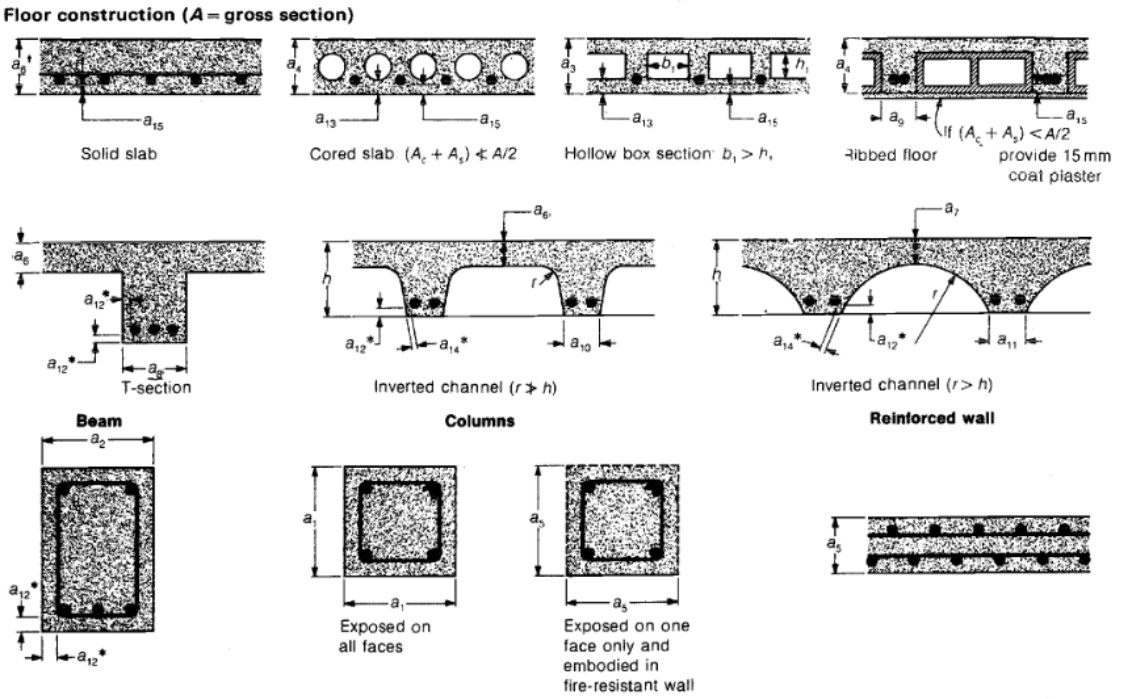
Purpose group of building	Minimum periods of fire resistance[1] (minutes) in a:						
	Basement storey* including floor over		Ground or upper storey				
	Depth (m) of the lowest basement		Height (m) of top floor above ground, in a building or separated part of a building				
	More than 10	Up to 10	Up to 5	Up to 11	Up to 18	Up to 30	More than 30
1. Residential:							
a. Block of flats							
– without sprinkler system	90 min	60 min	30 min†	60 min+§	Not permitted[2]	Not permitted[2]	Not permitted[2]
– with sprinkler system[3]	90 min	60 min	30 min†	60 min+§	60 min+§	90 min+	120 min+
b. and c. Dwellinghouse	Not applicable[4]	30 min*†	30 min†	60 min[5]	60 min[5]	Not applicable[4]	Not applicable[4]
2. Residential							
a. Institutional	90 min	60 min	30 min†	60 min	60 min	90 min	120 min‡
b. Other residential	90 min	60 min	30 min†	60 min	60 min	90 min	120 min‡

Figure 8: Approved Document B – Minimum periods of fire resistance required per application.

Building was likely designed using CP114. However, CP110 is the earliest deign guidance with tabulated data for fire duration of concrete elements. From CP110 (table below) observed concrete covers of generally 20mm for corridor slab elements would provide 90 mins fire duration.

However, eight number samples identified low concrete cover to reinforcement of less than 15mm, indicating that a fire duration of 60 mins may not be achievable for specific slab areas. Further assessment by a Specialist Structural Fire Engineer is to be undertaken to give further guidance on the structures fire durability.

Fire resistance: CP110 requirements



Dimension	Minimum dimension in millimetres to give fire resistance of 0.5 hour	1 hour	1.5 hours	2 hours	3 hours	4 hours	Protective ceiling treatment group (see note below)	See also note
a_1	150	200	250	300	400	450	—	1
a_2	80	110	140	180	240	280	—	1
a_3	105	130	155	180	205	230	1 & 3	2
a_4	100	110	140	160	175	190	1 & 3	2
a_5	75	75	100	100	150	180	—	1
a_6	90	100	125	125	150	150	2 & 3	2
a_6†	100	100	125	125	150	150	1 & 3	2
a_7	65	75	100	100	150	150	2 & 3	2
a_8	60	75	90	115	140	150	2 & 3	
a_9	50	70	80	90	100	125	1 & 3	
a_{10}	30	40	45	60	70	75	2 & 3	
a_{11}	25	35	40	50	60	70	2 & 3	
a_{12}	15	25	35	45	55	65	2 & 3	3,4,5
a_{13}	20	25	30	40	40	50	1 & 3	
a_{14}	10	15	20	25	30	40	2 & 3	5
a_{15}	15	15	20	20	25	25	1 & 3	5

Figure 8: Concrete designers handbook (10th Edition) – Fire resistance of structural elements CP110)

Regarding fire duration of columns, design utilisation ratio is required to give exact fire durability. However, some guidance can be provided using concrete cover to reinforcement and minimum sections sizes. Based on the minimum sizing of columns and the table above, 60 mins fire duration of the concrete columns may be achievable.

11.6 Existing Measures to Prevent Structural Damage

In general, the building is considered to be protected against modest vehicular impact due to the layout of surrounding roads, perimeter walls and the presence of kerbs providing impact protection. Evidence of possible historical vehicular impact is visible at kerb and perimeter walls exterior wall near the car park.

This risk of a modest accidental vehicular impact on the structure is low and due to the existing protections in place and positioning of the building in relation to the surrounding roads.

11.7 Potential Structural Hazards

Upon our initial observation, there is no evidence of any serious cracking to the structural flooring or movement to the wall which could lead to major structural failure.

However, if cracks appear in future and develop further or widen, we strongly advise to promptly report to a structural engineer for immediate attention and assessment.

12.0 CONCLUSION/STATEMENT OF RISK

The observations, comments and recommendations contained in this report are based on non-intrusive visual observations only to areas made available.

Our visual observations identified no major structural defects that would indicate significant risk in relation to loss of structural integrity of foundations, substructure, or the above ground superstructure, under normal loading conditions.

Under normal loading, it can therefore be considered that the building is performing broadly in accordance with its original design intent, and that if regularly maintained and inspected will continue to maintain its structural integrity.

However, significant risks have been identified with the original design intent regarding robustness under accidental loading, and the adequacy of structural ties, with respect to the latest design guidance. Under accidental loading conditions the building could be at risk of failure, due to potentially inadequate provision of ties between horizontal and vertical elements.

Cladding support arrangements could not be confirmed visually during the inspection.

Defects observed are noted in the summary and comments, and we have identified recommendations in Section 11 of this report.

If the Client requires more definitive information on the existing construction, then intrusive investigations and surveys will be required and may include:

- Measured survey of building.
- Intrusive investigations and testing to establish material type and strength characteristics, elemental sizes, and quantities of reinforcement.
- Intrusive investigations to determine foundations.
- Intrusive Investigations of structural ties to determine the susceptibility of the building to accidental loading.

Comprehensive testing has not been undertaken to fully clarify whether there is a risk of material degradation due to aging of brickwork and mortar, rainwater ingress, and corrosion/failure of cavity wall ties, although there were no instances noted of defects that would suggest such issues. However, should the client wish to investigate this further, then a suite of materials sampling and testing will be required.

No structural calculations have been undertaken to justify the structural integrity of the building and its ability to sustain the loads of current finishes (superimposed dead loads), building imposed loads or loads from wind or snow.

Fire durability of the superstructure slab is less than 60 minutes when considering the concrete cover observed in RSK deleterious report Table 4.1. The previous statement depends on the diameter of reinforcement to calculate the axis distance. A specialist Structural Fire Engineer should assess the building to determine the adequacy of the existing structure to resist fire. Limited concrete cover to reinforcement may result in reduced available egress times, in case of fire.

13.0 RECOMMENDATIONS

High Priority

- Disconnect and permanently decommission all piped gas installations in dwellings and communal areas to eliminate the risk of explosion. Temporary isolation measures should remain until complete removal is achieved, should the Client decide to retain the structure.

- Implement a programme to remediate carbonation-induced corrosion by repairing spalled areas, applying corrosion inhibitors and reinstating adequate concrete cover to reinforcement, should the Client decide to retain the structure.

- Establish a long-term maintenance regime to monitor carbonation progression and corrosion activity. Apply protective coatings and water-repellent treatments to exposed façades and slab edges, should the Client decide to retain the structure.

- Assess and strengthen undercroft slab-supporting slender walls showing early signs of wear and cracking to maintain structural integrity.

- Given the building's advanced age, widespread material degradation and combined fire and explosion risks, evaluate the viability of full deconstruction and redevelopment as a long-term solution.

Medium Priority

- We recommend that cracks and defects identified be investigated further and remedial works to be undertaken by Client maintenance team / FM team, should the Client decide to retain the structure.

- As noted in our Comments section, we have not observed any major defects or deformations which would give concern to the structural integrity of the building or that would suggest any significant risk of failure or degradation from the original design under normal loading. However, we would recommend that minor or significant defects identified in the report be attended to and the appropriate remedial works be carried out.

Low Priority

- We recommend that the Client maintenance / FM team undertake inspections and reviews on a regular basis. Any observed structural defects are to be reported to a Structural Engineer to plan a formal inspection.

- In the future, and to ensure the long-term integrity of the building and safety to persons, any defects observed by a client maintenance / FM team or noted by residents outside the planned inspection regime should be reported to a Structural Engineer for investigation.

- As a matter of course, we would recommend a regime of formal inspection every 5 years or less if Southwark internal inspection policy dictates.

APPENDIX A

COPY OF RSK DELETERIOUS CONCRETE MATERIALS AND DURABILITY INVESTIGATION REPORT

Frankham Consultancy Group Limited

Marie Curie House

Deleterious Concrete Materials and Durability Investigation

1286299-01 (00)

OCTOBER 2025

RSK

CONTENTS

RSK DOCUMENT CONTROL

Report No.: 1286299-01 (00)

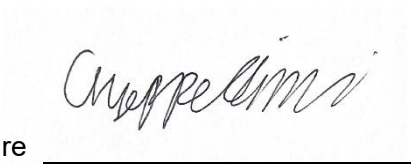
Title: Deleterious Concrete Materials and Durability Investigation at Marie Curie House - Southwark SE5 7DG

Client: Frankham Consultancy Group Limited

Date: 08 October 2025

RSK Office: 18 Frogmore Road, Hemel Hempstead, HP3 9RT

Status: Final

Author	Giuseppe Zangarini Engineering Technician	**Technical reviewer**	Dr Farshid Bonakdar Associate Director
Signature		Signature	
Date:	08/10/2025	Date:	08/10/2025

1 INTRODUCTION

1.1 Instructions

On the instructions of Mr Lewis Bradley of Frankham Consultancy Group Limited, RSK Environment Limited ('RSK') has undertaken a deleterious concrete materials investigation at Marie Curie House.

The structure comprises a reinforced concrete frame, forming a residential block of fourteen upper floors of flats above a distinctive ground floor level. Unlike the upper levels, the ground floor is largely open, with much of the structure supported by columns and shear walls, allowing pedestrian access beneath. Council records indicate that the building was constructed in 1959.

Site work was carried out on the 23rd and 24th September 2025.

1.2 Objective

The objective of the investigation was to determine the presence, or otherwise, of any deleterious materials or conditions present within selected concrete elements which may adversely affect the long-term durability of the structure.

The information gained from the site inspection, in situ testing and subsequent laboratory testing of extracted samples is used to establish any immediate or long-term maintenance strategies that may be considered necessary.

2 SITE INVESTIGATION

2.1 Extent of Investigation

Sample locations were selected by RSK and the Client to cover a range of accessible structural elements. A summary of the locations investigated is presented in **Table 2.1**.

Table 2.1 – Summary of Test Locations

Test Reference	Location	Element
D1	External Structure	Ground Floor Concrete Wall
D2	Internal-Lift Lobby	Second Floor Slab Soffit
D3	Internal-Lift Lobby	First Floor RC Wall
D4	Internal-Lift Lobby	Fourth Floor Slab Soffit
D5	Internal-Lift Lobby	Third Floor RC Wall
D6	Internal-Lift Lobby	Sixth Floor Slab Soffit
D7	Internal Staircase	Fifth-Sixth Floor Stair Soffit
D8	Internal-Lift Lobby	Eighth Floor Slab Soffit
D9	Internal-Lift Lobby	Seventh Floor RC Wall
D10	Internal-Lift Lobby	Tenth Floor Slab Soffit
D11	Internal Staircase	Ninth-Tenth Floor Staircase Soffit
D12	Internal-Lift Lobby	Twelfth Floor Slab Soffit
D13	Internal-Lift Lobby	Eleventh Floor RC Wall
D14	Internal-Lift Lobby	Fourteenth Floor Slab Soffit
D15	Internal Staircase	Thirteenth-Fourteenth Floor Staircase Soffit
D16	Flat 96 Internal	Thirteenth Floor Party Wall
D17	Flat 96 Internal	Fourteenth Floor Slab Soffit
D18	Flat 98 Internal	Fourteenth Floor Party Wall
D19	Flat 98 Internal	Fifteen Floor Slab Soffit
D20	Flat 93 Internal	Fifteen Floor Slab Soffit
D21	Flat 66 Internal	Tenth Floor Party Wall
D22	Flat 66 Internal	Eleventh Floor Slab Soffit
D23	Flat 64 Internal	Tenth Floor Party Wall
D24	Flat 64 Internal	Eleventh Floor Slab Soffit
D25	Flat 44 Internal	Ninth Floor Slab Soffit
D26	Flat 25 Internal	Third Floor Party Wall
D27	Flat 25 Internal	Fourth Floor Slab Soffit
D28	Flat 25 Internal	Fifth Floor Slab Soffit
D29	External Underpass	First Floor Slab Soffit
D30	External Underpass	First Floor Downstand Beam Soffit

2.2 Site Sampling & Testing Methods

2.2.1 Concrete Cover to Reinforcement Measurement

Concrete cover to the embedded reinforcement was determined in accordance with BS 1881-204: 1988.

The element under test was scanned in both directions over the area adjacent to the sample location and the minimum cover was recorded on the bespoke proforma.

2.2.2 Concrete Dust Sampling

Concrete dust samples were extracted in accordance with RSK's UKAS accredited in-house procedure TP565 'Taking Samples – Dust.

Dust was collected by drilling into the concrete using a rotary percussion drill fitted with a 20mm diameter bit. A single sample was removed by drilling to a depth of 30mm. One hole was used for each sample and the outer 5mm was discarded to avoid surface contamination. The sample was stored in a sealed polythene sample bag, assigned a unique reference number and transported to the laboratory for testing. Details of the sampling were recorded on the bespoke proforma.

2.2.3 Depth of Carbonation Determination

Depth of carbonation testing was undertaken in accordance with BS EN 14630:2006, for which RSK holds specific UKAS accreditation.

An exposed and cleaned (lightly washed or blown) surface of freshly fractured concrete was sprayed with a phenolphthalein spray reagent. A change in the colour of the concrete to purple/pink indicates a high alkaline environment, whilst no change in colour is indicative of a near-neutral or acidic environment (carbonated). The maximum carbonated depth was measured with a calibrated depth gauge, and the results were recorded on the bespoke proforma.

The following methods were used to expose a fresh surface required for the test:

- Drilling a hole into the element and allowing for a fresh surface to be broken off the side of the hole

2.2.4 Reinstatement

The drilled holes were made good using a polymer modified cementitious repair mortar (Fosroc Renderoc HB) brought flush with the original surface.

3 LABORATORY INVESTIGATION

3.1 Chloride Content Analysis

The concrete was sampled in accordance with RSK procedure TP565 and tested for chloride content in accordance with BS 1881-124: 2015+A1:2021, for which RSK holds specific UKAS accreditation. Titration was carried out potentiometrically. An assumed cement content of 14% was used to calculate the chloride content by mass of cement.

3.2 Presence of High-Alumina Cement Concrete

The presence of high-alumina cement concrete was determined on the concrete samples by the Rapid Chemical Method in accordance with RSK's UKAS-accredited in-house procedure TP570, which is based on BRE Special Digest 3, for which RSK holds specific UKAS accreditation.

HAC concrete was used in the UK, primarily for precast concrete units. It became available in the UK market in the late 1920s, but the applications of HAC for precast concrete elements were predominantly between the 1940s and mid-1970s.

4 RESULTS

4.1 Concrete Testing

The certificates of laboratory testing are presented in **Appendix A** of this report.

4.1.1 Chloride, Carbonation and Cover

A summary of the site and laboratory test results is presented in **Table 4.1.** Results considered significant are shown shaded.

Table 4.1 – Summary of In-situ and Laboratory Testing

Ref.	Location	Element	Depth of carb'n[1] (mm)	Min concrete cover[2] (mm)	Finishes		Chloride ion content (%)[3]	Exposure Class[4]
					Type	Thickness (mm)		
D1	External Structure	Ground Floor Concrete Wall	>32	32	P	1	0.36	XC3
D2	Internal-Lift Lobby	Second Floor Slab Soffit	10	13	P	1	0.14	XC1
D3	Internal-Lift Lobby	First Floor RC Wall	9	42	P	1	0.10	XC1
D4	Internal-Lift Lobby	Fourth Floor Slab Soffit	15	16	P	1	0.08	XC1
D5	Internal-Lift Lobby	Third Floor RC Wall	15	29	P	1	0.06	XC1
D6	Internal-Lift Lobby	Sixth Floor Slab Soffit	14	13	P	1	0.08	XC1
D7	Internal Staircase	Fifth-Sixth Floor Stair Soffit	18	24	P	1	0.14	XC1
D8	Internal-Lift Lobby	Eighth Floor Slab Soffit	12	18	P	1	0.06	XC1
D9	Internal-Lift Lobby	Seventh Floor RC Wall	9	28	P	1	0.14	XC1
D10	Internal-Lift Lobby	Tenth Floor Slab Soffit	7	11	P	1	0.12	XC1
D11	Internal Staircase	Ninth-Tenth Floor Staircase Soffit	20	30	P	1	0.06	XC1
D12	Internal-Lift Lobby	Twelfth Floor Slab Soffit	13	11	P	1	0.40	XC1
D13	Internal-Lift Lobby	Eleventh Floor RC Wall	12	36	P	1	0.12	XC1
D14	Internal-Lift Lobby	Fourteenth Floor Slab Soffit	15	13	P	1	0.10	XC1
D15	Internal Staircase	Thirteenth-Fourteenth Floor Staircase Soffit	11	18	P	1	0.04	XC1
D16	Flat 96 Internal	Thirteenth Floor Party Wall	2	26	PL	16	0.06	XC1
D17	Flat 96 Internal	Fourteenth Floor Slab Soffit	12	14	PL	3	0.14	XC1
D18	Flat 98 Internal	Fourteenth Floor Party Wall	>14	14	PL	10	0.04	XC1
D19	Flat 98 Internal	Fifteen Floor Slab Soffit	>20	20	PL	3	0.10	XC1

Ref.	Location	Element	Depth of carb'n[1] (mm)	Min concrete cover[2] (mm)	Finishes		Chloride ion content (%)[3]	Exposure Class[4]
					Type	Thickness (mm)		
D20	Flat 93 Internal	Fifteen Floor Slab Soffit	>20	20	PL	3	0.10	XC1
D21	Flat 66 Internal	Tenth Floor Party Wall	>19	19	PL	15	0.08	XC1
D22	Flat 66 Internal	Eleventh Floor Slab Soffit	5	22	PL	5	0.16	XC1
D23	Flat 64 Internal	Tenth Floor Party Wall	1	32	PL	10	0.08	XC1
D24	Flat 64 Internal	Eleventh Floor Slab Soffit	10	12	PL	3	0.14	XC1
D25	Flat 44 Internal	Ninth Floor Slab Soffit	5	18	PL	10	0.04	XC1
D26	Flat 25 Internal	Third Floor Party Wall	5	32	PL	7	0.04	XC1
D27	Flat 25 Internal	Fourth Floor Slab Soffit	6	15	PL	4	<0.02	XC1
D28	Flat 25 Internal	Fifth Floor Slab Soffit	>17	17	PL	4	0.08	XC1
D29	External Underpass	First Floor Slab Soffit	1	15	P	1	0.30	XC3
D30	External Underpass	First Floor Downstand Beam Soffit	2	26	P	1	0.32	XC3

(1) Measured using phenolphthalein reagent (normally inappropriate for HAC).
(2) Excluding any surface finishes.
(3) Assuming a cement content of 14%.
(4) Based on BS 8500-1:2023 (see **Section 5.1.1**)

4.1.2 High-Alumina Cement (HAC)

8 samples D1, D2, D8, D15, D16, D22, D26, D30 were selected for HAC testing in the laboratory. None of these samples were found to contain HAC. The results of the laboratory testing and on-site observations are discussed in **Section 6** of this report.

5 DISCUSSION

5.1 Reinforced Concrete Durability

There are several factors that have a direct bearing on the corrosion of embedded reinforcement in concrete structures. These are discussed in turn as follows:

5.1.1 Cover to Reinforcement

The protection of embedded steel reinforcement depends principally on the density, quality and thickness of concrete cover. The cover density and quality is achieved by controlling the maximum water/cement ratio and minimum cement content and may be related to a minimum strength class of concrete.

The concrete cover is the distance between the surface of the reinforcement closest to the nearest concrete surface (including links and stirrups and surface reinforcement where relevant) and the nearest concrete surface.

BS EN 1992-1-1: 2004+A1: 2014 and its corresponding UK National Annex (subclause 4.4.1.2 (5), table NA.1) specifies the minimum concrete cover requirements for new reinforced concrete structures for a given environmental exposure condition. Using the recommendations of these documents, **Table 5.1** summarises the minimum cover requirements applicable for the exposure conditions likely to be found within and around the building investigated.

Table 5.1 – Minimum Requirements for Concrete Cover to Embedded Reinforcement for Corrosion Induced by Carbonation (XC Classes)

Class	Exposure condition	Example of where the exposure condition may occur	$C_{min,dur}$ (1)
XC1	Dry	Reinforced concrete inside buildings with low air humidity.	15mm
XC2	Wet, rarely dry	Reinforced concrete surfaces permanently in contact with soil **not** containing chlorides or other aggressive chemicals	25mm
XC3	Moderate humidity	External reinforced concrete surfaces sheltered from rain.	25mm
XC4	Cyclic wet and dry	Reinforced concrete surfaces subject to high humidity (such as poor ventilated bathrooms, kitchens) Reinforced concrete surfaces exposed to alternate wetting and drying Reinforced concrete surfaces protected by waterproofing (such as roof slabs or ground floor entrance lobbies)	30mm

(1) The minimum allowable concrete cover due to environmental conditions ONLY, assuming structural class S4 according to Table 4.3N & Table 4.4N of BS EN 1992-1-1:2004+A1:2014 (including the UK National Annex), using minimum concrete grades: C20/25 for XC1, C25/30 for XC2, C45/55 for XC3 and C40/50 for XC4 as specified in BS 8500-1:2023, Table A.4a.

For the internal concrete elements tested, the results indicate that the depth of concrete cover to the embedded reinforcement was not satisfactory at eight out of twenty-seven locations, having less than 15mm cover for XC1. For the external concrete elements tested, the recorded cover to reinforcement at one out of three locations was less than < 30mm for XC3.

5.1.2 Carbonation

In normal, good-quality reinforced concrete, the steel reinforcement is chemically protected from corrosion by the alkaline nature of the concrete. This alkalinity causes the formation of a passive oxide layer around the steel reinforcement. However, the cement hydrates (calcium hydroxide) in concrete react with atmospheric carbon dioxide (and sulphur dioxide) to form calcium carbonate and cause gradual neutralisation of the alkalinity from the surface inwards, a process known as carbonation. The rate at which this occurs is a function of the permeability of the concrete, relative humidity, exposure condition, and indeed the time of exposure. When the fully carbonated layer reaches the depth of embedded steel reinforcement, the potential for corrosion to occur is increased.

Some of the deepest carbonation was recorded in internal flats where finishes such as plaster and paint were present. These can restrict drying of the concrete while still allowing ingress of carbon dioxide, creating conditions favourable for carbonation to progress more deeply. In contrast, circulation areas such as lobbies and stairwells, which are more ventilated and generally have fewer applied finishes, showed shallower depths of carbonation. This environmental influence helps explain the variation observed across the building.

The variability observed, and the number of locations at or beyond reinforcement cover, indicate that the durability performance of the concrete may be inconsistent. This raises questions about the original quality of the material, and further assessment of its strength and microstructural properties would provide a clearer understanding of its long-term performance.

5.1.3 Chlorides

Chloride ions in hardened concrete are generally considered to be either:

- Fixed, i.e. they are chemically or physically bound to cement minerals and hydration products.
- Free, i.e. they are present in the pore water of the concrete.

A significant proportion of any chloride introduced into the concrete at the time of casting will tend to be bound by the hydrating cement minerals. These chlorides are therefore partly immobilised. The remainder will be present as free chloride ions in the pore water. The presence of oxygen and sufficient quantities of free chloride ions in the pore water of concrete can promote reinforcement corrosion, even in highly alkaline conditions.

Sources of chloride in fresh concrete include some admixtures, some sources of aggregates, and cement. Principal sources of chloride introduced from the environment that can enter hardened concrete are de-icing salts, seawater/marine conditions and airborne salt.

The risk of corrosion can also be modified by the carbonation of the concrete, which can result in the decomposition of hydrated chloride salts, thereby liberating more chloride ions and increasing the risk of corrosion, with no change in the total chloride content of the concrete.

Table A.8 in BS EN 8500-1-2023 recommends chloride classes based on the maximum chloride ion content (% by mass of cement or combination) for concrete containing carbon reinforcing steel, high tensile steel wire or strand for prestressing. This table is reproduced below as **Table 5.2.**

Table 5.2 – Recommended Chloride Classes for Concrete Containing Carbon Reinforcing Steel, High Tensile Steel Wire or Strand for Prestressing

Concrete Use	Chloride Class	Maximum chloride ion content (% mass of cement or combination)
Non-heat cured concrete containing steel reinforcement subject to XC exposure classes	Cl 0,40	0.40

(1) No guidance is given for post-tensioned pre-stressed concrete in other exposure classes, or for unbounded pre-stressed concrete. The appropriate chloride class depends on the particular exposure, type of structure and construction method.

(2) Chloride class Cl 0,30 is in addition to the Cl 0,1, Cl 0,20, Cl 0,40 and Cl 1,00 classes given in BS EN 206:2013+A2:2021.

For non-heat cured concrete containing ordinary carbon steel subject to carbonation only (XC exposure classes), BS 8500-1: 2023 states that a chloride class of Cl. 0,40 should be specified. This equates to limiting the chloride ion content of the concrete to 0.40% by mass of cement to limit the potential for chloride-induced corrosion to occur.

The test results indicate that this limit is not exceeded at any of the thirty test locations, although one result (sample D12) was found to be at the threshold value without exceeding it..

5.2 High-Alumina Cement

During the extraction of samples on-site, particular attention was paid to visual evidence of any concrete that appeared to have been made using HAC. Such concrete is usually quite distinctive, notably by the following:

- HAC concrete has a distinctive appearance, being of a very dark-grey colour initially, which changes to a dark brown during the process of conversion. All concrete observed during the investigation bore no obvious visual resemblance to HAC concrete.
- It is very unusual for HAC to be used for the construction of in situ reinforced concrete elements. Its usage was mainly for factory-produced pre-cast pre-stressed concrete beams, where its rapid setting qualities aided the mass production of the units.
- The pH level of HAC concrete is not always appropriate for the usage of the phenolphthalein reagent to indicate the depth of carbonation. Whereas the reagent usually turns purple to indicate un-carbonated concrete made from OPC, it does not always react in this way with HAC concrete. During the investigation, all elements tested did react with the phenolphthalein solution, suggesting that HAC would not be present.

The site observation suggested that HAC would not be present, and this was confirmed by HAC testing of eight samples in the laboratory by the rapid chemical test method. None of these samples were found to contain HAC.

6 INTERPRETATION OF RESULTS AND RECOMMENDATIONS

6.1 Corrosion Risk

6.1.1 Cast-In Chlorides

BRE Digest 444: Part 2: 2000 suggests guidance for estimating the risk of steel reinforcement corrosion from cast-in chlorides in different ages of concrete structures. This is based on the chloride ion content (% by mass of cement), the surrounding environment (damp or dry), and the alkalinity of the concrete (carbonated or uncarbonated).

With a building over sixty years in age, Figure 4c of the Digest is relevant and this is reproduced in Figure **6.1**.

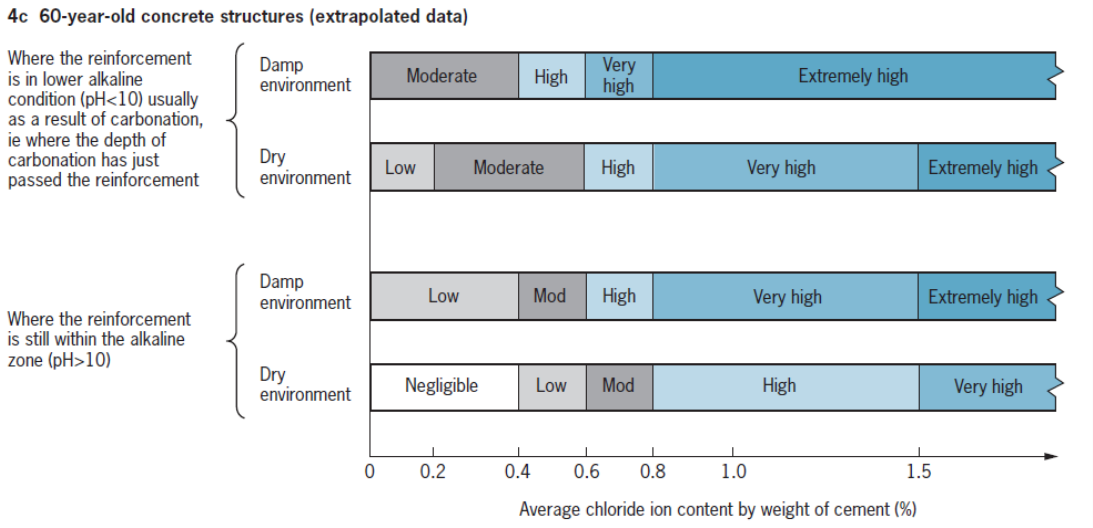


Figure 6.1 – Extract from BRE Digest 444: Part 2: 2000, Figure 4

Table 6.1 – Corrosion Risk Categories

Ref.	Location	Element	Carb'n < cover (1)	Environ.	Chloride ion content (%)	Cast In or Ingressed (2)	Corrosion risk
D1	External Structure	Ground Floor Concrete Wall	No	Dry	0.36	Cast in	*'Moderate'*
D2	Internal-Lift Lobby	Second Floor Slab Soffit	Yes	Dry	0.14	Cast in	*'Negligible'*
D3	Internal-Lift Lobby	First Floor RC Wall	Yes	Dry	0.10	Cast in	*'Negligible'*
D4	Internal-Lift Lobby	Fourth Floor Slab Soffit	Yes	Dry	0.08	Cast in	*'Negligible'*
D5	Internal-Lift Lobby	Third Floor RC Wall	Yes	Dry	0.06	Cast in	*'Negligible'*
D6	Internal-Lift Lobby	Sixth Floor Slab Soffit	No	Dry	0.08	Cast in	*'Low'*
D7	Internal Staircase	Fifth-Sixth Floor Stair Soffit	Yes	Dry	0.14	Cast in	*'Negligible'*
D8	Internal-Lift Lobby	Eighth Floor Slab Soffit	Yes	Dry	0.06	Cast in	*'Negligible'*
D9	Internal-Lift Lobby	Seventh Floor RC Wall	Yes	Dry	0.14	Cast in	*'Negligible'*
D10	Internal-Lift Lobby	Tenth Floor Slab Soffit	Yes	Dry	0.12	Cast in	*'Negligible'*
D11	Internal Staircase	Ninth-Tenth Floor Staircase Soffit	Yes	Dry	0.06	Cast in	*'Negligible'*
D12	Internal-Lift Lobby	Twelfth Floor Slab Soffit	No	Dry	0.40	Cast in	*'Moderate'*
D13	Internal-Lift Lobby	Eleventh Floor RC Wall	Yes	Dry	0.12	Cast in	*'Negligible'*

Ref.	Location	Element	Carb'n < cover [1]	Environ.	Chloride ion content (%)	Cast In or Ingressed [2]	Corrosion risk
D14	Internal-Lift Lobby	Fourteenth Floor Slab Soffit	No	Dry	0.10	Cast in	*'Low'*
D15	Internal Staircase	Thirteenth-Fourteenth Floor Staircase Soffit	Yes	Dry	0.04	Cast in	*'Negligible'*
D16	Flat 96 Internal	Thirteenth Floor Party Wall	Yes	Dry	0.06	Cast in	*'Negligible'*
D17	Flat 96 Internal	Fourteenth Floor Slab Soffit	Yes	Dry	0.14	Cast in	*'Negligible'*
D18	Flat 98 Internal	Fourteenth Floor Party Wall	No	Dry	0.04	Cast in	*'Low'*
D19	Flat 98 Internal	Fifteen Floor Slab Soffit	No	Dry	0.10	Cast in	*'Low'*
D20	Flat 93 Internal	Fifteen Floor Slab Soffit	No	Dry	0.10	Cast in	*'Low'*
D21	Flat 66 Internal	Tenth Floor Party Wall	No	Dry	0.08	Cast in	*'Low'*
D22	Flat 66 Internal	Eleventh Floor Slab Soffit	Yes	Dry	0.16	Cast in	*'Negligible'*
D23	Flat 64 Internal	Tenth Floor Party Wall	Yes	Dry	0.08	Cast in	*'Negligible'*
D24	Flat 64 Internal	Eleventh Floor Slab Soffit	Yes	Dry	0.14	Cast in	*'Negligible'*
D25	Flat 44 Internal	Ninth Floor Slab Soffit	Yes	Dry	0.04	Cast in	*'Negligible'*
D26	Flat 25 Internal	Third Floor Party Wall	Yes	Dry	0.04	Cast in	*'Negligible'*
D27	Flat 25 Internal	Fourth Floor Slab Soffit	Yes	Dry	<0.02	Cast in	*'Negligible'*

Ref.	Location	Element	Carb'n < cover (1)	Environ.	Chloride ion content (%)	Cast In or Ingressed (2)	Corrosion risk
D28	Flat 25 Internal	Fifth Floor Slab Soffit	No	Dry	0.08	Cast in	*'Low'*
D29	External Underpass	First Floor Slab Soffit	Yes	Dry	0.30	Cast in	*'Negligible'*
D30	External Underpass	First Floor Downstand Beam Soffit	Yes	Dry	0.32	Cast in	*'Negligible'*

(1) Yes – Reinforcement within the protective alkaline zone.

No – Depth of carbonation has reached or exceeds cover to reinforcement.

(2) Determination of the nature and the actual source of chloride ions in concrete requires an in-depth study of concrete using different techniques such as profile (incremental) and microstructural analyses of concrete. In the absence of a detailed analysis, visual evidence of possible exposure of the concrete components to post-construction contamination, have been utilised as possible indications, which may require confirmation.

Note: All external, car park and coastal concrete elements are considered to be in a 'Damp' environment. All internal concrete elements are considered to be in a 'Dry' environment.

6.2 Further testing and maintenance recommendations

BRE Digest 444: Part 2: 2000 aids the interpretation of corrosion risk and prognosis in terms of risk category and chloride source (cast-in or ingressed). The results from this investigation suggest that little or no post-construction contamination has occurred and therefore all chloride content levels may be deemed as cast-in.

Having made the above assessment and derived a risk category, an initial interpretation of corrosion risk and prognosis may be made. Guidance is given in Figure 6a of the Digest, which pertains to cast-in chlorides, and this is reproduced in **Figure 6.3** below.

6a Cast-in chlorides

Risk category		Description	Possible action**
Obtain risk category from Figure 4	Negligible	No corrosion expected	Do nothing but monitor
	Low	With normal maintenance no signicant corrosion likely to occur. Some minor corrosion may be identified	
	Moderate	Some corrosion likely to occur. Rate of corrosion likely to be slow	Determine level of corrosion and deterioration by planned inspection appropriate to risk; Regular monitoring over time; Check present structural performance; Feed information into model to facilitate prognosis; Choose appropriate remediation process as detailed in Part 3 of Digest
	High	Significant corrosion likely, particularly towards the end of the selected age	
	Very high	Significant corrosion likely over considerable area	
	Extremely high	Severe corrosion inevitable. Significant area likely to be affected	

6b Ingressed chlorides

Risk category		Description	Possible action**
Obtain risk category from Figure 5	Negligible	Little or no risk of corrosion under current conditions over the lifetime of the structure*	Do nothing but monitor
	Low or moderate	Some corrosion possible under current conditions. Rate of corrosion likely to be low*	Determine level of corrosion and deterioration by planned inspection appropriate to risk; Regular monitoring over time; Check present structural performance; Feed information into model to facilitate prognosis; Choose appropriate remediation process as detailed in Part 3 of Digest
	High	Significant corrosion likely, increasing with exposure period. Rate of corrosion could be high in parts*	
	Extremely high	Severe corrosion inevitable. Significant area likely to be affected	

Figure 6 Interpretation of steel reinforcement corrosion risk and prognosis

Notes: This interpretation applies to cases where corrosion is general in nature. Where severe pitting occurs the localised rate of corrosion can be significantly higher and may have implications for the structural capacity of the component concerned.

At a given chloride ion concentration, the risk of corrosion initiation may be higher for concretes containing pulverised fuel ash or silica fume.

* The chloride concentration and, hence, the risk of corrosion may increase with time.

** Degree of shading reflects level of action.

Action not essential — Action essential

Figure 6.2 – Extract from BRE Digest 444: Part 2: 2000, Figure 6

6.2.1 Maintenance recommendations based on the BRE Digest 444 guidance

6.2.1.1 Internal Concrete Elements

The corrosion risk category derived for the internal elements was *'negligible/low'*. All chloride-ion concentrations were at or below the BRE threshold for reinforced concrete in dry internal conditions, and no immediate remedial action is required. Regular inspection is advised as part of a good practice maintenance programme to ensure conditions remain stable, particularly in areas subject to higher humidity.

6.2.1.2 External Concrete Elements

The corrosion risk categories for the external elements ranged from 'negligible' to 'moderate'. Samples D29 and D30 were assessed as 'negligible', while sample D1 indicated a 'moderate' risk due to the depth of carbonation front exceeding the minimum cover. No immediate maintenance works are considered necessary, though periodic inspection should be maintained to confirm stability and to allow early identification of any developing defects

6.2.2 Further testing recommendations

The variable and often deep carbonation results also raise questions about the original quality and durability performance of the concrete. To provide a more robust assessment of the structure's long-term service life, it would be prudent to further assess the physical properties of the concrete. There are a number of physical and petrographic investigation that could be conducted on concrete samples to identify any potential compromise to the concrete matrix performance. Such testing will also help informing the

the selection of proportionate maintenance or remediation strategies.

7 REMARKS

These findings refer only to the samples/locations inspected and tested and to any materials/areas properly represented by those samples/locations.

Statements of uncertainty of test measurements are provided on test certificates only where these are specifically declared by the documented Test Method and are the result of a formal inter-laboratory precision trial.

APPENDIX A – CERTIFICATES OF TEST

RSK Certificate of test 1286299/70412 – Chloride Content of Concrete
RSK Certificate of test 1286299/70413 – Rapid Chemical Analysis

This appendix contains 05 pages, including this one.

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Materials & Structures
18 Frogmore Road
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UKAS TESTING 0278

Chloride Content of Concrete

BS 1881-124:2015+A1:2021

1286299 Marie Curie House

Client Details	
Frankham Consultancy Group Limited Irene House 5 Arches Business Park Maidstone Road Foots Cray Sidcup Kent DA14 5AE	
Contact name	Lewis Bradley

Sample Details			
Sample type	Drilled concrete dust		
Sampled by	RSK	Sampling period	23-24/09/2025
RSK batch no.	21915	No. of samples	30
Receipt date	25/09/2025	Test period	30/09/2025 - 02/10/2025

Methods	
Test	The concrete was sampled in accordance with RSK procedure TP565 and tested for chloride content in accordance with in-house test procedure TP567, which is based on BS 1881-124: 2015+A1:2021. Titration was carried out potentiometrically. An assumed cement content of 14% was used to calculate the chloride content by mass of cement.
Deviations	None.
Precision	BS 1881-124:2015+A1:2021 provides various precision data in Annex A. Repeatability limit from duplicate testing r = 0.011% by mass of sample and a limit of detection (LOD) of 0.005 % by mass of sample.

Certification			
Certificate prepared by		Certificate reviewed and authorised by	
Harvey Barnes Laboratory Technician		Ben Stainton Principal Chemistry Technician	
Testing by	BJS/HJB	Certificate issue date	03/10/2025

The results given in this certificate relate only to those samples submitted and specimens tested and to any materials properly represented by those samples and specimens. Any opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.

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UKAS TESTING 0278

RSK

Results				
RSK sample reference	**Location**	**Element**	**Chloride (as Cl ion) % by mass of**	
			sample	**cement**
21915/D1	External structure	Ground floor concrete wall	0.049	0.36
21915/D2	Internal lift lobby	2nd floor slab soffit	0.019	0.14
21915/D3	Internal lift lobby	1st floor RC wall	0.013	0.10
21915/D4	Internal lift lobby	4th floor slab soffit	0.012	0.08
21915/D5	Internal lift lobby	3rd floor RC wall	0.009	0.06
21915/D6	Internal lift lobby	6th floor slab soffit	0.010	0.08
21915/D7	Internal staircase	5th/6th floor stair soffit	0.020	0.14
21915/D8	Internal lift lobby	8th floor slab soffit	0.008	0.06
21915/D9	Internal lift lobby	7th floor RC wall	0.018	0.14
21915/D10	Internal lift lobby	10th floor slab soffit	0.016	0.12
21915/D11	Internal staircase	9th/10th floor staircase soffit	0.009	0.06
21915/D12	Internal lift lobby	12th floor slab soffit	0.055	0.40
21915/D13	Internal lift lobby	11th floor RC wall	0.016	0.12
21915/D14	Internal lift lobby	14th floor slab soffit	0.015	0.10
21915/D15	Internal staircase	13th/14th floor staircase soffit	<0.005	0.04
21915/D16	Flat 96 Internal	13th floor party wall	0.008	0.06
21915/D17	Flat 96 Internal	14th floor slab soffit	0.019	0.14
21915/D18	Flat 98 Internal	14th floor party wall	0.007	0.04
21915/D19	Flat 98 Internal	15th floor slab soffit	0.013	0.10
21915/D20	Flat 93 Internal	15th floor slab soffit	0.015	0.10
21915/D21	Flat 66 Internal	10th floor party wall	0.013	0.08
21915/D22	Flat 66 Internal	11th floor slab soffit	0.023	0.16
21915/D23	Flat 64 Internal	10th floor party wall	0.010	0.08
21915/D24	Flat 64 Internal	11th floor slab soffit	0.021	0.14
21915/D25	Flat 44 Internal	9th floor slab soffit	0.007	0.04
21915/D26	Flat 25 Internal	3rd floor party wall	0.006	0.04
21915/D27	Flat 25 Internal	4th floor slab soffit	<0.005	<0.02
21915/D28	Flat 25 Internal	5th floor slab soffit	0.012	0.08
21915/D29	External underpass	5th floor slab soffit	0.041	0.30
21915/D30	External underpass	1st floor downstand beam soffit	0.044	0.32

End of Certificate

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UKAS TESTING 0278

Rapid Chemical Analysis
In-house test procedure TP570

1286299 Marie Curie House

Client Details	
Frankham Consultancy Group Limited Irene House 5 Arches Business Park Maidstone Road Foots Cray Sidcup Kent DA14 5AE	
Contact name	Lewis Bradley

Sample Details			
Sample type	Drilled concrete dust		
Sampled by	RSK	Sampling date	23-24/09/2025
RSK batch no.	21915	No. of samples	8
Receipt date	25/09/2025	Test date	01/10/2025

Methods	
Test	The rapid chemical test was carried out in accordance with in-house test procedure TP570, based on BRE Special Digest 3, in order to establish the presence of High Alumina Cement (HAC).
Deviations	None.

Certificate prepared by Harvey Barnes Laboratory Technician		Certificate reviewed and authorised by Ben Stainton Principal Chemistry Technician	
Testing by	BJS/HJB	Certificate issue date	03/10/2025

The results given in this certificate relate only to those samples submitted and specimens tested and to any materials properly represented by those samples and specimens. Any opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.

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UKAS TESTING 0278

Results				
RSK sample reference	**Location**	**Element**	**Amount of precipitate**	**Presence of HAC**
21915/D1	External structure	Ground floor concrete wall	None	Absent
21915/D2	Internal lift lobby	2nd floor slab soffit	None	Absent
21915/D8	Internal lift lobby	8th floor slab soffit	None	Absent
21915/D15	Internal staircase	13th/14th floor staircase soffit	None	Absent
21915/D16	Flat 96, internal	13th floor party wall	None	Absent
21915/D22	Flat 66, internal	11th floor slab soffit	None	Absent
21915/D26	Flat 25, internal	3rd floor party wall	None	Absent
21915/30	External underpass	1st floor downstand beam soffit	None	Absent

End of Certificate

8 Resident ballots for estate regeneration projects

8.1. Purpose

8.1.1. This chapter sets out the requirements for Investment Partners (IPs) in relation to a funding condition that requires them to undertake resident ballots for certain estate regeneration projects.

8.1.2. IPs are required to determine whether the Resident Ballot Requirement (RBR) applies to each project (see paragraphs 8.3.1 to 8.3.7).

8.1.3. Where the RBR applies, IPs are required to:

- Identify residents that are eligible to vote in the ballot (see paragraphs 8.4.1 to 8.4.10).
- Appoint an Independent Body to undertake the ballot (see paragraphs 8.5.2 to 8.5.5).
- Ensure the principles of resident ballots set out in the guidance are adhered to (see paragraphs 8.5.6 to 8.5.10).
- Produce and publish a Landlord Offer document for residents (see paragraphs 8.5.11 to 8.5.17).
- Prior to claiming grant, complete the GLA Resident Ballot Compliance Checklist in a form satisfactory to the GLA (see paragraph 8.5.19).
- Provide residents and the GLA with regular reports detailing progress they are making towards delivering the Landlord Offer (see paragraph 8.5.18).

8.1.4. In some cases, IPs may apply for an exemption to the RBR. There are three general exemptions to the RBR (see paragraphs 8.6.1 to 8.6.13). Additionally, in recognition that many current projects were either in the pipeline or were currently being delivered when this funding condition was introduced, there are transitional arrangements for current Strategic Estate Regeneration Projects meaning IPs may be able to apply for further exemptions to the RBR for these projects (see paragraphs 8.6.14 to 8.6.22). IPs seeking an exemption should write to the GLA setting out the exemption for which they are applying (see paragraphs 8.6.23 to 0). Under certain circumstances, the GLA may seek to cancel and/or reclaim grant (see paragraphs 8.7.1 to 8.7.4).

8.2. Context

8.2.1. For some projects affecting existing social housing estates, GLA funding is conditional upon IPs providing evidence of a positive vote in a resident ballot in favour of redevelopment. IPs undertaking estate regeneration projects should also adhere to the principles set out in Better homes for local people: the Mayor's good practice guide to estate regeneration.

8.2.2. In this chapter, "GLA funding" means financial assistance the GLA provides to an IP on condition that the recipient provides affordable housing (whether by itself or as part of a wider project). It also includes Recycled Capital Grant Fund (RCGF) balances where the GLA has given approval for IPs to reinvest RCGF to deliver social housing in a new project. "GLA funding" does not include funding linked to housing delivery the GLA may administer on behalf of other bodies from time to time. Examples of the latter category include Right to Buy receipts the GLA reallocates to local authorities as grant, arrangements for managing additional HRA borrowing capacity in London and awarding Housing Infrastructure Fund monies. However, if there is a combination of "GLA funding" and other funding being used for the same project, then a ballot will be required (subject to the application and exemption guidelines outlined below).

8.2.3. The Mayor expects a resident ballot to be a milestone in an estate regeneration process. It should be the culmination of a period of resident consultation, engagement, and negotiation; it should not, however, be the end of the process of engaging with residents. Where a vote in favour of a new estate regeneration project has occurred, resident consultation and engagement should continue after a ballot has taken place to ensure there is ongoing input from residents into the process.

8.2.4. Landlord proposals for consulting and engaging with residents on an ongoing basis should form part of the offer to residents on which residents will vote in a ballot. Regeneration plans will usually affect different people in different ways over many years. Landlords should therefore complement ballots with other long-term means of engagement.

8.3. Application of Resident Ballot Requirement

8.3.1. The RBR applies to Strategic Estate Regeneration Projects benefitting from GLA funding. Strategic Estate Regeneration Projects are defined as those involving:

- demolition of any affordable or leasehold homes whose freehold or long leasehold a Registered Provider owns on an existing social housing estate, and/or the demolition of any freehold properties previously acquired under the Right to Buy, Right to Acquire, or Social HomeBuy schemes on an existing social housing estate; **and**
- construction of at least 150 new homes, regardless of tenure, within the boundaries of an existing social housing estate.

8.3.2. There is no simple way to define what constitutes an existing social housing estate and the properties that form part of it. Some, though not all, social housing estates have shared characteristics. For example, many social housing estates include a grouping of properties situated on a site that is named as an estate. Typically, the GLA considers that pepper-potted street properties that IPs own that are situated close to an existing social housing estate do not form part of that estate. In some cases, however, the GLA may consider that streets of properties an IP owns that are situated adjacent to an existing social housing estate do form part of that estate. In cases where the boundary of an existing social housing estate is unclear, IPs should seek advice from their relevant GLA contact about how to approach this issue.

8.3.3. For the purposes of this chapter, demolition is defined as substantially or completely destroying a building in order to use the land for the purpose of delivering a project.

8.3.4. The RBR does not apply where the only homes to be demolished are those an IP has recently purchased from private ownership (i.e. a property whose freehold has never been owned by a Registered Provider) in order to facilitate a Strategic Estate Regeneration Project. For the avoidance of doubt, the RBR will apply if the privately-owned homes to be demolished are homes an IP has bought back from residents that were previously acquired under the Right to Buy, Right to Acquire, or Social HomeBuy.

8.3.5. The GLA will review applications for funding to ensure proposed estate regeneration projects are not partitioned in such a way as to avoid the RBR. GLA funding may not be available where the GLA considers this to be the case.

8.3.6. IPs may undertake some Strategic Estate Regeneration Projects across multiple phases over many years. Where IPs intend to seek a single outline planning permission covering multiple phases in a project, only one ballot is

required at the start of the process rather than before each phase. If an IP subsequently increases the size of a Strategic Estate Regeneration Project by adding an additional phase/s that did not previously have outline or detailed planning permission, the RBR may apply to the whole estate, in order for the GLA to fund this additional phase/s, if the additional phase/s meet(s) the demolition and construction criteria outlined in paragraph 8.3.1.

8.3.7. Any queries IPs have on whether or not the RBR applies to a given project should be directed to their assigned GLA Area Manager in the first instance.

8.4. Voter eligibility requirements

8.4.1. The GLA requires IPs to take reasonable steps to identify those residents eligible to vote, to inform them about the resident ballot and to encourage them to participate in it.

8.4.2. To ensure resident ballots are consistent across London, IPs do not have discretion to set the voter eligibility criteria for ballots. Ballots must be open to all residents on an existing social housing estate – not just those currently occupying homes that are due to be demolished – that fall into one or more of the following three eligibility criteria:

- Social tenants (including those with secure, assured, flexible or introductory tenancies named as a tenant on a tenancy agreement dated on or before the date the Landlord Offer is published – see from paragraph 8.5.11 for further information about the Landlord Offer).
- Resident leaseholders or freeholders who have been living in their properties as their only or principal home for at least one year prior to the date the Landlord Offer is published and are named on the lease or freehold title for their property.
- Any resident whose principal home is on the estate and who has been on the local authority's housing register for at least one year prior to the date the Landlord Offer is published, irrespective of their current tenure.

8.4.3. In the above criteria, "social tenants" includes tenants or leaseholders of affordable housing (whether low-cost rental accommodation or low-cost home ownership accommodation), whose direct landlord is an IP[1], whether or not the direct landlord is the IP proposing regeneration of the estate[2]. It does not include members of a tenant's/tenants' or a leaseholder's / leaseholders' household who are listed on the tenancy agreement or lease. For the avoidance of doubt, leaseholders living in shared ownership properties are considered "social tenants", named as a tenant or leaseholder on the tenancy agreement or lease respectively but residents who are living in temporary accommodation are not. Residents that are living in temporary accommodation can only vote if they have been on the local authority housing register for at least one year prior to the date the Landlord Offer is published.

8.4.4. For the avoidance of doubt, the following residents are only eligible to vote in a ballot if they have been on the local authority's housing register for at least one year prior to the date the Landlord Offer is published:

- Tenants whose landlord is not a Registered Provider or a local authority.

[1] This reference to an IP should be deemed to include any Registered Provider, including local authorities, irrespective of whether the provider has received grant from the GLA for the delivery of affordable housing.

[2] For the avoidance of doubt, affordable housing includes intermediate housing

- Homeless households living in temporary accommodation provided pursuant to Part VII of the Housing Act 1996, including those with non-secure or assured shorthold tenancies where their landlord is a housing association or a local authority.

8.4.5. IPs must use sufficiently robust processes to identify eligible voters. The GLA expects that resident leaseholders and freeholders will have to declare they are both named on their property's leasehold/freehold and have lived in their property as their only or principal home for at least one year prior to the date the Landlord Offer is published in order to demonstrate their eligibility to vote. The GLA also expects that residents that have been on the housing register for at least one year prior to the publication of the Landlord Offer may have to actively register to vote in the ballot, since landlords may not have access to housing register information.

8.4.6. Where the RBR applies, a ballot should be undertaken before residents are relocated for the purposes of delivering a Strategic Estate Regeneration Project. This may not be possible for Strategic Estate Regeneration Projects where landlords began relocating residents before the resident ballot requirement was introduced (i.e. prior to 18 July 2018). In these cases, relocated residents otherwise meeting the eligibility criteria set out in paragraph 8.4.2 are entitled to vote if they have a right to return to a new home in the Strategic Estate Regeneration Project.

8.4.7. Eligible residents are entitled to one vote per person. Individuals meeting more than one of the eligibility criteria must receive only one vote.

8.4.8. There is no limit to the number of eligible voters per household.

8.4.9. Only residents aged 16 or above are eligible to vote (provided they also meet the eligibility criteria defined in paragraph 8.4.2).

8.4.10. For the avoidance of doubt, the following residents are not eligible to vote in a ballot:

- Non-resident leaseholders and freeholders.
- Resident leaseholders and freeholders who have been living in their properties for less than a year prior to the date the Landlord Offer is published (unless they have been on the local authority housing register for at least one year prior to the date the Landlord Offer is published in which case they would be eligible).
- Non-residential tenants, leaseholders and freeholders (for example, businesses).

8.5. Arranging resident ballots

Timing of ballots

8.5.1. Where the RBR applies, ballots are generally expected to take place prior to the procurement of a development partner and/or prior to finalising the precise specification of works. Ballots should also be undertaken before residents are relocated for the purposes of delivering a Strategic Estate Regeneration Project (see paragraph 8.4.6).

Appointing an Independent Body

8.5.2. There must be sufficiently robust processes put in place to ensure resident ballots are held securely and deliver accurate results. IPs must appoint an Independent Body to undertake the resident ballot. IPs must only appoint an Independent Body with the appropriate knowledge and expertise necessary to supervise ballots effectively. For trade union ballots and elections, central Government publishes an Order listing Independent Scrutineers (see http://www.legislation.gov.uk/uksi/2017/877/made). IPs could consider appointing an organisation from this list as its Independent Body, provided that the organisation also has relevant experience operating in the housing sector. Alternatively, IPs could consider using another organisation that has relevant expertise and experience operating in the housing sector.

8.5.3. The Independent Body is required to:

- review the arrangements for voter registration and identification;
- undertake or oversee the distribution of the Landlord Offer to eligible residents;
- advise IPs on the question to be put to residents in the ballot;
- ensure that votes cast in ballots are recorded and counted accurately; and
- confirm that the ballot is held in accordance with this guidance by signing the GLA Resident Ballot Compliance Checklist (see paragraph 8.5.19).

8.5.4. The Independent Body may determine it is necessary to undertake spot checks to ensure that ballots have been undertaken properly. For example, where the result is close, it may check that votes have been cast only by eligible voters.

8.5.5. In the event that the Independent Body identifies that votes have been cast fraudulently, these votes may be excluded from the results. Further spot checks may be required in order to determine whether the overall result is accurate.

Principles of resident ballots

8.5.6. Ballots must offer a “yes or no” vote to eligible residents on the Landlord Offer – the IP’s proposals for the future of the estate (see from paragraph 8.5.11 for further guidance about the Landlord Offer).

8.5.7. A positive ballot is one where there is a simple majority of those eligible residents voting that choose “yes” – that is, in favour of the Landlord Offer to regenerate the estate. There is no minimum threshold for turnout in a ballot.

8.5.8. The question posed in a ballot must be as unambiguous and direct as possible and compliance with this requirement will be confirmed through the completion of the GLA Resident Ballot Compliance Checklist (see paragraph 8.5.19), which must be signed by the Independent Body.

8.5.9. The GLA is not prescribing the method by which eligible residents may cast votes in ballots. It is up to IPs to offer an appropriate range of ways to vote to encourage eligible residents to participate. Where residents are invited to cast their votes in a ballot box, such a box should be placed in a neutral venue and not in the vicinity of any publicity encouraging a vote either way.

8.5.10. Ballot papers should be delivered to eligible residents under separate cover from any consultation material and/or the Landlord Offer.

Landlord Offer

8.5.11. IPs must make Landlord Offer documents easily accessible. Offer documents must contain sufficient information for eligible residents to make an informed decision about the future of their estate. As a minimum, the Landlord Offer must include the following:

- The broad vision, priorities and objectives for the estate regeneration, including information on:
  - Design principles of the proposed estate regeneration.
  - Estimated overall number of new homes.
  - Future tenure mix.
  - Proposed associated social infrastructure.
- Details of the full right to return or remain for social tenants living in homes that are to be demolished.
- Details of the offer for leaseholders and freeholders of homes that are to be demolished.
- Commitments relating to ongoing open and transparent consultation and engagement.

8.5.12. The Landlord Offer should include a map showing the boundary of the existing social housing estate. The Landlord Offer should also include a map showing the proposed boundary for the Strategic Estate Regeneration

Project (if this is different to the boundary of the existing social housing estate).

8.5.13. In its Landlord Offer to residents, IPs must explain the arrangements for casting votes in a ballot. As a minimum, IPs should explain:

- the question that will be put to eligible residents in the ballot;
- details of the timing of the ballot;
- details of the different ways in which eligible residents may cast their vote in the ballot;
- details of when the results of the ballot will be announced;
- details of how the ballot will be undertaken by an Independent Body; and
- contact details for further advice and guidance on any issues related to the Strategic Estate Regeneration Project and/or the ballot.

8.5.14. IPs must publish one Landlord Offer document containing all the required information and send a copy of the document to the GLA. While it is important for transparency purposes that all information pertaining to a Landlord Offer is captured in one document, IPs may additionally wish to produce separate offer documents for distribution to residents that are tailored to the three following different groups of residents that may be eligible to vote in the ballot (as set out in paragraph 8.4.2):

- Social tenants.
- Resident leaseholders and freeholders.
- Residents living on the estate that are on the local authority's housing register.

8.5.15. IPs should only produce separate offer documents in order to highlight information that is only relevant to a particular group of residents. For example, the offer document sent to social tenants must explain details of the full right to return or remain for social tenants but it need not include details of the offer for leaseholders and freeholders. Information in tailored offer documents must be consistent with the overall Landlord Offer document.

8.5.16. The Landlord Offer should be written in a way that residents are capable of understanding. Technical jargon should be minimised and IPs should consider the requirements of different groups of residents including elderly residents, those whose first language is not English, and/or those who have disabilities when preparing and distributing offer documents.

8.5.17. There must be an appropriate amount of time between publishing a Landlord Offer and holding a ballot. IPs must publish the Landlord Offer and offer documents must be distributed to eligible residents sufficiently in advance of the vote to allow them a reasonable amount of time to consider

the proposals. The ballot period – during which time eligible residents may cast their vote – should run for at least 21 days to maximise voter turnout. The ballot period must end within six months of the date the Landlord Offer was published.

8.5.18. Following a positive vote in a ballot, the GLA expects IPs to update residents regularly about progress towards delivering the Landlord Offer. Progress reports should be distributed to residents at least once a year. IPs should also submit a copy of progress reports to the GLA.

Compliance with the Capital Funding Guide

8.5.19. IPs must complete the GLA Resident Ballot Compliance Checklist, which must then be signed by the Independent Body, to confirm the resident ballot was held in accordance with the requirements of the Capital Funding Guide prior to claiming grant. In addition, the GLA will undertake further compliance checks at key points throughout each project (see paragraph 8.7.2).

Further ballots in the event of a "no" vote

8.5.20. The GLA is not placing a limit on the number of ballots that can be held on an existing estate. In the event of a negative vote – that is, where residents vote against a Landlord Offer – the IP may wish to re-consult residents, amend its Landlord Offer and then ballot residents on the revised offer at a later date.

8.6. Exemptions to the Resident Ballot Requirement for projects

General exemptions

8.6.1. The RBR may not apply to Strategic Estate Regeneration Projects that qualify for one or more of the below exemptions. The GLA will consider applications for exemptions to the RBR on a case-by-case basis. Where the GLA agrees to an exemption to the RBR, it still expects IPs to follow the principles set out in Better homes for local people: the Mayor's good practice guide to estate regeneration.

Exemption 1: Demolition required to facilitate a major infrastructure project/s

8.6.2. IPs may apply for an exemption to the RBR for Strategic Estate Regeneration Projects where proposed demolitions (as specified in paragraph 8.3.1):

- form part of a major infrastructure project with statutory underpinning (for example a Hybrid Bill or a Transport Works Act Order); or
- are required in order to facilitate the physical requirements of major rail or underground service improvements.

8.6.3. Examples of major rail or underground service improvements that may qualify for an exemption include, but are not limited to, the laying of new track or the construction of a new train station.

8.6.4. Where major rail or underground service improvements do not physically require the demolition of homes – for example, improvements to increase train frequency on existing lines – this exemption will not apply.

8.6.5. The GLA will determine whether to apply this exemption on a case-by-case basis.

Exemption 2: Demolition required to address concerns about the safety of residents

8.6.6. IPs may apply for an exemption to the RBR for Strategic Estate Regeneration Projects where demolition (as specified in paragraph 8.3.1) is necessary as a result of resident safety issues that cannot reasonably be resolved through other means.

8.6.7. IPs applying to use this exemption must provide evidence to justify why the current condition of homes on an estate represents an unacceptable risk to the safety of residents. In most cases and unless specifically agreed with the GLA in advance, the GLA will only consider applying this exemption where independent specialists have verified the validity of the safety concern.

8.6.8. IPs applying to use this exemption must also provide evidence of the steps they have taken to explore options other than demolition to address the

safety concerns and a justification for why these options have been ruled out.

8.6.9. The GLA will determine whether to apply this exemption on a case-by-case basis.

Exemption 3: Demolition required to reconfigure provision of supported and/or specialist housing

8.6.10. IPs may apply for an exemption to the RBR for Strategic Estate Regeneration Projects where demolition (as specified in paragraph 8.3.1) is necessary to reconfigure supported and/or specialist housing provision. Some existing estates contain only supported and/or specialist housing (i.e. no general needs housing). Where this is the case and the local authority – or another body with responsibility for these services – decides to redevelop the estate because the existing homes are not in a condition to meet the needs of current and/or future residents adequately, there should be flexibility for these homes to be replaced with new supported and/or specialist accommodation that better meets need. This flexibility should also apply where, having fully assessed current and future local need, the local authority – or other responsible body – concludes that the existing supported and/or specialist housing is no longer required to meet need.

8.6.11. In the above cases, the RBR may not apply.

8.6.12. Where supported and/or specialist housing forms part of an existing social housing estate the RBR may still apply if the ballot applicability criteria outlined above at paragraph 8.3.1 is otherwise met. For example, Strategic Estate Regeneration Projects involving at least 150 new homes and demolition of any affordable homes will not be eligible for this exemption if the project also involves demolition of some supported and/or specialist housing. In these cases, residents of supported and/or specialist housing will be eligible to vote provided they meet the voter eligibility criteria outlined above at paragraph 8.4.2.

8.6.13. The GLA will determine whether a project qualifies for this exemption on a case-by-case basis.

Further exemptions for current projects (transitional arrangements)

8.6.14. Strategic Estate Regeneration Projects are often long-term, costly projects. To recognise that some projects are currently being delivered, the RBR may not apply to current Strategic Estate Regeneration Projects that meet one or more of the additional exemptions below. (See paragraph 8.6.27 on exemptions secured during the life of the 2016-21 Affordable Homes Programmes, where Strategic Estate Regeneration Projects are allocated funding under any subsequent Affordable Homes Programme.)

8.6.15. Current Strategic Estate Regeneration Projects are defined as those projects that:

- secured planning permission for a particular Strategic Estate Regeneration Project on or prior to 18 July 2018; and/or
- secured contractually committed GLA funding for a particular Strategic Estate Regeneration Project named in a contract on or prior to 18 July 2018 and/or were approved in the GLA's Open Project System on or prior to 18 July 2018.[3]

8.6.16. A project will have planning permission when one of the following has occurred:

- a formal decision notice has been issued by the Local Planning Authority;
- the Mayor has issued a decision pursuant to a direction that he should be the determining authority; or
- the Secretary of State has issued a decision, having called in the application for his own determination.

Exemption 4: Planning permission secured on or prior to 18 July 2018

8.6.17. IPs may apply for an exemption to the RBR for Strategic Estate Regeneration Projects that already have full or outline planning permission that was secured on or before 18 July 2018 where that permission has not lapsed.

8.6.18. Where projects include multiple development phases, this exemption applies to all phases that are contemplated by the relevant decision notice.

8.6.19. Where a Strategic Estate Regeneration Project has full or outline planning permission as at 18 July 2018 that has not lapsed and this permission is subsequently varied or amended to include demolition of affordable housing floorspace that was not contemplated in the existing decision notice, the RBR will apply.

Exemption 5: GLA funding committed on or prior to 18 July 2018

8.6.20. IPs may apply for an exemption to the RBR where the GLA contractually committed funding to a particular Strategic Estate Regeneration Project on or prior to 18 July 2018. Projects must have been named in a contract and/or approved in the GLA's Open Project System. IPs may also apply for an exemption to the RBR where the GLA has approved an application on or prior to 18 July 2018 to use Recycled Capital Grant Fund monies to fund a Strategic Estate Regeneration Project.

[3] No new contracts for estate regeneration projects were signed by the GLA between the start of the consultation on the resident ballot funding condition on 2 February 2018 and the publication of the final funding condition on 18 July 2018.

8.6.21. Where the GLA contractually committed funding to an IP for a Strategic Estate Regeneration Project named in a contract and/or approved in the GLA's Open Project System on or prior to 18 July 2018 and the IP subsequently seeks to vary the project to include demolition of affordable housing floorspace that was not foreseen as part of the original bid for funding, the RBR may apply to the whole estate. Where the counterparty seeks an amendment to the funding agreement, the GLA may choose to provide its consent to the counterparty's proposed variation to the project only if there is a further amendment to the funding agreement to introduce the RBR.

8.6.22. For the avoidance of doubt, significant changes to funding agreements entered into on or prior to 18 July 2018 that increase the level of affordable housing in a project and do not result in additional demolition of affordable housing floorspace will not trigger the RBR.

Applying for exemptions

8.6.23. IPs seeking an exemption to the RBR that requires GLA approval should write to the GLA setting out the exemption for which they are applying and explaining why the proposed project meets the criteria for that exemption defined in this guidance.

8.6.24. Once it has received an application from an IP for an exemption to the RBR, the GLA will confirm in writing if it decides to grant the exemption.

8.6.25. In some cases, the GLA may specify the period of time for which the exemption applies.

Withdrawal of exemptions

8.6.26. The GLA may subsequently withdraw an exemption if the circumstances under which it was granted change. For example, if the GLA grants an exemption to the RBR on the basis of a proposed major rail service improvements project and the project no longer proceeds, the GLA may decide to retract the exemption.

8.6.27. For the avoidance of doubt, where an IP has secured exemption 4 or exemption 5 for a Strategic Estate Regeneration Project during the life of the 2016-21 Affordable Homes Programme, the exemption will not be withdrawn solely due to the Strategic Estate Regeneration Project being allocated funding for delivery under any subsequent Affordable Homes Programme, provided that the GLA is satisfied that:

- the Strategic Estate Regeneration Project will not entail the demolition of any affordable housing floorspace not contemplated in the proposals for which the exemption was previously granted; and

- for exemption 4, the Strategic Estate Regeneration Project has planning permission that has not lapsed; or
- for exemption 5, the IP has made satisfactory progress with the Strategic Estate Regeneration Project since the exemption was granted. (The GLA will not consider this to be the case if the IP has returned any funding awarded to the GLA or indicated that it no longer requires funding agreed.)

8.7. Cancellation and/or recovery of GLA funding

8.7.1. Prior to claiming grant IPs must – where the RBR applies – provide a copy of the GLA Resident Ballot Compliance Checklist (see paragraph 8.5.19), signed by the Independent Body and in a form satisfactory to the GLA, otherwise the GLA may seek to cancel the grant allocation for the project.

8.7.2. Further, the GLA will continue to check compliance at key points throughout the project. It may terminate a funding allocation and/or reclaim any funding paid (plus interest) on a project where the RBR applies if in its view:

- the planning permission secured for a project materially deviates from the proposals set out in the Landlord Offer to residents;
- a progress report to residents highlights that a project materially deviates from the proposals set out in the Landlord Offer to residents; and/or
- the completed project materially deviates from the proposals set out in the Landlord Offer to residents.

8.7.3. Examples of material deviations include, but are not limited to, changes to:

- the right to return for social tenants;
- the offer to leaseholders and/or freeholders;
- the scale of demolition and number of units to be demolished;
- the number of new homes; and/or
- the tenure mix of the new development.

8.7.4. The GLA may terminate and reclaim any funding paid (plus interest) on a project where in its view an IP has artificially partitioned development in such a way as to avoid the requirement for a resident ballot.

Agenda Item 9

APPENDIX 1

A Good Start in Life

Southwark Schools Standards Report 2024-25

Contents

Foreword

It is my pleasure to bring the Southwark School Standards Report to Cabinet.

This report remains a cornerstone of Southwark's commitment to transparency and excellence in education.

This year, I am delighted to share that 99% of our schools continue to be judged by Ofsted as providing a good or outstanding quality of education, with 100% of our nursery, primary and special schools achieving this benchmark. This is a testament to the dedication of our school leaders, teachers, and support staff, and to the resilience and ambition of our children and young people.

Over the past year, we and our children's services and education teams have worked tirelessly with schools to address the challenges of falling rolls, rising costs, and increasing complexity of needs.

Despite these pressures, Southwark schools have continued to deliver exceptional outcomes. Standards at Early Years, Key Stage 2, Key Stage 4 and Key Stage 5 remain above national averages, and in many cases gaps for disadvantaged pupils have narrowed significantly. At Key Stage 2, for example, the gap in reading, writing and maths combined reduced to -6.6%, compared with a national gap of -15.3%. This progress reflects our unwavering focus on equity and inclusion across our borough.

Our schools have embraced innovation, from enrichment programmes for disadvantaged pupils to targeted literacy and oracy projects such as *Talk Matters*. We have strengthened mental health provision, expanded SEND support through our specialist teaching team, and deepened collaboration between schools through the Southwark Partnership. These initiatives are not just

about raising attainment - they are about improving life chances and ensuring every child has access to a rich, ambitious curriculum.

There is much to celebrate:

- Continued improvement in Key Stage 2 outcomes, with headline measures well above national averages.
- Strong performance at GCSE and A level, with Southwark pupils outperforming national results across all key measures.
- Exceptional achievements for children in care and pupils with SEND, whose outcomes remain significantly above national benchmarks.

We know there is more to do.

The way we have brought our children's services and education teams together under our Director of Children's Services and our fantastic frontline teams will enable us to succeed in our focus for the coming year – which will be to sustain these high standards while addressing persistent gaps, supporting schools through financial challenges, and delivering on our Southwark 2030 vision to revolutionise SEND provision and strengthen inclusion.

We must redouble our efforts across the council and with local business to strengthen our post 16 offer – so that our young people can continue to succeed in their next steps in education, apprenticeships and or employment.

Thank you to our school leaders, teachers, governors, council teams, and partners for their tireless commitment.

Together, we will continue to work for every child and young person in Southwark to get the future they deserve.

Councillor Jasmine Ali

Deputy Leader & Cabinet Member for Children, Education and Refugees

Executive Summary

This report provides information about the education standards and achievement of children and young people in Southwark over the academic year 2024 to 2025. It describes the national and local context for schools in Southwark and identifies how council teams have worked with schools to secure and maintain improvement.

The report looks at achievements in each of the key stages in primary and secondary schools as well as for our pupils with special educational needs and/ or disabilities (SEND) and our children in care. Key headlines include:

- The proportion of schools whose quality of education is graded by Ofsted as good or outstanding is 99%. The quality of education is graded good or outstanding in 100% of nursery, primary and special schools.

- Standards in key measures are above national averages in Early Years Foundation Stage Profile (EYFSP), Key Stage 2, Key Stage 4 and Key Stage 5.

- The quality of education is judged as good or outstanding by Ofsted in 99% of school based early years provision, and the percentage of pupils achieving a Good Level of Development (GLD) has improved over the past three years from 68.3% to 70.0%.

- Phonics screening check[1] outcomes improved for pupils in year 2 compared to 2024 and are in line with national outcomes for pupils in year 1 and year 2.

- Standards at the end of Key Stage 2 (KS2) remain above those nationally in all subjects. Many primary schools closed or even reversed the disadvantage gap in year 6 between 2024 and 2025. At KS2 for reading, writing and maths combined, the gap between pupils with disadvantage and all pupils reduced from -11.1% in 2022 to -8.2% in 2024 (compared with a national gap of -15.3%) and to -6.6% in 2025.

- For Key Stage 4, English and maths results at GCSE at both standard (4-9) and strong (5-9) pass grades, as well as EBacc[2], are well above reported national averages.

[1] Phonics screening check: assessment and reporting arrangements (ARA) - GOV.UK
[2] English Baccalaureate (EBacc) - GOV.UK

- At Key Stage 5, indicative results showed consistent improvement across the board and continued to exceed those reported nationally.

- Primary pupils with special educational needs and/or disabilities (SEND) continue to perform in line with, or above, national outcomes for KS1 Phonics and KS2 measures.

- For pupils with SEND at Key Stage 4, Southwark's results outshine those nationally and in London.

- For children in care, results show there was very good improvement in the percentage of pupils achieving both the strong and standard pass in English and in Maths at GCSE (grades 9 - 5 and grades 9 - 4).

Introduction

The purpose of this report is to give an overview of the educational outcomes for pupils educated in state funded schools in the borough during the academic year September 2024 to July 2025. It shows the great strengths of our schools, as well as the areas where we need to continue to work together to do more.

Once again standards at Early Years Foundation Stage, and Key Stages 2, 4 and 5 are above national averages across the board. The quality of education is judged by Ofsted as good or outstanding in 99% of our schools and 100% of our nursery, primary and special schools. These achievements reflect the dedication and skill of our school leaders, who consistently put children and young people first.

Since 2013, Southwark's Ofsted performance has moved from 88% to 99% of schools delivering a good or outstanding quality of education. This is a remarkable achievement and showcases the impact of high-quality leadership consistently focused on key priorities for improvement in response to local and national initiatives.

In 2024-25, schools dedicated themselves to developing exciting curricula, placing a strong emphasis on reading and promoting exemplary behaviour and attitudes. They invested in staff training and development, while actively supporting pupils' personal growth, ensuring improved life opportunities for all, especially the most vulnerable.

Because schools are funded on the number of children who attend them, the decline in the numbers of pupils in our primary schools and now also in our secondaries, continues to impact school finances. This has resulted in school leaders having to make difficult decisions about levels of staffing and curriculum provision. For example, some headteachers have had to reduce the additional support given to smaller groups of children, cut back on specialist staff and deploy senior leaders into classroom teaching. To ensure that Southwark's schools are well-funded and thriving and that there is choice for parents, we work hard to manage admission numbers and the number of schools available.

There has been a marked increase in the number of pupils with special educational needs and/or disabilities (SEND) over the last five years and Southwark schools have adapted provision to deliver a high standard of education to all pupils. The impact of the rise in SEND pupils means that leaders have to make decisions about managing their budgets to provide effective support to children and staff. Over time, we have seen how high-quality classroom teaching is changing to become more

inclusive in order to meet the additional needs of all children. Despite these contextual challenges, schools continue to improve the quality of provision and the outcomes that pupils achieve.

The council has supported a number of new projects this year. These are delivered by our schools in partnership with the teams across the council. Projects include: a formal partnership between and with Southwark schools to improve outcomes for disadvantaged pupils; enrichment activities for disadvantaged pupils; and “Talk Matters”, a project to develop speech, communication and oracy.

For some years, we have focused on supporting all schools and settings to raise attainment and close the achievement gap between our most vulnerable pupils and their peers. These include pupils with special educational needs and/or disabilities (SEND); pupils from economically disadvantaged backgrounds; pupils who are in the care of the council; and those pupils from Global Majority ethnic backgrounds who may also intersect with any of these groups.

For more information about the various projects and interventions the council supports across our schools look for further detail in the Innovations section in Appendix 3.

Southwark schools remain of very high quality with the quality of education being judged by Ofsted as good or outstanding in 99% of them. Of these, 31% are currently graded outstanding for the quality of education, an improvement of four percentage points from last year. Outcomes in Southwark remain above national averages at EYFS and KS2, KS4 and KS5. Southwark’s schools have been performing very strongly against other schools nationally for some years and this year continues that trend.

Over the past two decades, pupils in Southwark schools have made remarkable strides in academic achievement. Once performing below national averages, they now consistently rank among the top local authorities across nearly all measures of attainment. Further details are available in Appendix 4.

This report is published annually in January on Southwark Council’s website and is read by parents and carers, school leaders and staff, and councillors and council officers. We are grateful to all these important stakeholders for contributing to the achievements of our pupils and to the ongoing success of Southwark schools.

Background

Southwark Schools

There are 101 state funded schools in the borough, of which 58% are maintained by the council and 42% are academies and free schools, almost all of whom are in multi-academy trusts.

Community, Foundation and Voluntary Aided Schools (council-maintained schools)

These schools are often called maintained schools because the central government funding for them is distributed by the council. Almost all receive a variety of services from the council including school improvement, which they agree to fund from their school budgets. These schools follow the national curriculum. Some work informally in partnership with each other and some work together more formally in small groups called federations.

Academies and Free Schools

These schools get their funding directly from central government. Very few receive any services from the council unless there is a statutory requirement for the council to provide them. Academies are responsible for their own improvement work. These schools are not required by law to follow the national curriculum and are able to set their own term times. They must comply with the School Admissions Code[3] and School Admissions Appeal Code[4].

Multi- Academy Trusts (MATs) with a presence of more than one school in Southwark are: Ark Schools; The Charter Schools Educational Trust; City of London Academies Trust; Harris Federation; Nexus Education Schools Trust; SPA Education Trust (special schools); St Benedict Catholic Academy Trust; and St Oscar Romero Catholic Academy Trust.

[3] https://www.gov.uk/government/publications/school-admissions-code--2
[4] https://www.gov.uk/government/publications/school-admissions-appeals-code

Number and type of schools July 2025				
Phase	Total Number of schools	Number of community, foundation or voluntary-aided schools	Number of Academies	Number of Free Schools
Nursery	4	4	0	0
Primary	68	47	16	5
Secondary	19	2	14	3
All-through	1	0	1	0
Special	8	5	2	1
Pupil Referral Unit	1	1	0	0
Hospital Schools	2	2	0	0

Who are Southwark pupils?

In 2024-25, there were 38,697 pupils attending mainstream Southwark schools, 1,432 (3.6%) less than in 2021-22. Primary schools reduced 9.1% from 21,310 in 2021-22 to 19,355 in 2024-25. Whilst secondary school pupil numbers (Years 7-13) rose 2.8% overall from 18,819 to 19,342 over the same period, there are declines in pupil numbers in some parts of the borough.

50.2% of children attending Southwark mainstream schools are male, 49.8% female. The number of pupils eligible for free school meals has risen by 3.4% from 35.9% to 39.3% in the last three years.

Pupils who have been assessed as having special educational needs and/or disabilities (SEND) will usually receive one of two types of additional support in school: they may be eligible for an education, health and care plan (EHCP), or they may be eligible for SEN support. The population of all pupils with SEND has risen by 0.8% from 20.4% in 2021-22 to 21.2% in 2024-25. The percentage of all pupils with an EHCP has risen from 4.6% in 2021-22 to 5.6% in 2024-25.

The largest represented ethnicity is Black: 37.3% (26.1% are Black African, 6.8% are Black Caribbean and 4.2% are “any other black background”), 29.7% of pupils are White (19.7% White British), 14.5% are mixed/dual background and 7.0% of pupils are Asian or Asian British. In 2024-25, 32.5% of Southwark pupils had English as an additional language compared with 34.6% in 2021-22. There are 190 languages spoken across Southwark schools today.

What do we mean by educational standards?

All maintained schools must follow the national curriculum, which is set by the Department for Education. It is a set of subjects and standards which mean that children learn the same things. It covers the subjects that are taught, and the standards children should reach in each subject. Other types of schools (for example, Academies and private schools) do not have to follow the national curriculum. Academies have to teach a broad and balanced curriculum which includes English, maths and science, religious education and relationships and sex education.

The national curriculum is organised into blocks of years called “Key Stages”. At the end of each key stage schools must formally assess pupils’ achievement according to the standards expected in the national curriculum.[5] While academies are not required to use the national curriculum, they are required to use the same tests to measure standards at key stages as all maintained schools. These are set out in the section below.

[5] https://www.gov.uk/national-curriculum

Education phases, key stages and assessments

	Primary			**Secondary**		**Sixth form**
Age	3-5 years old	5-7 years old	7-11 years old	11-14 years old	14-16 years old	16-18 years old
School year(s)	Nursery-Reception	Years 1-2	Years 3-6	Years 7-9	Years 10- 11	Years 12-13
Key Stage	Early Years Foundation Stage (EYFS)	Key Stage 1	Key Stage 2	Key Stage 3	Key Stage 4	Key Stage 5
Statutory Assessment(s)	Good Level of Developm ent (GLD)	Phonics	Standard Assessment Tests (SATs) Teacher Assessments Multiplication Tables Check (MTC)	None	GCSEs GNVQs Functional Skills Level 2	A Levels BTecs

Closing the gap

There are different starting points for pupils when they start school. Educational standards data shows us that there are attainment gaps between children with different characteristics, from different backgrounds or with particular learning needs.

Southwark schools and the council services that support them have maintained a focus on diminishing the attainment gap between pupils in different groups (for example, those receiving income-based free school meals and all pupils) to reduce inequalities; and this is a key pillar of our Southwark 2030 vision[6], woven through every part of our work.

Throughout this report, you will find information on the attainment of children from different ethnic backgrounds and genders, those who speak English as an additional language, and those who are disadvantaged[7]. There is also detailed information on the attainment of pupils with special educational needs and/or disabilities (SEND). Further detail about attainment gaps is in Appendix 2.

[6] https://moderngov.southwark.gov.uk/documents/s121640/Appendix%201%20-%20Southwark%202030%20strategy.pdf
[7] in receipt of pupil premium for receiving or having received income based free school meals at any point in the last 6 years; adopted from care; children looked after by the council.

Ofsted Judgments

Ofsted Highlights: 2024-25

- Ofsted have judged the quality of education in 99% of Southwark schools to be good or outstanding.
- The quality of education in 100% of nursery, primary and special schools is judged to be good or outstanding by Ofsted.

The quality of education in 99% of our schools is judged by Ofsted to be good or outstanding. Of Southwark's schools, 31% are currently graded outstanding, an improvement of four percentage points from the previous year. These accomplishments reflect the dedication and expertise of our school leaders, who consistently meet rising challenges with a commitment to placing children at the heart of their work. Schools have invested significant effort in developing engaging curricula, prioritising reading, promoting exemplary behaviour and attitudes, and nurturing staff through ongoing training and development. They have also demonstrated strong financial stewardship while supporting pupils' personal growth and improving the life chances of our most vulnerable learners.

From September 2024, Ofsted removed the headline judgment for overall effectiveness from their reports. This year they have used ratings for the four existing subcategories of: quality of education; behaviour and attitudes; personal development; and leadership and management. We continue to track the quality of education gradings because this is the strongest indication of overall effectiveness in Ofsted inspection. Full details of the Ofsted judgments for all Southwark schools can be found in appendix 1.

101 schools currently with an Ofsted Judgement (including Special Schools)	2025 %[8]
1 Requires Improvement (1 secondary academy)	1%
69 Good quality of education	68%
31 Outstanding quality of education	31%
100 Good or Outstanding quality of education	99%

Only one secondary school remains as requiring improvement to be good. Of the three maintained primary schools that were not judged to be good in 2023-24, one closed at the end of the 2024-25 academic year and two made very good progress and have now been graded as good in all Ofsted judgements, having received intensive support and challenge from the council's School Improvement Team.

[8] Percentages may not add up to 100% due to rounding. See appendix 2 for full breakdown.

Improvement over time

Overall Ofsted Judgments[9]	2018	2019	2020	2021	2022	2023	2024	2025[10]
Special Schools judged either Good or Outstanding	100%	100%	100%	100%	100%	100%	100%	100%
Primary / Infant & Nursery Schools judged either Good or Outstanding	87%	91%	92%	92%	97%	95%	96%	100%
Secondary Schools judged either Good or Outstanding	94%	95%	95%	95%	97%	100%	95%	95%
All Schools judged either Good or Outstanding	89%	93%	93%	93%	97%	96%	96%	99%

[9] Position at 30th September of each year
[10] Ofsted do not grade overall effectiveness, but we continue to measure our success through tracking the quality of education grade.

Achievement

Primary Achievement

Southwark primary pupils perform strongly in their statutory assessments, for the most part better than pupils nationally, and, at KS2, in line with those in the rest of London. The quality of education in 100% of Southwark primary schools was rated by Ofsted as good or outstanding at the end of academic year 2024-25.

It is evident from the results at each of the primary key stages that children bring a range of experience, skills and knowledge with them to formal education. This range of experience (for example, socio-economic background, first language, etc.) gives them different starting points. By the time a child finishes primary education, the focus on closing the gaps means that the impact of these starting points is made less significant and that by the time a child in Southwark enters secondary school, they are operating on a more equal academic footing with their peers.

Strong leadership across our schools has resulted in positive outcomes for children despite budget pressures and the challenge of adapting provision to meet increasingly complex needs. Leaders have maintained a focus on developing staff knowledge and expertise in order to support pupils to complete ambitious and exciting curriculum programmes. They engage with their communities and with local services in order to provide the best possible support for all pupils to make good progress from their starting points. Governors are an essential part of the school leadership team, ensuring resources are well managed in line with the strategic vision for their school.

Behaviour is positively managed in all our primary schools so that children can come to school to learn in safe and calm environments. Leaders are working hard to continually improve attendance so children benefit from the education offer at the school and draw upon a range of support and services to remove barriers to learning for those in need. Pupils are helped to prepare for adulthood through carefully planned wider enrichment opportunities.

Our primary schools have rightly prioritised reading, and all schools teach a daily phonics session through a recognised programme in the Early Years Foundation Stage (EYFS) and Key Stage 1 (KS1). They have been developing and reviewing their curriculum offer to ensure it is engaging, rich and racially literate.

Early Years Foundation Stage (EYFS)

The Early Years Foundation Stage (EYFS) is the statutory framework for early years education in England and encompasses the standards that schools and childcare providers must meet for the learning and development and care of children from birth to five years old. [11]

The EYFS Profile is completed at the end of the reception year. A child achieves a good level of development (GLD) if they attain expected levels in all the prime early learning goals[12] and the specific early learning goals[13] (ELGs) in literacy and mathematics.

EYFS highlights: 2024-25

- 99% of school based early years provision is judged good or outstanding by Ofsted.
- The percentage of pupils achieving a good level of development is 2 percentage points above the national outcomes.

[11] https://www.gov.uk/government/publications/early-years-foundation-stage-framework--2

[12] Personal, social and emotional development (PSED), Communication and Language (CL), Physical Development (PD).
[13] Literacy, maths, understanding the world, expressive arts and design.

Pupils achieving a Good Level of Development (GLD)

	2022	2023	2024	2025
Southwark	68.3%	69.9%	69.9%	70.0%
London	67.8%	69.1%	70.0%	Not yet available
National	65.2%	67.2%	67.7%	Not yet available

Disadvantage

Outcomes for disadvantaged pupils[14] are lower than their counterparts. From 2024 to 2025 outcomes for those pupils have declined by 4.9 percentage points. Performance for those pupils who are not disadvantaged improved by 2.3 percentage points, from 72.5% to 74.8%. The council's early years consultant has given additional support to schools with highest proportions of disadvantaged children.

Ethnicity

Attainment of the GLD was above the borough average for pupils of mixed heritage and for White pupils. Pupils from a White background were the highest performing, with 78.1% achieving the GLD, whilst 62.2% of our pupils from Black or Black British families, 63.7% of our pupils from Any Other Ethnic Group[15] and 67.5% of our Asian and Asian British pupils achieved the GLD respectively. School leaders work hard to close these gaps as children move through primary school.

[14] in receipt of pupil premium for receiving or having received income based Free School Meals at any point in the last 6 years; adopted from care; children looked after by the council

[15] "Any other ethnic group": This specific category allows people to describe their ethnicity in their own words if none of the provided options fit

English as an Additional Language (EAL)

Many children are learning English for the first time at school and this assessment requires that children must demonstrate competency in English in communication, language and literacy early learning goals. Pupils who speak English as a first language outperform those that do not in the EYFS and this is a consistent pattern over time. Outcomes for English as an Additional Language (EAL) speakers declined by 1.3 percentage points between 2024 and 2025. Outcomes for English speakers declined slightly by 0.2%.

Gender

A greater percentage of girls than boys attain the GLD and this has been a consistent trend over time for all schools. The council's School Improvement Team offer advice and training on how best to make learning more appealing to boys in their early years of development.

EYFS conclusion

Outcomes in EYFS continue to be higher than national averages for the good level of development. Schools in areas of highest disadvantage perform less well than schools in more affluent areas. There is a greater focus on developing a targeted approach to closing disadvantage gaps both nationally and locally. We will develop a focused plan across education teams in order to address the needs of the most disadvantaged with a spotlight on communication and literacy.

Key Stage 1 (KS1)

The phonics screening check is designed to help teachers evaluate pupils' skill in decoding phonics as part of learning to read, and to identify if further support is needed. The check is administered in year 1 and repeated in year 2 for those who did not pass. For the purposes of this report, our year 2 phonics data includes both the pupils who already reached the threshold in the previous year as well as the pupils who retook and passed in year 2. This is an important measure for schools to plan from as pupils move into KS2.

Key Stage 1 highlights: 2024-25

- Phonics screening check outcomes have improved in year 2 compared with 2024, and are in line with national averages in year 1 and year 2
- Attainment in year 1 and year 2 phonics for disadvantaged pupils has improved from 2024-25.

Year 1 Phonics Screening Check[16] (provisional)

	2019	2022	2023	2024	2025
Southwark	84%	78%	80%	80%	80%
London	84%	78%	81%	82%	82%
National	82%	75%	79%	80%	80%

[16] See Appendix 2 for cohort characteristics analysis

End of Year 2[17]

	2019	2022	2023	2024	2025
Southwark	92%	88%	87%	88%	89%
London	92%	88%	89%	89%	89%
National	91%	87%	89%	89%	89%

Disadvantage

Those pupils who are less economically disadvantaged (which we measure through assessing eligibility for income based free school meals, are in care, or adopted from care), outperformed those who have greater economic disadvantage, as in previous years, in both year 1 and year 2 phonics. Notwithstanding this, there was an improvement in performance amongst pupils eligible for free school meals in both year 1 and year 2 phonics. The gap between these groups also narrowed by one percentage point in year 1 phonics from 2024 to 2025.

Ethnicity

In year 1 phonics, other than for pupils from a White background, a small decline in performance was reported across all main ethnic groups when compared to the previous year. However, outcomes for all ethnic groups have improved over the past three years. In year 2 phonics, improvements were

[17] Consists of all Year 2 pupils who were screened in Year 1 and met the required phonics standard, plus any pupils in Year 2 who were re-screened or screened for the first time. Arising from the cancellation of all primary assessments in 2020 and 2021 as a result of Covid-19, the 2022 Year 2 cohort were not screened for phonics in Year 1. Rather, these pupils were first screened in autumn 2021.

noted for pupils of mixed/dual heritage, for pupils from Any Other Ethnic Group[18] and for White pupils from last year.

English as an Additional Language (EAL)

In 2025, pupils who speak English as a first language outperformed those that do not in the year 1 phonics screening check by almost 2 percentage points. This reverses the position of last year where pupils with English as an additional language performed better than children with English as a first language. In year 2 phonics, children with English as a first language continued to outperform children with EAL. The gap between the two has however narrowed from a 2.4 percentage point gap to a 0.5 percentage point gap.

Gender

As in previous years, a higher proportion of girls achieved the required phonics standard compared to boys in both year 1 and year 2. Results improved for boys in both year 1 and year 2 from 2024 to 2025.

KS1 conclusion

Outcomes in year 1 phonics continue to be in line with averages reported nationally. Results in year 2 phonics have improved by 1 percentage point from 2024 to 2025. Analysis shows that girls consistently outperform boys in their younger years as they are learning to read, and those children not in receipt of free school meals continually perform better than their counterparts. More pupils that speak English as a first language passed the year 1 phonics screening check than those with EAL this year.

School leaders report that most children achieve well and those that don't may have more complex needs and sometimes need more time or a different approach to learn to decode words fluently. Schools proactively identify children who need extra support and provide targeted interventions to help them catch up and thrive.

The council's School Improvement Team signpost schools to work with the English Hub where there is a need to raise attainment in phonics in KS1. The School Improvement Team will work closely with targeted schools to evaluate the quality of teaching of phonics.

[18] "Any other ethnic group": This specific category allows people to describe their ethnicity in their own words if none of the provided options fit

Key Stage 2 (KS2)

Statutory assessments in KS2 include both the Multiplication Tables Check (MTC) in year 4 and the standard assessment tasks (SATs) and teacher assessments in year 6.

Key Stage 2[19]

Key Stage 2 highlights: 2024-25

- Standards at the end of KS2 remain well above those nationally in all subjects at both the expected and higher standard.
- There has been an improvement in each of reading, writing and maths at the expected standard and in reading and maths at the higher standard compared with 2024.
- The headline measure of Reading, Writing and Maths combined (RWM) is well above national and has improved by more than 2 percentage points from last year at the expected standard.
- Standards in Southwark in reading, writing and RWM combined were above those in London.
- At KS2 for RWM the gap between pupils with disadvantage and all has reduced from -8.2% in 2024 to -6.6% this year.
- A number of schools closed or even reversed the disadvantage gap between 2024 and 2025 compared with the previous year.

[19] See Appendix 2 for the full KS2 cohort characteristics analysis.

Multiplication Tables Check (year 4)

The multiplication tables check (MTC) was introduced for year 4 pupils in 2022. Schools administer the MTC assessment online and results for this assessment are then made available by the DfE only, and directly to schools.

	Mean average score			Full marks		
	2023	2024	2025	2023	2024	2025
Southwark	20.7	21.6	Not yet available	32%	38%	Not yet available
London	21.1	21.5	Not yet available	35%	39%	Not yet available
National	20.2	20.6	Not yet available	29%	34%	Not yet available

Standard Assessment Tasks (SATs) (provisional) 2024-25 (year 6)

At the end of year 6, schools administer standard assessment tasks (SATs) in reading, maths and spelling, punctuation and grammar. There are teacher assessments for writing and science.

The percentage of pupils working at the expected standard

	Reading (test)			GPS (test)			Mathematics (test)			RWM (test & TA)		
	2023	**2024**	**2025**	**2023**	**2024**	**2025**	**2023**	**2024**	**2025**	**2023**	**2024**	**2025**
Southwark	77%	79%	80%	78%	78%	78%	78%	78%	79%	67%	67%	69%
London	77%	80%	79%	79%	80%	79%	79%	80%	80%	67%	69%	68%
National	73%	75%	75%	73%	73%	73%	73%	74%	74%	60%	61%	61%

Teacher Assessments

	Writing (TA)			Science (TA)		
	2023	2024	2025	2023	2024	2025
Southwark	77%	76%	77%	84%	85%	84%
London	77%	77%	76%	84%	85%	83%
National	72%	72%	71%	81%	81%	80%

Standard Assessment Tasks (SATs) (provisional) 2024-25 (year 6) showing the % of pupils working at a higher standard and greater depth

	Reading (test)			GPS (test)			Mathematics (test)			RWM (test & TA)		
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
Southwark	33%	34%	38%	35%	39%	37%	30%	28%	31%	12%	12%	12%
London	34%	34%	40%	39%	43%	40%	33%	33%	35%	12%	12%	13%
National	29%	29%	33%	30%	32%	30%	24%	24%	26%	8%	8%	8%

Teacher Assessments

	Writing (TA)		
	2023	2024	2025
Southwark	20%	19%	19%
London	18%	18%	18%
National	13%	13%	13%

Disadvantage

Children not identified as disadvantaged continued to perform better than their disadvantaged counterparts. For RWM, the gap between pupils with disadvantage and all pupils has reduced this year to -6.6%, from -8.2% in 2024. Of the 45 primary schools in the previous year where the gap between disadvantaged children and all was a negative one, 43% (19 out of the 45) closed or reversed the disadvantage gap.

Ethnicity

Other than in reading and science, children from an Asian background performed the best across the KS2 subjects, separate and combined, when working at the expected standard. For reading and science, White children were the highest performers. Conversely, children from Any Other Ethnic Group[20] achieved the lowest results across all KS2 subjects, other than in maths, where children of mixed / dual heritage had the lowest performance.

English as an Additional Language (EAL)

Children with English as an additional language did better in grammar, punctuation and spelling; maths; and in the combined reading, writing and maths measure compared with pupils that had English as a first language. For the other KS2 subjects, this position was reversed.

Performance for both children whose first language is English and those whose first language is not has improved in the percentage of children achieving the expected standard in RWM, by 3.2 and 1.2 percentage points respectively.

Gender

Girls continue to outperform boys in RWM, although the gap has narrowed from 9.4% in 2024 to 6.3% this year. Girls' performance improved by almost one percentage point (0.9) from 2024 to 2025 whilst outcomes for boys improved by four percentage points from the previous year.

[20] "Any other ethnic group": This specific category allows people to describe their ethnicity in their own words if none of the provided options fit

KS2 conclusion

Outcomes at the end of Key Stage 2 continue to remain above national averages and results in reading, writing and maths (RWM) have improved from 2024. Southwark schools have also outperformed London in reading, writing and RWM combined at the expected standard. The gap between pupils with disadvantage and all pupils has reduced this year to -6.6%, from -8.2% in 2024. The distance between outcomes in Southwark and National increased from EYFS GLD (2%) and Y1 phonics (0%) to the end of KS2 RWM combined (8%) because school leaders have prioritised the core subjects of English and Maths, whilst also driving exciting and engaging curriculum development across foundation (other) subjects, which has enabled pupils to broaden their knowledge and vocabulary.

Despite limited resources, leaders have adopted creative approaches to ensure that pupils requiring additional support receive it. Inclusive teaching practices and consistently high expectations have helped sustain or improve standards during a challenging year.

The council's School Improvement Team continues to work alongside school leaders to strengthen provision for disadvantaged pupils. A targeted project will be launched to support schools with the highest disadvantaged gaps, with a specific focus on raising attainment in writing at Key Stage 2. Schools with the highest disadvantage are prioritised for intervention support to improve attainment next year.

Secondary Achievement

Southwark's secondary schools continue the progress made in early years and primary education. In 2024-25 at GCSE, results for pupils achieving a strong pass (grades 9-5) were over 9 percentage points better than national. All except one of our secondary schools are currently rated good or outstanding by Ofsted, and their GCSE and A-level results are consistently better than the national averages thanks to the hard work of the schools.

Almost all secondary schools are academies, with some part of Multi-Academy Trusts (MATs). They play a key role in helping students from all backgrounds by working closely with families to keep children in school and support their learning progress.

Every year, most of our state-funded mainstream secondary schools provide us with information about their GCSE (80% of schools) and A-level (87% of schools) results in August and we receive a complete set of published data later in the year. A-level information will not be published until November to December 2025.

The latest GCSE results for Southwark show that Southwark's pupils continue to outperform those nationally.

For pupils taking A levels, there is much to celebrate. Provisional results for Southwark schools show that 32.2% of entries were awarded A*-A; 86.2% were awarded A*-C grades; and 99.1% were awarded an A level pass grade. Our results continue to exceed those reported nationally across all measures.

The performance of disadvantaged[21] students compared with non-disadvantaged students continues to be a priority for our schools, who offer additional support to pupils with highest disadvantage. State-funded schools do this using pupil premium funds[22] provided by the government to provide targeted intervention and other support and opportunities to those that need it. Schools must publish their plans for using pupil premium funds on their website.

[21] in receipt of pupil premium for FSM6; adopted from care; children looked after by the council

[22] Pupil premium: overview - GOV.UK (www.gov.uk)

Key Stage 4

Key Stage 4: GCSEs

Key Stage 4 highlights: 2024-25

- Performance outcomes show that the English and Maths results at GCSE at both the standard and strong pass are well above national performance.
- Performance for attainment 8 has remained consistent in Southwark while declining across London and nationally.

GCSE English & Mathematics & English Baccalaureate

The English Baccalaureate (EBacc) is a set of subjects at GCSE that keeps young people's options open for further study and future careers[23]. These are English language and literature, maths, the sciences (either combined or as separate sciences), geography or history and a language. Secondary schools are measured on the number of pupils that take GCSEs in these core subjects, and on how well their pupils do in these subjects. Pupils' attainment is calculated as an average point score, meaning that all results at all grades count towards the EBacc.

[23] English Baccalaureate (EBacc) - GOV.UK

GCSE English & Mathematics & English Baccalaureate

	English and Mathematics % Grades 9 to 5			English Baccalaureate Average Point Score		
	2023	2024	2025	2023	2024	2025
Southwark	55.4%	56.1%	54.6%	4.75	4.82	4.81
London	54.1%	55.1%	52.6%	4.58	4.63	4.61
National	45.3%	45.9%	45.2%	4.05	4.07	4.08

Strong pass in English and maths (grades 9 to 5)

54.6% of Southwark school pupils achieved a strong pass in English and maths combined and although this is a small decline (1.5 percentage points) compared with 2024, results also declined at national and in London. Southwark remained in the top quartile for this measure. Nationally, 45.2% of pupils achieved grades 9 to 5 in both English and maths. Across London, 52.6% of pupils achieved grades 9 to 5 in English and maths (a decline of 2.5 percentage points from 2024).

English Baccalaureate APS

This year, the average EBacc score per pupil in Southwark was 4.81. Southwark's performance for this measure remained above the national and London. We remain positioned in the top quartile for this measure.

Attainment and Progress 8 Scores

Attainment 8 is a way of measuring how well pupils do in key stage 4, which they usually finish when they are 16 years old. The eight subjects which make up Attainment 8 are: English, maths, three subjects from qualifications that count towards the English Baccalaureate (EBacc) like sciences, language and history, three more GCSE qualifications (including EBacc subjects) or technical awards from a list approved by the Department for Education. Each grade a pupil gets is assigned a point score from 9 (the highest) to 1 (the lowest). Each pupil's Attainment 8 score is calculated by adding up the points for their eight subjects, with English and maths counted twice.

Progress 8 measures the value added to a student's progress between the end of key stage 2 and the end of key stage 4. It compares students' outcomes (their Attainment 8 score) with the average Attainment 8 score of all students nationally who had a similar starting point (or 'prior attainment'). It is calculated using assessment results from the end of primary school. Progress 8 is a relative measure; therefore, the national average Progress 8 score for mainstream schools is very close to zero (0). Following the cancellation of KS2 assessments in 2019-20 and 2020-21, due to Covid-19, progress 8 scores are unable to be calculated for the academic years 2024-25 and 2025-26.

	Attainment 8 Score			**Progress 8 Score**		
	2023	2024	2025	2023	2024	2025
Southwark	51.9	51.9	51.9	+0.38	+0.46	n/a
London	50.6	50.8	50.4	+0.27	+0.29	n/a
National	46.3	45.9	45.9	-0.03	+0.03	n/a

Attainment 8

The average attainment 8 score per Southwark pupil was 51.9. This compares to 45.9 nationally; and 50.4 across London; Southwark's average attainment 8 score this year stayed the same as last year whilst performance nationally and in London declined. We remained positioned in the top quartile for this measure.

Progress 8

Following the cancellation of KS2 assessments in 2019-20 and 2020-21, due to Covid-19, progress 8 scores are unable to be calculated for the academic years 2024-25 and 2025-26.

Key Stage 5

A- Levels[24]

The LA data up to 2023-24 presented in the table below is taken from the National Pupil Database. Indicative information from 13 of 15 schools suggests that Southwark's high standards have been maintained in 2024-25.

Key Stage 5 highlights: 2024-25

- Provisional results show consistent improvement across the board and continue to exceed those nationally.
- Indicative results show Southwark's performance being particularly strong for the grade boundary of A* - C.

Percentage of A- Level Entries by Grade

	A* - A			A* - C			A* - E		
	2023	2024	2025	2023	2024	2025	2023	2024	2025
Southwark	28.1%	31.5%	32.2%	80.2%	82.4%	86.2%	97.7%	98.0%	99.1%
National	26.5%	27.6%	28.2%	75.4%	76.0%	77.7%	97.2%	97.1%	97.4%

[24] Note: LA results for 2024 are based on revised data sourced from the National Pupil Database

Key Stages 4 and 5 Conclusion

Southwark has a lot to be proud of this year. Our initial analysis of results at KS4 are well above national outcomes across all measures. Indicative A-level achievements are particularly impressive for the A*- C grade boundary, being over 8 percentage points above national averages.

Special Educational Needs and/or Disabilities (SEND)

Pupils with special educational needs and/or disabilities (SEND) usually have greater difficulty learning than their peers and need adapted provision to help them. Pupils identified by schools as 'SEND support' have additional provision made from the resources of their schools. Some pupils whose needs are more complex or profound, have education, health and care plans (EHCPs) which outline the additional provision they need and can provide extra resources.

Provision for pupils with SEND in the borough is wide-ranging, including inclusion in mainstream classrooms, gathered provisions, resource bases (specialist provisions attached to mainstream schools) and special schools (including two hospital schools). Southwark's special schools continue to deliver high quality practice across the borough and remain over-subscribed. All of Southwark's special schools are judged by Ofsted to be good or outstanding.

The number and proportion of pupils with SEND have risen year-on-year for the past nine years nationally, across London and in Southwark. The cohort of pupils with EHCPs, although rising, is small.

The needs of pupils with EHCPs are individual and are different year-on-year. This means that the outcomes for pupils with EHCPs cannot easily be compared with previous years. This is the case for all key stages.

SEND attainment data in the tables below is based on published DfE data. The most recent data available is used in all cases.

SEND highlights: 2024-2025

- All nine special schools are good or outstanding. Five are outstanding.
- Primary SEND pupils with SEND support and those with an EHCP continue to perform in line with or above national outcomes for Phonics and KS2 measures.
- At GCSE, secondary SEND pupils with SEND support and those with an EHCP performed well above both London and national outcomes for all available measures.

SEND Pupils achieving a Good Level of Development (GLD)

	EHCP			SEND Support		
	2023	2024	2025	2023	2024	2025
Southwark	1.2%	3.7%	3.6%	24.3%	26.8%	27.7%
London	5.2%	4.6%	Not yet available	26.3%	28.7%	Not yet available
National	3.8%	3.8%	Not yet available	24.3%	24.9%	Not yet available

SEND Pupils meeting the required standard in Year 1 Phonics Screening Check

	EHCP			SEND Support		
	2023	2024	2025	2023	2024	2025
Southwark	22%	20%	25%	57%	55%	57%
London	24%	24%	23%	57%	60%	61%
National	20%	20%	20%	48%	52%	52%

SEND Pupils reaching the expected standard at KS2 in reading, writing and mathematics combined

	EHCP			SEND Support		
	2023	2024	2025	2023	2024	2025
Southwark	8%	10%	14%	39%	40%	44%
London	11%	13%	12%	34%	37%	40%
National	8%	9%	9%	24%	26%	28%

Key Stage 4

SEND Pupils achieving English and Maths at GCSE (Grades 9-5)

	EHCP			SEND Support		
	2023	2024	2025	2023	2024	2025
Southwark	10.4%	8.0%	18.9%	36.5%	38.1%	37.4%
London	9.1%	10.2%	10.8%	28.5%	30.0%	29.2%
National	6.9%	7.0%	7.5%	20.7%	21.6%	22.3%

SEND pupils English Baccalaureate average point score

	EHCP			SEND Support		
	2023	2024	2025	2023	2024	2025
Southwark	1.42	1.42	1.94	3.81	3.90	4.00
London	1.33	1.44	1.48	3.27	3.33	3.36
National	1.11	1.14	1.19	2.76	2.79	2.85

SEND Pupils average Attainment 8 score

	EHCP			SEND Support		
	2023	2024	2025	2023	2024	2025
Southwark	18.0	17.3	22.8	43.3	43.7	44.6
London	16.4	17.4	18.0	38.1	38.4	38.5
National	14.0	14.2	14.8	33.3	33.1	33.7

SEND Pupils average Progress 8 score[25]

	EHCP			SEND Support		
	2023	2024	2025	2023	2024	2025
Southwark	-0.85	-0.56	Not applicable	-0.08	+0.14	Not applicable
London	-0.85	-0.78	Not applicable	-0.18	-0.16	Not applicable
National	-1.12	-1.13	Not applicable	-0.45	-0.45	Not applicable

[25] Following the cancellation of Key Stage 2 assessments in 2019-20 and 2020-21, due to Covid-19, Progress 8 scores are unable to be calculated for the academic years 2024-25 and 2025-26.

Key Stage 5

SEND Pupils Academic APS Per Entry

	EHCP			SEND Support		
	2023	2024	2025	2023	2024	2025
Southwark	37.96	34.83	Not yet available	37.23	38.14	Not yet available
London	32.72	32.93	Not yet available	32.64	33.55	Not yet available
National	32.29	32.09	Not yet available	32.18	32.77	Not yet available

SEND conclusion

Published results show that performance for our pupils with SEND both at SEND support level and with EHCPs outshines that nationally for both Phonics and Key Stage 2, Expected Standard and in reading, writing and maths combined (RWM). At Key Stage 4, published results show excellent performance for SEND pupils both at SEND support level and with EHCPs. Southwark remains significantly above both London and national averages across all measures.

During 2024-25 we have worked to drive collaboration with partners, pupils and parents/ carers to ensure SEND standards remain high. The SEND Hub is based at one primary school and provides training and support to special educational needs coordinators (SENDCOs) in all primary schools.

We will monitor and support the work of the SEND Hub in raising standards and professional confidence in mainstream settings. We will embed the work of the SEND Consultants in mainstream schools to further develop and support high-quality practice in our schools.

SEND curriculum development in resource bases and mainstream schools supports pupils to achieve the best possible outcomes. All primary schools are allocated a SEND consultant to support with the delivery of a broad, rich, coherently sequenced curriculum to meet all needs.

Working alongside the SEND Hub, this specialist team has raised standards and professional confidence in mainstream settings. Provision for the more complex children with SEND is personalised and continues to be developed in innovative and exciting ways.

Each special school has kept their curriculum under review to ensure it is ambitious for all learners and that the provision is bespoke to their needs. Therapy, enrichment programmes, extra-curricular trips, events and residential experiences are a core curriculum component that fully prepare pupils for the next stage of their education. Technology continues to be used and developed to enhance the learning experience.

Children in Care

The Virtual School is a statutory function in every local authority. It oversees the education of children in care from Southwark, whether they are cared for within the borough or outside it. This means that while a child in care might attend a school outside or within Southwark, they receive additional support and monitoring of their progress and welfare by the Southwark Virtual School staff team.

At the end of the school year, in July 2025, 355 students were recorded on the roll of Southwark Virtual School, of which 243 children were of statutory school age and 112 were in Key Stage 5. The proportion of students on roll identified as having SEND was 38%. This is much higher than the Southwark average.

The Headteacher of the Virtual School publishes a full report[26] every year in November/ December that is shared with the council's Corporate Parenting Committee. A brief summary of the main headlines from 2024-25 is included below.

Children in Care highlights: 2024- 2025

- 2025 exam series GCSE results for our children in care showed strong improvement in English at both standard and strong pass levels, and in English and Maths overall, across both the full cohort and those in care for 12 months or more.
- The progression to university remained consistently strong at 64% for the last 2 academic years, demonstrating a sustained success rate in supporting KS5 children in care to access higher education.

[26] Agenda item - Annual Virtual Headteacher's Report 2023-2024 - Southwark Council

GCSE English and Maths results for the full Southwark Children in Care

Full CLA Cohort - English and Maths					
	2021	2022	2023	2024	2025
English Standard, 9-4	27%	47%	28%	14%	24%
English Strong, 9-5	16%	17%	20%	7%	15%
Maths Standard, 9-4	27%	17%	20%	14%	17%
Maths Strong, 9-5	20%	15%	8%	7%	10%

GCSE English and Maths combined results for the full Southwark Children in Care

Full CLA Cohort - Achieving a pass in English and Maths combined					
	2021	2022	2023	2024	2025
Standard, 9-4	22%	14%	16%	6%	15%
Strong, 9-5	15%	11%	8%	3%	8%

Key Stage 5 outcomes

Key Stage 5 (KS5) attainment is detailed in the tables below. Students in KS5 study at various levels from pre-entry, typically ESOL, through to Levels 1, 2 and 3 which are often vocational. A- Levels are taken by those on an academic pathway.

Number of children achieving expected level

Achieving expected level	Yr 12	Yr 13	Total
ESOL all levels – Pass BTEC and Vocational courses – Pass A Level – Grade C	86% (*50 of 58)*	60% (*6 of 10)*	82% *(56 of 68)*

Number of KS5 children in care entering university

Key Stage 5 children in care entering university					
	2020-21	2021-22	2022-23	2023-24	2024-25
Number taking A-level/ Level 3	13	14	22	22	11
Number progressing	4 (31%)	5 (36%)	13 (59%)	14 (64%)	7 (64%)

With 64% (seven) of this year's cohort moving on to university, we are proud to share that two of these students achieved grades A-C at A level and are progressing to Russell Group universities; five students got their first choice of university. In addition, seven out of eight students achieved Distinction-Merit grades at Level 3 BTEC.

Children in Care conclusion

GCSE results for our children in care show good improvement in English and maths at both the standard and strong pass level. English and maths results combined also showed an improvement across the board.

Next year's priorities will focus on narrowing the attainment gap by providing targeted support and interventions to schools and children to improve educational outcomes. Efforts to address persistent absence will be strengthened through focused casework, strategic data analysis, early

intervention, and regular multi-agency panels to agree priority actions. There will also be continued support for the development of attachment-aware and trauma-informed schools across Southwark, delivered through a flexible and diverse virtual training programme tailored to meet varying needs. In addition, there will be a renewed focus on improving outcomes at Key Stage 5 through enhanced transition support, targeted academic interventions, and strengthened collaboration with post-16 providers.

Anonymised Virtual School Case Study

Student A entered long-term foster care in early childhood. From an early stage, Student A demonstrated high aspirations, expressing a clear ambition to attend sixth form at a local grammar school and eventually progress to university.

With support from the Virtual School, Student A was guided through the application process to two local sixth forms, selected in collaboration with their professional and care network. The school effectively utilised Pupil Premium Plus (PP+) funding to provide targeted tuition and intensive academic intervention in the lead-up to their GCSE examinations.

In addition to academic support, the Virtual School facilitated access to university taster experiences at Loughborough University and University College London (UCL), helping to broaden Student A's understanding of higher education pathways. Further support was offered through an Easter GCSE Mathematics Revision School hosted by Imperial College London.

Student A achieved Grade 6 across all GCSE subjects, including English Language, English Literature, Mathematics, Science, History, Geography, and Computer Science.

These strong results secured a place at sixth form, representing a significant milestone in their educational journey and a testament to their resilience, ambition, and the collaborative support of their network.

Student B achieved impressive A-Level results: Sociology (A), History (B), and English Language (C), and has successfully secured a university place to study Law at Durham University with a Foundation Year. This is a significant accomplishment. While they performed well overall and have accepted the university offer, subject teachers for English and History have recommended a remark of certain papers, which the Virtual School is funding.

Throughout the course, Student B demonstrated consistent dedication and made full use of the support available, including supplementary tuition provided by the Virtual School to aid progression in History and English.

Student B integrated seamlessly into Sixth Form life and became a valued member of the school community. In their leadership role as Head of House, they took responsibilities seriously - actively planning and speaking at various whole-school events. Subject teachers have noted Student B's excellent verbal contributions in class discussions and their enthusiasm for debates, group work, and paired activities - all of which place them in a strong position for success in Higher Education and their chosen field.

Additionally, Student B completed work experience placements at several law firms, further supporting their career aspirations and providing valuable insight into the legal profession.

Appendices

Appendix 1: Ofsted

Key: 1 – Outstanding. 2 - Good. 3 - Requires Improvement. 4 - Inadequate/Special Measures.

Please note: Ofsted discontinued the “overall effectiveness” single grade from September 1st 2024. We have reported the quality of education judgement, which is a very good indicator of overall effectiveness, for all inspections following this date.

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
Nursery Schools			
Dulwich Wood Nursery School	Nursery	10/06/2021	2
The Grove Nursery School	Nursery	18/04/2024	2
Kintore Way Nursery School and Children's Centre	Nursery	05/05/2023	1
Nell Gwynn Nursery School	Nursery	10/05/2023	2

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
Primary Schools			
Albion Primary School	Primary	30/01/2024	2
Alfred Salter Primary School	Primary	27/06/2024	2
Angel Oak Academy	Primary	09/02/2024	1
The Belham Primary School	Primary	12/06/2024	2
Bellenden Primary School	Primary	06/03/2024	2
Bessemer Grange Primary School	Primary	23/05/2024	2
Bird In Bush School	Primary	02/07/24	2
Boutcher Church of England Primary School	Primary	14/07/2022	1

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
Brunswick Park Primary School	Primary	26/11/2024	2
The Cathedral School of St Saviour and St Mary Overie	Primary	07/12/2022	1
Charles Dickens Primary School	Primary	24/06/2025	1
Crampton Primary	Primary	17/04/2024	1
Crawford Primary School	Primary	14/04/2025	2
Dog Kennel Hill School	Primary	23/02/2022	2
Dulwich Hamlet Junior School	Primary	28/03/2023	1
Dulwich Village Church of England Infants' School	Primary	17/10/2023	1
Dulwich Wood Primary School	Primary	05/07/2022	2

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
English Martyrs' Roman Catholic Primary School	Primary	25/02/2025	2
Friars Primary Foundation School	Primary	07/02/2024	2
Galleywall Primary School	Primary	15/01/2025	1
Goodrich Community Primary School	Primary	08/07/2025	2
Goose Green Primary and Nursery School	Primary	17/06/2025	2
Grange Primary School	Primary	04/02/2025	2
Harris Primary Academy East Dulwich	Primary	05/05/2023	1
Harris Primary Academy Peckham Park	Primary	21/02/2024	2
Heber Primary School	Primary	11/03/2025	2

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
Hollydale Primary School	Primary	01/10/2024	2
Ilderton Primary School	Primary	24/06/2025	1
Ivydale Primary School	Primary	03/07/2024	2
John Donne Primary School	Primary	29/11/2023	2
John Keats Primary School	Primary	22/02/2023	2
John Ruskin Primary School and Language Classes	Primary	18/10/2023	1
Judith Kerr Primary School	Primary	04/05/2022	2
Keyworth Primary School	Primary	27/09/2023	2
Lyndhurst Primary School	Primary	26/04/2023	2

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
Michael Faraday School	Primary	13/06/2024	2
Oliver Goldsmith Primary School	Primary	24/05/2022	2
Peter Hills with St Mary's and St Paul's CofE Primary School	Primary	19/07/2022	2
Phoenix Primary School	Primary	17/06/2025	1
Pilgrims' Way Primary School	Primary	18/12/2024	2
Redriff Primary School	Primary	28/11/2023	1
Riverside Primary School	Primary	06/12/2023	2
Robert Browning Primary School	Primary	28/09/2021	2
Rotherhithe Primary School	Primary	20/06/2018	2

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
Rye Oak Primary School	Primary	10/05/2023	2
Saint Joseph's Catholic Primary School, the Borough	Primary	11/10/2023	2
Snowsfields Primary School	Primary	03/07/2023	2
Southwark Park Primary School	Primary	11/10/2023	2
St Anthony's Catholic Primary School	Primary	25/11/2021	2
St Francis RC Primary School	Primary	15/06/2023	2
St George's Cathedral Catholic Primary School	Primary	06/06/2024	2
St George's Church of England Primary School	Primary	11/07/2023	2
St James' Church of England Primary School	Primary	17/07/2024	2

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
St James the Great Roman Catholic Primary School	Primary	12/10/2022	2
St John's and St Clement's Church of England Primary School	Primary	01/10/2024	1
St John's Roman Catholic Primary School	Primary	01/04/2025	1
St Joseph's Catholic Infants School	Primary	07/12/2023	2
St Joseph's Catholic Junior School	Primary	21/07/2022	2
St Joseph's Catholic Primary School (Gomm Road)	Primary	12/03/2024	1
St Joseph's Catholic Primary School (George Row)	Primary	14/09/2021	2
St Jude's Church of England Primary School	Primary	24/11/2021	2
St Paul's Church of England Primary School	Primary	18/07/2023	2

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
St Peter's Church of England Primary School	Primary	29/03/2023	2
Surrey Square Primary School	Primary	05/05/2022	1
Tower Bridge Primary School	Primary	05/03/2025	2
Victory Primary School	Primary	04/05/2023	2
Secondary Schools			
Ark All Saints Academy	Secondary	03/11/2023	2
Ark Globe Academy	Secondary	30/11/2021	2
Ark Walworth Academy	Secondary	03/11/2023	2
Bacon's College	Secondary	08/06/2022	2

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
The Charter School Bermondsey	Secondary	17/11/2022	2
The Charter School East Dulwich	Secondary	09/05/2024	2
The Charter School North Dulwich	Secondary	07/06/2022	1
City of London Academy (Southwark)	Secondary	23/11/2021	2
Haberdashers' Borough Academy	Secondary	05/03/2024	2
Harris Academy Bermondsey	Secondary	04/02/2025	1
Harris Academy Peckham	Secondary	11/02/2025	2
Harris Boys' Academy East Dulwich	Secondary	28/11/2023	1
Harris Girls' Academy East Dulwich	Secondary	05/12/2023	1

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
Kingsdale Foundation School	Secondary	28/03/2023	1
Notre Dame Catholic Girls' School	Secondary	19/03/2024	3
Sacred Heart Catholic School	Secondary	08/11/2023	1
South Bank University Academy	Secondary	09/06/2022	2
St Michael's Catholic College	Secondary	29/04/2025	1
St Saviour's and St Olave's Church of England School	Secondary	16/11/2022	2
The St Thomas the Apostle College	Secondary	06/11/2024	1
Special Schools			
Beormund Primary School	Special	18/06/2024	1

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
Cherry Garden School	Special	18/12/2024	1
Evelina Hospital School	Special	09/06/2022	1
Haymerle School	Special	07/12/2021	2
Highshore School	Special	01/03/2023	2
Maudsley and Bethlem Hospital School	Special	18/11/2021	1
Newlands Academy	Special	13/03/2023	2
Spa School Camberwell	Special	24/01/2023	2
Spa School, Bermondsey	Special	22/05/2024	2
Tuke School	Special	14/07/2021	1

School Name	Ofsted Phase	Current Ofsted:	
		Inspection Date	Inspection Rating
PRU			
Southwark Inclusive Learning Service (Sils)	PRU	24/01/2024	2

Appendix 2: Attainment- Cohort Analysis

NOTE: The commentary below refers only to attainment. This does not include the amount of progress individuals or groups of pupils have made in phonics, reading, writing and maths. Progress is a key factor in determining how well children achieve. Commentary relating to performance by pupil ethnicity is based on pupils where their ethnicity is known and where the cohort size is 30 or more. Commentary relating to performance by pupils' SEN and EAL status does not include pupils where their status (for the specific characteristic) is unknown. All commentary is based on final 2025 data for phonics and provisional 2025 data for KS2.

List of abbreviations:

RWM - Reading, writing and mathematics; GPS – grammar, punctuation and spelling; FSM - free school meals; SEN - special educational needs; EHC - education, health and care plan.

Cohort	Y1 Phonics	KS2
Total cohort	79.9% of Year 1 children achieved the required phonics screening standard of 32 or more points.	79.6%; 77.4%; 78.1%; 79.1%; 84.0%; and 69.4% of eligible pupils were working at the expected standard in KS2 reading; writing; GPS; maths; science and RWM combined respectively. Attainment was highest in science followed by reading.
Gender • Boys • Girls	Girls were more likely to achieve the required phonics standard compared to boys, with 82.5% achieving the	Girls outperformed boys in all KS2 subjects. The gap in performance between the two cohorts was largest - at 10.0 percentage points, in writing, and smallest in

Cohort	Y1 Phonics	KS2
	standard compared to 77.4% of boys. If looking at the proportions that boys and girls each account for of the eligible Year 1 phonics cohort and the cohort of Year 1 pupils reaching the phonics standard, boys were slightly underrepresented amongst the latter group.	maths - where the gap was 0.4 percentage points. The proportion of boys working at the expected standard was marginally lower than their representation of the eligible cohort across all KS2 subjects.
FSM eligible • Eligible • Not eligible	73.4% of those children identified as eligible for FSM achieved the required phonics standard. This compared to 83.4% of pupils who were not eligible for FSM - a difference of 10 percentage points. Children who were eligible for a FSM, were slightly underrepresented amongst those achieving the required phonics standard - accounting for 35.2% of the overall eligible Year 1 phonics cohort, yet making up only 32.3% of those reaching the standard.	Children identified as eligible for FSM performed less well compared to their non eligible counterparts. The gap in performance was largest in reading, writing and maths combined at 12.5 percentage points, or, if looking at separate KS2 subjects, in GPS with a gap of 9.8 percentage points. Taking into consideration the share of the overall eligible cohort accounted for by FSM eligible children, this group of children were underrepresented amongst

Cohort	Y1 Phonics	KS2
		those working at the expected standard across all KS2 subjects.
SEN detailed • No SEN • SEN support • Statement or EHC Plan	88.8% of children with no SEN achieved the required phonics standard. This compared to 48.7% of children with SEN. The more advanced the SEN, the smaller the percentage of the cohort that achieved the required phonics standard, i.e., one quarter of children with an EHC plan met the phonics required standard compared to more than one half of children with SEN support. SEN children as a whole were disproportionately underrepresented amongst pupils meeting the phonics threshold, and by quite a fair amount. Although making up 20.8% of the overall eligible cohort, children with SEN represented only 12.7% of the cohort who achieved the required phonics standard. If looking specifically at children	Across the whole of KS2, children with SEN fared less well than those with no registered SEN. The attainment gap for the separate KS2 subjects was largest in writing - 44.0 percentage point gap, followed by GPS - 41.0 percentage point gap. For reading, writing and maths combined, the gap was 45.4 percentage points. The more advanced the SEN stage, the smaller the percentage of the cohort working at the expected standard at KS2 and in all subjects. When taking into account the share of the eligible cohort represented by children with SEN compared to their representation amongst those working at the expected standard at KS2, SEN children were underrepresented in all subjects.

Cohort	Y1 Phonics	KS2
	with SEN, the disparity in representation of the eligible cohort compared to the representation of those meeting the phonics standard, was larger amongst children with SEN support.	
Ethnicity Asian or Asian British - Bangladeshi - Indian - Pakistani - Chinese - Any Other Asian (including Asian British) Black or Black British - Black African - Black Caribbean - Any Other Black (including Black British) Mixed / Dual Heritage	Children of mixed White and Asian background had the highest performance - with more than nine out of 10 children (93.3%) of children from this ethnic background reaching the standard. Children from any other White background had the next highest performance, with 90.6% reaching the standard. In contrast, at 69.4%, phonics attainment was lowest for White and Black Caribbean children when compared to all other children. When looking at performance by main ethnic group, White followed by Asian children had the highest performance with 85.9% and 83.1% respectively reaching the required standard	With the exception of separate maths, White and Asian children performed the best across the KS2 subjects - separate and combined, when working at the expected standard. For separate maths, Chinese children had the best performance. Conversely, children from White and Black Caribbean backgrounds had the lowest results for all KS2 subjects, other than for separate reading and separate maths. For these two subjects, Black Caribbean children achieved the lowest results. When factoring in how much each ethnic group accounts for of the eligible cohort, Black Caribbean, White and Black Caribbean children and those from any other ethnic background, consistently

Cohort	Y1 Phonics	KS2
- White & Black African - White & Black Caribbean - White & Asian - Any Other Mixed White - White British - White Irish - Traveller of Irish Heritage - Gypsy Roma - Any Other White • Any Other Ethnic Group	in the phonics screening check. Conversely, children of Any Other Ethnic Group had the lowest performance out of the main ethnic groups. If taking into consideration the share children from each ethnic background account for of the overall eligible cohort and compared to the share they represent of pupils meeting the phonics standard, Black African; Black Caribbean; any other Black background; White and Black Caribbean; any other mixed background; and children from Any Other Ethnic Group had slightly lower representations amongst the cohort of children meeting the phonics standard.	had lower representations - by small amounts - across all KS2 subjects.
EAL • English • Other than English • Unknown / Missing	Children whose mother tongue was English performed slightly better than those whose first language was other than English, with 80.9% versus 79.2% respectively meeting the required phonics standard.	Children with English as their first language performed better than those children with English as an additional language in the subjects of reading; writing; and science. This relationship was reversed for the other KS2 subjects, including

Cohort	Y1 Phonics	KS2
		for reading, writing and maths combined.
Disadvantaged pupils *(in receipt of pupil premium for FSM6; adopted from care; LAC)*	Disadvantaged children performed less well than their non disadvantaged counterparts - 73.4% compared to 83.5% respectively. If taking into consideration the proportion of the overall cohort made up by disadvantaged children compared against the proportion they account for of those who successfully met the required phonics standard, disadvantaged children were underrepresented by a small amount in the latter cohort. Comparing the performance of disadvantage pupils against all pupils, there is a 6.5 percentage point gap.	Children identified as disadvantaged performed less well than their non disadvantaged counterparts. Additionally, disadvantaged children were consistently underrepresented amongst the cohort of children working at the expected standard and in all KS2 subjects. The gap in performance between disadvantaged pupils and all pupils is 6.6 percentage points.

Appendix 3: Innovations

Southwark is a forward-thinking borough, committed to continually refining its practices to deliver exceptional value for money for residents and outstanding service quality for users. In 2024–25, several innovative initiatives within Education have strengthened collaborative working both across council departments and with external partners. These efforts have fostered a stronger and more determined approach to tackling the challenges faced by our children and young people today.

The Southwark Scholarship Scheme[27]

Each year the council opens applications to young people (under 25 years old) who have lived in the borough for a minimum of 3 years, to go to university without the worry of tuition fees.

Since the scheme began in 2011, 141 young people have been helped to pursue higher education through this scheme, which covers the full tuition fees for their chosen course. Our scholarship supports young people who have an excellent academic record of achievement, made a positive contribution to their local community and have a combined household income of less than £28,000.

Since graduating from university, our scholars have gone on to careers in education, engineering, law, and medicine as well as other pioneering fields. Some of our alumni are successful entrepreneurs and active members of the community. A few have set up their own charities supporting young people from disadvantaged backgrounds.

[27] Southwark Scholarship Scheme – Education Business Alliance Since 2013, St Olave's United Charity has awarded a few scholarships complementing the Southwark Scholarship Scheme, supporting young people with their tuition fees. Some of our scholars are still in receipt of this award. (T&Cs apply.)

For the 2024-25 intakes, 7 students were awarded the scholarship, as detailed below:

School	University	Course of Study
Ark Globe Academy	Bath Spa University	International Relations and Politics
Sacred Heart Catholic Secondary School and Sixth Form	University College London	Psychology
Southwark College	London Southbank University	Children's Nursing
Blackfen School for Girls	London Southbank University	Adult Nursing
St Thomas the Apostle School and Sixth Form College	University of Cambridge	Natural Sciences
St Thomas the Apostle School and Sixth Form College	Royal Holloway University	Economics and Data Science
Le Retraite Catholic School for Girls	University of Kent	Law

Talk Matters: support for language development

Southwark has successfully partnered with the London Violence Reduction Unit (VRU) through the Talk Matters programme, which aims to take a more strategic approach to developing speech, communication, and oracy across local schools. Backed by £128,000 in funding, the project launched with five schools in its first year, focusing on three key strands: developing whole-school approaches to oracy and dialogic teaching in collaboration with Professor Neil Mercer and Oracy Cambridge; delivering a structured 9-week Talk Boost intervention to support pupils with language development; and improving wellbeing and parental engagement through inclusive, community-based approaches. Cohort one has seen significant impact, including improved pupil confidence and communication, increased parental involvement through events and workshops, and enhanced teacher knowledge and use of oracy in the classroom. We look forward to extending this work with four more schools in the coming year as part of Cohort two.

Mental Health Provision for Children and Young People

As well as a range of CAMH services provided by SLAM NHS Trust that work with our children in Southwark, specific school-based mental health services are provided by two third sector organisations, Groundwork London and the Place 2 Be.

Groundwork London

Groundwork London hosts three separate teams that work directly within schools in Southwark: the Nest under 11s team, the School Engagement Team, and the Mental Health Support Team.

The Nest is an open access emotional well-being service for children and young people, funded by the council and the ICB and delivered by Groundwork London. The Nest's under 11s team consists of two creative therapists who provide 1-1 and group therapy to children in four primary schools in Southwark, aiming at improving mental health and well-being.

As well as its core offer, the Nest currently receives additional funding from the council to provide the School Engagement Team (SET), which works alongside the under 11's team in the same four primary schools, but in addition works in a further 18 primary schools, 2 primary special schools and 2 secondary schools. The SET provides 1-1 and group sessions to children as well as sessions for parents aimed at improving well-being, but with a specific focus on impacting on children struggling with attendance or at risk of exclusion. As well as working in schools, SET also work in/with the following community spaces/projects/colleges:

- Orchard Hill College

- Park College
- Bradfield Youth Club
- CareTrade- Autism Project
- Salmon Youth club
- RJ4all

The Mental Health Support Team (MHST) in schools is part of a nationally funded program of teams in schools focussing on improving mental health and well-being. The Southwark MHST work in 16 primary schools and 14 secondary schools providing 1-1 therapy in secondary schools and 1-1 work with parents of children in primary schools, as well as providing group work and consultations to staff.

Place2Be

Place2Be is a children's mental health charity providing school-based support and in-depth training to improve the mental health and well-being of children and young people. Place2Be is funded via the People's Postcode Lottery, Pears Foundation, Bernard Lewis Family Charitable Trust and The Peter Cundill Foundation. It offers individual therapy, group sessions, advice to parents and consultation to teachers. Place2Be operates in 6 primary and 3 secondary schools in Southwark.

Cross-Agency Mental Health subgroup supporting inclusion

Colleagues from SLAM NHS Trust, Groundwork, School Nursing and the Council meet regularly to review the spread of in-school mental health provision and to consider how to use mental health resources and staff in Southwark to support inclusion. The group is currently looking at the development of multi-agency approaches to children with emotionally based school avoidance, and children experiencing permanent exclusion.

Enrichment for Disadvantaged Pupils

For a second consecutive year, the Central School of Ballet (CSB) has worked in close partnership with the Southwark school improvement team to plan and deliver a wide range of enrichment activities for disadvantaged pupils. These include dance workshops, careers assemblies, and performance opportunities, all designed to support physical development, artistic expression, and mental well-being, while also introducing pupils to future employment pathways. The programme also includes staff training to ensure schools are well-equipped to meet the diverse needs of their learners.

Southwark Council continues to support disadvantaged pupils in improving core skills in reading, writing, and maths by facilitating engagement with high-quality local organisations, including charities and faith-based groups. One example is the Southwark Young Leaders Academy (SYLA), which provides free tutoring, mentoring, and homework support. With SELA's involvement in planning and some delivery, SYLA also runs weekend academic sessions and soft skills development activities such as careers guidance and debating competitions. These efforts help build character, raise academic achievement, and foster leadership potential—83% of SYLA participants met or exceeded progress targets in English and maths.

Southwark students also participated in *The Infinity Games (IG25)*—a flagship international youth event celebrating sport, culture, and friendship. Over three days, young people from Southwark joined peers from across Europe in cross-cultural activities, language immersion (French, Spanish, German), and team sports. Disadvantaged pupils gained confidence, public speaking skills, and a sense of belonging through this inclusive programme. The event also welcomed international delegations and civic leaders as part of Southwark's 60th anniversary celebrations.

We have also engaged in a number of endeavours with a key partner, The Paradigm Project, in support of our disadvantaged pupils. This organisation has a proven track record of positively impacting on the lives of young people through a range of research-based interventions, done in conjunction with Cambridge University.

In Southwark, our joint efforts have focused on supporting some of our most vulnerable learners, particularly those attending the Southwark Inclusive Learning Service. Activities included a series of creative and reflective workshops for students, families, and school leaders, exploring the lived experience of exclusion through poetry, storytelling, and dialogue.

We have developed a new initiative which will launch this autumn to provide transition support for three cohorts of disadvantaged Year 6 pupils, helping them navigate the move to secondary school with confidence and aspiration.

To further broaden horizons and raise aspirations, we have also supported the Southwark Youth Parliament in delivering a series of school-based careers events, giving students direct access to role models, pathways, and opportunities that inspire ambition and future planning.

Southwark school improvement team funded a project to support schools to raise attainment in writing for disadvantaged pupils. The programme offers tailored training for school staff, led by an expert consultant and the Local Authority advisor, with a clear focus on helping disadvantaged pupils catch up and thrive. Importantly, analysis shows the project led to a significant improvement in pupils' writing in greater depth, meaning more students were able to produce high-quality, advanced work.

Additionally, Southwark Council supports the Active Row programme in partnership with London Youth Rowing (LYR). This initiative promotes physical activity and life skills among pupils from diverse and disadvantaged backgrounds, including those with special educational needs and disabilities. Research shows that Active Row significantly improves mental and physical well-being, resilience, and school engagement.

SEND Specialist Teaching Team

One of the objectives from the Southwark SEND Strategy (Revised January 2024) is the development of greater confidence skills and competencies in all settings. The Safety Valve Agreement Conditions[28] include supporting mainstream schools through increasing the capacity of SEND professionals. Southwark recognises that the number of children and young people with SEND needs continues to rise. While many primary schools have fewer pupils on roll, the number of pupils with SEND and complex needs is increasing.

To support schools in meeting these challenges and developing their competencies in meeting the needs of even the most complex of children and young people, Southwark have employed a SEND Specialist Teaching Team to deliver support through the framework of the Southwark SEND Standards[29].

In the academic year 24-25 this team included three full- time and one part-time SEND Consultant and four SEN Specialist Teachers. This enabled all primary and secondary schools, maintained, academies and free schools, to be allocated a named SEND Specialist. The team delivered its second Inclusion and SEND annual training calendar, free to all providers. Sessions were very well attended and included topics such as: Need Assessment Requests, Behaviour as Communication, preparation for Ofsted. The academic year culminated in the Southwark Schools SEND Good Practice Conference, attended by over 80 professionals.

School-to-school collaboration in Southwark

With the majority of our schools rated as good or outstanding, the School Improvement Team champions school-to-school collaboration as a central strategy for driving improvement. We are committed to supporting our community of Local Authority maintained schools by creating opportunities for leadership development across Southwark. This collaborative approach benefits all participating schools, enabling leaders to share best practices and staff to learn from the diverse and high-quality provision across the borough. Currently, 20 LA maintained schools are working in nine

[28] Dedicated Schools Grant 'Safety Valve' Agreement: Southwark 2022-2023
[29] https://statics.teams.cdn.office.net/evergreen-assets/safelinks/2/atp-safelinks.html

federations under the leadership of executive headteachers. Two additional schools are engaged in formal partnerships with other schools to enhance support and development.

Southwark also hosts a SEND Hub, established at Alfred Salter Primary School in 2021, which serves as a centre of excellence for supporting schools in adapting provision for pupils with SEND. The Hub facilitates networking for SENDCOs and works closely with selected schools to promote exemplary practice. In the 2023–24 academic year, the Hub partnered with the University of Roehampton to deliver the NASENCO qualification to over 20 SENDCOs from Southwark and neighbouring areas. It also provided tailored mentoring, led a SEND Headteacher community event in June 2024, and introduced a Peer Provision Review Framework.

Additional school-to-school initiatives include moderation clusters to support consistent teacher assessment, subject leader networks, peer school reviews, targeted support, and leadership mentoring. These opportunities allow leaders and teachers to observe, share, and learn from one another. The School Improvement Advisor Team plays a key role in identifying, facilitating and quality-assuring these collaborations to encourage successful practice is shared across the borough.

Southwark Partnership

Southwark Children's Services is committed to enabling a formal partnership for all schools to respond positively to challenges they face through working constructively together. This aims to give schools a stronger collective voice and greater influence over decision-making on issues affecting children and young people in Southwark, and to enable ways for schools to share expertise and support each other. This year a headteacher steering group has been working closely with consultants to develop a model that enables multiple ways in which schools can engage with each other. Every school in Southwark will be a member of the partnership, because they serve the children and young people of Southwark. The partnership will be led by schools, for schools. It is proposed that there will be a strategic board, who will focus on driving improvements for children and young people.

What we want to achieve through closer collaboration

- Improve the life-chances of all children in Southwark through purposeful, impactful collaboration between schools, and between the LA and schools.
- Narrow the gaps in outcomes for children and young people who are disadvantaged and vulnerable by bringing together school, local authority and other agency capacity for change.
- Strengthen the learning and links between schools and develop collaborative capacity.
- Create a culture of collective responsibility for "all our children".

Appendix 4: Long Term Performance Trends

Long term trends - Ofsted Inspections and Attainment

Notes: The rank and quartile positions reported below have been derived from published DfE data. Final data is always used where possible. However, in some instances, provisional and revised data has been used where the DfE has not updated the national statistics.

LA ranked position in quartiles (colour key)

Top Quartile
Quartile 2
Quartile 3
Bottom Quartile

Ofsted Inspection Outcomes 2013 to 2024

Year	% of Southwark Schools Judged Good or Outstanding	National Ranking
2013	88%	18
2014	88%	24
2015	89%	31
2016	92%	34

2017	89%	80
2018	89%	42
2019	93%	27
2020	93%	20
2021	93%	22
2022	97%	8
2023	96%	18
2024	96%	22

N.B The earliest Ofsted inspection data, currently published at LA level by Ofsted, is from March 2013.

EYFSP 2005 to 2025

(j= joint)

Year	% Achieving a Good Level of Development	National Ranking % Achieving a Good Level of Development
2005	39%	j 118th
2006	33%	j 131st
2007	34%	138th
2008	40%	j 129th
2009	43%	j 142nd
2010	56%	j 65th
2011	64%	j 24th
2012	69%	j 19th
2013	59.6%	17th
2014	65.6%	j 19th
2015	70.6%	25th
2016	72.1%	j 33rd

2017	73.4%	j 35th
2018	75.2%	j 21st
2019	74.1%	37th
2020	Assessment cancelled due to Covid 19	
2021	Assessment cancelled due to Covid 19	
2022	68.3%	j 29th
2023	69.9%	j 27th
2024	69.9%	j33rd
2025	70.0%	Expected Nov 2025

N.B. The earliest LA level statistics reported on by the DfE, is from 2005. Data for 2005 and 2006 are based on child level sample data. From 2007, DfE statistics have been based on full child level collection data.

Year 1 Phonics 2012 to 2025

Year	% Meeting the Required Standard	National Ranking % Meeting the Required Standard (j= joint)
2012	54%	j 117th
2013	72%	j 32nd
2014	77%	j 30th
2015	81%	j 19th
2016	82%	j 38th
2017	84%	j 18th
2018	85%	j 26th
2019	84%	j 21st
2020	Assessment cancelled due to Covid 19	
2021	Assessment cancelled due to Covid 19	
2022	78%	j 29th
2023	80%	j 41st
2024	80%	j 69th
2025	80%	j 59th

Key Stage 1 2004 to 2024

(j= joint)

Year	Reading		Writing		Maths	
	% Achieving Level 2+ or Expected	National Ranking % Achieving Level 2+ or Expected	% Achieving L2+ or Expected	National Ranking % Achieving Level 2+ or Expected	% Achieving L2+ or Expected	National Ranking % Achieving Level 2+ or Expected
2008	79%	j 131st	74%	j 132nd	85%	j 137th
2009	79%	j 143rd	74%	j 147th	84%	j 150th
2010	83%	j 92nd	77%	j 118th	86%	j 125th
2011	84%	j 85th	78%	j 122nd	86%	j 135th
2012	86%	j 82nd	81%	j 103rd	89%	j 103rd
2013	87%	j 105th	84%	j 87th	90%	j 98th
2014	89%	j 79th	86%	j 66th	91%	j 94th
2015	90%	j 80th	87%	j 81st	92%	j 95th
2016	77%	j 29th	70%	j 21st	76%	j 26th

2017	79%	j 19th	73%	j 13th	78%	j 26th
2018	79%	j 16th	74%	j 14th	78%	j 32
2019	79%	j 11th	73%	j 22nd	78%	j 29th
2020	Assessment cancelled due to Covid 19					
2021	Assessment cancelled due to Covid 19					
2022	71%	j 19th	65%	j 7th	71%	j 23rd
2023	71%	j 21st	65%	j 16th	73%	j 24th
2024	Assessment ceased being statutory					

N.B. LA level statistics for the whole of England - reported by the DfE, is no longer accessible prior to 2008.

Key Stage 2 2004 to 2025

(j= joint)

Year	% Achieving Level 4+ or Expected in Reading, Writing and Maths	National Ranking % Achieving Level 4+ or Expected in Reading, Writing and Maths
2009	60%	j 88th
2010	64%	j 77th
2011	69%	j 51st
2012	77%	j 33rd
2013	77%	j 55th
2014	81%	j 34th
2015	80%	j 79th
2016	58%	j 31st
2017	64%	j 44th
2018	69%	j 30th
2019	68%	j 35th
2020	Assessment cancelled due to Covid 19	

2021	Assessment cancelled due to Covid 19	
2022	66%	j 19th
2023	67%	j 19th
2024	66%	j 26th
2025	69%	J 16th

N.B. LA level statistics for the whole of England - reported by the DfE, are no longer accessible prior to 2008. It is therefore not possible to identify the rank and quartile position for Southwark. Figures for 2025 are provisional.

GCSE 2004 to 2025

(j= joint)

Year	% Achieving A*-C or Grades 9-5 in English and maths	National Ranking % Achieving A*-C or Grades 9-5 in English and maths
2011	58.5%	j 74th
2012	59.3%	j 72nd
2013	66.7%	26th
2014	64.9%	19th
2015	65.9%	19th
2016	69.3%	23rd
2017	47.8%	j 31st
2018	48.2%	29th
2019	45.5%	j 51st
2020	53.4%	42nd
2021	57.4%	j 24th
2022	59.0%	20th

2023	55.4%	18th
2024	56.1%	j 19th
2025	54.6%	j 20th

N.B. Prior to 2011, achievement of just English and maths combined appears not to be a key measure reported on. Additionally, LA level statistics for the whole of England - reported by the DfE, is no longer accessible. It is therefore not possible to identify the rank and quartile position for Southwark. Results for 2020 and 2021 are based on teacher assessed grades.

A Stronger voice for tenants and leaseholders:

Resident Engagement Strategy

WORKING TO BE A GOOD LANDLORD

Foreword - Councillor Michael Situ, Cabinet Member for Council Housing

We recognise that our residents are true experts on their homes, their estates, and the neighbourhoods they help shape every day. Our Good Landlord Plan made a clear promise: to place residents' needs and aspirations at the centre of everything we do. We are committed to creating transparent systems that allow residents to hold us to account, challenge our performance, and help us improve. Whether through formal panels, feedback forums, or open data, we will ensure residents have the tools and access they need to evaluate how well we are delivering on our promises.

The Resident Engagement Strategy builds on that commitment. It sets out our vision for the next four years, offering inclusive, flexible and meaningful opportunities for residents to get involved in shaping the services that matter most to them, through estate-based decision-making, digital engagement, or face-to-face conversations, we want every resident to feel empowered to contribute in ways that suit their lifestyle and availability. We are determined to ensure that our landlord service remains responsive, effective and good value for money, now and into the future.

Introduction

Our Resident Engagement Strategy is key to delivering on Southwark's ambition to be a good landlord.

We understand that our role as a landlord is about far more than bricks and mortar. A safe, well-maintained home is the foundation for security, opportunity and community. Through the Good Landlord Plan we have committed to invest £250 million over the next three years in improving safety and estates, to transform repairs services and to provide a stronger, more responsive approach to complaints and customer service. Achieving these ambitions will only be possible if we do so with residents as partners, ensuring that resident voice shapes priorities, decisions and choices across all landlord services.

We also recognise that getting involved takes time and commitment. Our role is to make participation easy, flexible and accessible, offering a wide menu of options so that everyone has the opportunity to influence. From resident-led service improvement boards to local housing forums, digital channels, estate walkabouts and co-design workshops, we are creating a wide-variety of opportunities to be involved.

Most importantly, engagement must be impactful. Our residents' voices will not only be heard but will directly influence major investment decisions, service priorities and the design of neighbourhood improvements. This means residents will be involved in shaping how we invest our capital programme, delivery of building safety works and estate upgrades. It also means that service design, such as how we deliver repairs,

manage complaints, and respond to anti-social behaviour will be informed by lived experience and co-produced with residents.

Our Good Landlord Plan

Southwark's Good Landlord Plan is our commitment to becoming a landlord that residents can trust, respect and be proud of. The plan sets out how Southwark is responding to the Regulator of Social Housing's Judgement (RSH) by working positively to fully meet the RSH's consumer standards.

The plan is built around six pillars:

- Better Homes
- Better Repairs
- Better Estates
- Better Customer Service
- Stronger Resident Voice
- New Council Homes

At its heart is the principle that residents are active partners in shaping the services they receive. Our Resident Engagement Strategy aims to ensure that residents have a real voice in how commitments are delivered, and decisions are made.

Through this strategy resident voice is embedded at the centre of both service delivery and oversight. It is the way we will ensure that Southwark's homes are safe, services are accountable, and communities are empowered.

How we created this strategy

This Resident Engagement Strategy has been shaped directly by the voices of residents across Southwark. The draft strategy was informed by a literature review and insights gathered from over 500 council tenants and leaseholders regarding their appetite for engagement. The revised version has included additional contributions from our surveys on the engagement hub, and the tenant satisfaction measures survey of people in our homes.

It also includes expert insight from the Regulator of Social Housing judgement, those who are active and have considerable experience of engagement with the council through our engagement with Southwark Group Tenants Organisation (SGTO), Tenants Forum(TF), Homeowners Forum(HF), Southwark Tenant Management Organisations Committee(STMOC), Local Housing Forum (LHF) and Housing Scrutiny Commission.

We commissioned an independent organisation to lead the engagement to develop the strategy. Their role was to make sure the process was transparent, inclusive and credible, so residents could be confident that their views were properly heard and reflected.

Through this programme, we heard from residents face-to-face across the borough. Alongside this, we created a range of digital opportunities to be engaged. These options meant that residents who could not attend meetings in person were able to take part and influence the strategy.

We held targeted focus groups and co-design workshops where residents shared their concerns and priorities. These conversations gave us clear insight into the issues that matter most, from repairs and cleaning to community safety and anti-social behaviour.

The combination of independent facilitation, in-person discussions and digital engagement meant a wide range of residents shaped our final strategy. Their feedback created the final priorities and commitments. As a result, the strategy is firmly rooted in the lived experience of Southwark residents and provides a strong foundation for improving landlord services in the years ahead.

What residents told us

Residents were clear that engagement must lead to real change. While they value being asked for their views, what matters most is seeing a difference as a result. Many stressed that their time is limited, with jobs, families and personal commitments often making it difficult to attend meetings or take part in in-depth processes. They want involvement opportunities to be easy, flexible and worthwhile, with clear evidence that their contributions shape decisions and lead to action.

A theme from the consultation was a desire for senior leaders to be closer to frontline housing services. Residents told us they want to engage with Councillors, and Senior Officers on estates, at walkabouts and in meetings, hearing directly about the challenges people face. They felt this would help leaders understand local realities, strengthen accountability and build trust.

Residents expressed a deep sense of care for their area and strong desire to help set local priorities. They want to be part of shaping decisions on how resources are spent in their neighbourhoods, with a strong focus on investment in repairs, improvements in estates, green spaces and community facilities. They told us they are ready to work in partnership with the council, provided their involvement is respected and acted upon.

Communication and follow-through were important. Residents want clearer updates and quicker action on issues with a ‘you said, we did’ approach to show how their feedback makes a difference.

Finally, residents emphasised the need for inclusive and flexible engagement. They asked for a broad menu of opportunities; from face-to-face forums and estate inspections to online surveys, digital panels and community events, so that everyone, regardless of lifestyle or circumstance, has the chance to be involved. They also stressed the importance of reaching those who are often underrepresented, ensuring the full diversity of Southwark’s communities informs decision-making.

The objectives our Resident Engagement Strategy 2026 to 2030 are to:

- Deliver our legal obligations on tenant voice with a focus on meeting the Regulator of Social Housing Customer Service Standards while addressing the shortfalls identified in the 2024 inspection report.
- Ensure tenants and leaseholders shape, influence and direct the design and delivery of the council's housing service and our Good Landlord Plan commitment on Stronger Voice
- Contribute to Southwark 2030 goals: reduce inequality, empower people, and invest in prevention.
- Foster safe, supportive communities where residents feel secure and connected.

Our shared engagement principles

Residents rightly want to see real change as a result of their involvement, working as part of genuine partnership where their experience shapes decisions. We have developed the following principles to underpin all of our engagement activities:

- Building trust through every contact
- Accountability and transparency
- Flexibility and accessibility
- Co-design and co-production
- Communication that connects
- Meaningful engagement with visible impact

Building trust through every contact: Every engagement activity, large or small, is an opportunity to build trust. This means visible leadership, careful listening, and treating every resident with care and empathy. By showing respect, commitment and goodwill at every stage, we will demonstrate that engagement is a genuine partnership where residents' voices shape decisions.

Accountability and transparency: Residents want to hold us to account and see senior leaders closer to frontline services. We will be open and honest about our actions, share performance information in ways that are easy to understand, and acknowledge when things go wrong. We will welcome scrutiny, learn from mistakes, and adapt quickly. By doing so, we will show that accountability and transparency are not just regulatory duties but fundamental to a respectful relationship with residents.

Flexibility and accessibility: Residents told us they want to be involved but that time is limited by work, family and personal commitments. Our approach must therefore be flexible, offering a wide range of ways to participate, such as evening

meetings, digital channels, shorter surveys or informal conversations on estates. We will test new approaches, adapt based on feedback, and remove barriers to participation. We will ensure opportunities are accessible and inclusive so that everyone has a fair chance to have their say.

Co-design, and co-production: Residents want to be active partners, not passive consultees. We will embed co-design, and co-production across landlord services, bringing together professional expertise, lived experience and data as valued sources of knowledge. By working in this way, we will create services that are more relevant, effective and trusted, because they are built with and for the people who use them.

Communication that connects: Residents highlighted the need for clearer updates and faster action. We will communicate regularly about engagement outcomes using plain language, accessible formats and a variety of channels. We will also complete the loop with a 'you said, we did' approach, so residents can see how their feedback has led to change.

Meaningful engagement with visible impact: Above all, residents want engagement to be meaningful. We will be clear about what we are asking, the scope of residents' influence, and the outcomes they can expect. Change will happen because of engagement, and we will show, clearly and transparently, how residents' contributions have made a difference. This is critical to building the trust and partnership that residents have told us is the foundation of a good landlord service.

Our shared engagement priorities

Through engagement with residents, four priorities have been developed to underpin our commitment to the highest level of resident involvement. Each priority is supported by our engagement principles, ensuring that the way we work is as important as what we deliver. Together, these priorities form the framework for a landlord service that is accountable, inclusive and built-in partnership with residents.

1. Empowering tenants and leaseholders to shape, influence, and direct the design and delivery of landlord services.
2. Working together to understand residents' needs, priorities, and aspirations for their neighbourhoods and communities and collaborating to find practical solutions.
3. Making it easier to hold our services to account
4. Supporting community building, helping residents build relationships, networks, and thriving communities.

1. Empowering tenants and leaseholders to shape, influence, and direct the design and delivery of landlord services.

Residents told us they want more influence over the decisions that affect their homes and communities, and a stronger voice in setting local priorities.

This means not just being consulted but being part of the decision-making process. We will build on the success of initiatives such as Great Estates by embedding co-design into our everyday practice.

Senior leaders will be more visible and connected to frontline services, ensuring local insights drive how resources are spent and how estates are managed. Through this, residents will have genuine power to shape investment decisions, neighbourhood priorities and service improvements.

We will establish Housing management boards to scrutinise performance, hold us to account, and co-design services ensuring members are trained and have the knowledge and information they need. We will also have a single purpose or one-off focus groups or panels to address specific issues and project such as Landlord Services procedure review groups.

Case Study: Tackling Anti-Social Behaviour (ASB)

Residents told us that anti-social behaviour was one of their top concerns, affecting both safety and quality of life. They also said they wanted clearer updates and more accountability when cases were being managed.

In response we held an ASB workshop with a diverse group of tenants and leaseholders. Their 12 recommendations directly shaped our new ASB procedure, including co-signed action plans between residents and case officers, more frequent updates during investigations, and a stronger commitment to transparency.

These changes have already led to improvements: tenant satisfaction with how ASB is handled has risen by improved by 4%, rising to 57% and residents now have access to a new ASB and crime dashboard giving them clear oversight of local issues and council action.

2. Working together to understand residents' needs, priorities, and aspirations for their neighbourhoods and communities and collaborating to find practical solutions.

Residents are clear that involvement must be flexible and accessible, recognising the pressures of busy lives, jobs and family commitments.

We will therefore provide a broad menu of opportunities for involvement, ranging from resident boards and housing forums to online panels, surveys, estate walkabouts and digital channels.

We will work with residents through Tenant & Resident Associations (TRAs), Local Housing Forums, Tenants and Homeowner Forums, providing opportunities for residents to share what is working, what is not, and what matters to them using forums and direct feedback and work with us to build solutions.

We will continue to innovate, testing new approaches and learning from what works, so that residents can choose the method that best suits their lifestyle.

By embedding flexibility and accessibility into all our engagement, every resident will have the chance to contribute in a way that works for them.

By embedding meaningful engagement with visible impact, we will create an environment where every voice is valued and where decisions are shaped by the breadth of perspectives in our borough.

Case Study: The Great Estates Programme

Our Great Estates Programme was designed with residents. In pilot projects, tenants worked alongside the council to identify estate priorities and agree on the improvements they wanted to see.

Their ideas directly shaped the delivery of new community gardens, food-growing projects, refreshed playgrounds, better bike storage, improved waste and recycling facilities, upgraded lighting and CCTV, and local public art. The success of the Great Estates project highlights the benefits of people power in shaping their neighbourhoods and estates. The success it has recorded in transforming the pilot estates is testament to our commitment to working with empowered communities to transform the way we manage and deliver good landlord services on our estates and in our neighbourhoods.

Residents rated the results highly, 88% said the programme was good or excellent. Their feedback is now being used to shape future estate improvements funded through the Community Infrastructure Levy (CIL), ensuring resident priorities continue to drive investment.

3. Making it easier to hold our services to account

Residents want stronger accountability, clearer communication, and visible leadership that listens.

We will be open and transparent about our performance, publishing data; we will also welcome scrutiny, empowering residents to test, challenge and monitor services through formal boards, forums and inspection activities.

In line with our principle of accountability and transparency, we will explain when things go wrong, how we are putting them right, and what we are learning in the process.

The establishment of the tenants' and leaseholders' led landlord services improvement boards is to give a stronger voice for tenants and leaseholders in the design and delivery of all landlord services.

Case Study: Tenant Management Organisations (TMOs)

Southwark supports 16 Tenant Management Organisations (TMOs), which together manage around 4,100 council homes and a budget of £40 million a year. TMOs are run by residents under the national Right to Manage regulations, giving local people direct control over housing services in their neighbourhoods.

Through TMOs, residents design and deliver services such as repairs, cleaning and estate management, making decisions about local priorities and holding themselves accountable for performance. Engagement goes beyond consultation, residents sit on management committees, set standards, and monitor outcomes.

Performance shows the impact of this resident-led approach: TMOs exceed targets in key areas, including 95% of repairs completed right first time and nearly 99% overall satisfaction with repairs. TMOs also collect rents and service charges above target levels and respond quickly to complaints and enquiries.

4. Supporting community building, helping residents build relationships, networks, and thriving communities.

Residents stressed the importance of inclusivity and fairness and told us that engagement must reach those who are often underrepresented. We will ensure that our involvement structures reflect the full diversity of Southwark's communities, across tenure, age, ethnicity, gender, disability and lived experience. This means using a mix of approaches, from events to targeted outreach and digital platforms to engage groups who might otherwise be left out. By embedding meaningful engagement with visible impact, we will create an environment where every voice is

valued and where decisions are shaped by the breadth of perspectives in our borough. We recognise at an estate and community level our tenants and leaseholders play a critical role in supporting their neighbours thrive. Our TRAs host an amazing range of activity supporting young people, our older residents and those who are struggling with the cost of living. These volunteers run after school clubs, food banks, knitting clubs and provide safe and warm spaces. We will support TRAs and grassroots groups with resources, spaces, and funding to nurture their communities.

Case Study: Investing in our communities

£100K has been allocated in the resident engagement strategy to provide reward, recognition and incentives to residents who want to serve on the various landlord service improvement board.

We have allocated £1.3 million towards grassroots resident engagement and involvement in the design and delivery of high standard landlord services.

We will spend up to £248,000 on community activity run by and for our communities that improves the wellbeing of our residents.

Ways Residents can get involved

Resident Boards: Southwark has a number of resident-led boards that focus on different areas of landlord services, including housing management, building safety and leaseholders. These boards give residents the opportunity to work directly with senior staff, review performance and influence how services are delivered.

Local Housing Forums: There are five Local Housing Forums across the borough, each chaired by residents. These forums bring together tenants, leaseholders, freeholders and licensees with councillors and officers to discuss housing issues and set local priorities.

Separate forums exist for tenants and for homeowners, alongside joint meetings when issues affect both groups. These forums provide a space to consider policies and services from different resident perspectives.

Tenants and Residents Associations (TRAs): TRAs are groups of residents who come together to represent their estate or neighbourhood. They work with the council to hold services accountable and deliver community engagement.

Tenant Management Organisations (TMOs): TMOs allow residents to take on direct responsibility for certain landlord services under a management agreement with the council, providing a more hands-on role in service delivery.

Estate inspections: Residents can take part in joint inspections with council staff and contractors to check the condition of estates, including cleaning, grounds maintenance and communal repairs.

Resident action days: Action days are organised events where residents, staff and contractors work together on estate-based improvements or problem-solving activities.

Online Residents' Panel: An online panel is available for residents who prefer to engage digitally. Members can take part in surveys, comment on draft documents and choose the topics they want to be involved in.

Webinars and Q&A Sessions: Residents can join online events with officers and councillors, which can be accessed live or watched later, offering flexible opportunities to ask questions and hear updates.

Surveys: The council uses surveys, both online and by post, to collect resident views on services. These include the national tenant satisfaction measures set by the Regulator of Social Housing.

Focus groups and co-design workshops: Smaller groups are brought together to explore specific issues such as repairs bookings or anti-social behaviour. These sessions allow residents to explore issues in depth and help shape solutions.

Resident conferences: Borough-wide conferences are held where residents can hold the council to account on housing services, explore service areas in workshops, and agree action plans.

Community-based activities: The council supports a range of other involvement opportunities, including themed cultural events, resident day gatherings, sporting activities and partnerships with community champions. These activities aim to build relationships, reach underrepresented groups and strengthen local networks.

Home visits: Resident Involvement Officers carry out home visits to speak directly with tenants and homeowners about their experiences and to encourage participation in formal or informal engagement.

Measurement of success

1. We will measure the success of this four-year Resident Involvement Strategy by measuring our performance against the following outcomes:
2. We will have a wider range of residents involved in a greater number of involvement activities through the life of this strategy.
3. We will have clear evidence that involvement has made a difference in terms of tangible service improvements.

4. Resident Involvement is embedded and forms part of the day job for all staff and the evidence is collected through the tenant satisfaction measures and survey of homeowners.
5. We will have achieved improved resident satisfaction with resident involvement.

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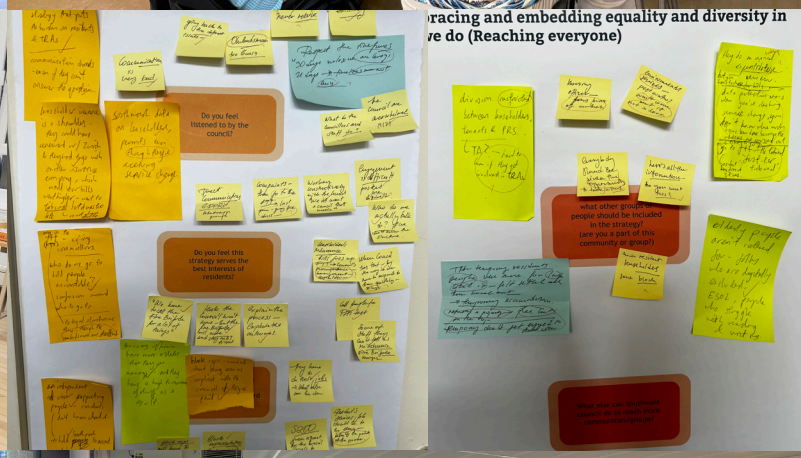

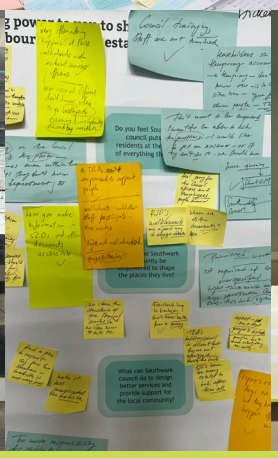

Southwark Resident Engagement Strategy

Engagement & consultation feedback

September 2025

Southwark Council

SOCIAL LIFE

APPENDIX 2

About this report

This report presents residents' feedback to Southwark Council's draft Residents Engagement Strategy, gathered through in-person and online workshops, follow up conversations, meetings, forums and an online survey.

This project was commissioned by Southwark Council.

We would like to thank all the residents who shared their thoughts and experiences with us. We appreciate the time and effort they put into taking part in our our engagement.

This report was written by the Social Life team, text by Nicola Bacon, Lavanya Karthik, Joel Simpson, Mena Ali and Fiona Smith.

Social Life is an independent research organisation created by the Young Foundation in 2012 to become a specialist centre of research and innovation about the social life of communities. Our work is about understanding how peoples' day-to-day experience of local places is shaped by built environment - housing, public spaces, parks and local high streets - and how change, through regeneration, new development or small improvements to public spaces, affect the social fabric, opportunities and wellbeing of local areas.

www.social-life.co

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1 Introduction

Social Life was asked by Southwark Housing to carry out in-depth conversations with residents as part of the consultation about Southwark's new engagement strategy. The intention of Social Life's work was to explore the underlying issues and themes that shape residents' responses to the ways that Southwark Housing engages with them. Alongside this we analysed Southwark's online consultation survey asking for responses to the new engagement strategy, as well as other responses to engagement over the strategy.

Social Life was set up by the Young Foundation in 2012 to focus on the relationship between people and built environment change. We are based in Elephant & Castle and have worked across Southwark in different contexts. This has included our Understanding Southwark project which explored the impact of the Covid-19 pandemic on six different parts of the borough, and our work with Pembroke House and Southwark on the We Walworth Project. We have worked on many Southwark housing estates including the Aylesbury Estate, carrying out ongoing assessments of the impact of regeneration; and more recently Kingswood, Rockingham and Wyndham and Comber Estates, exploring and developing projects to tackle health inequalities, for Southwark's Public Health team.

We have drawn on the insights and experiences of working with Southwark residents, particularly those living on council estates, in approaching this project.

The new engagement strategy was developed in response to a report from the Regulator of Social Housing in November 2024 which identified several failings in Southwark Council's housing service.[1] Alongside failings in safety standards, the repairs service, housing allocations, the provision of performance information and complaints, specific weaknesses were found in the way that the council takes tenants views into account.

"The inspection identified weaknesses in how Southwark Council takes tenants' views into account in its decision making and communicates how tenants' views have been considered. There is a large and well-established formal framework of engagement opportunities, however the inspection found evidence that these are not consistently led by tenants, and that the feedback loop is not effective, leading to a lack of clarity on the impact tenants are able to have in shaping their landlord's services." – from the Regulator of Social Housing Regulatory Judgement

"Southwark Council recognises that improvements are needed to evidence the impact of engagement activity, including the route to decision making. A new

[1] Southwark Council (00BE) Regulatory Judgement: 27 November 2024, Regulator of Social Housing https://www.gov.uk/government/publications/southwark-council/southwark-council-00be-regulatory-judgement-27-november-2024

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engagement strategy has been developed with the input of tenants. Plans are also in place to procure an independent service to work with tenants to increase their involvement in governance and the scrutiny of landlord services." - from the Regulator of Social Housing Regulatory Judgement

In response to this judgement, and taking on board its specific criticisms, Southwark have produced a new draft engagement strategy. This was completed in April 2025 and engagement on its provisions took place between May and July.

The aim of Social Life's work was both to analyse and understand residents' responses to the specific proposals in the new engagement strategy, and to explore the underlying factors that shape residents' views of Southwark Housing's engagement activities. We convened workshops and took part in conversations with residents, analysed data from Southwark's online survey asking residents their views about the new engagement strategy, and reviewed notes from meetings with representative resident bodies and forums where the strategy was discussed.

Responses to specific provision within the strategy

Southwark Housing developed a comprehensive survey asking for responses to the new resident engagement strategy. This included a set of initial questions aimed at all residents with an optional second set of questions about the detailed provisions within the new strategy. 328 residents responded to this, including 195 who completed the detailed questions in the second part.

Southwark's Resident Involvement Team also spoke to forums and meetings that bought residents together. These included the Homeowners Forum, Southwark Tenant Management Organisation Committee (STMOC) and the Tenants' Forum. The SGTO and one TRA submitted formal responses, each of the five Local Area Housing Forums discussed the strategy and there were presentations and discussions about the strategy at the Youth Parliament and Disability Forum. Some residents also sent in individual responses.

Underlying feelings about Southwark Housing's engagement practices

Social Life held face-to-face workshops at five different estates. These were chosen for their locations (across the five different housing management areas within the borough) and type of estate (size, design, date of building) to broadly represent a cross section of Southwark council estates.

It was difficult to encourage residents to attend the workshops, in spite of good publicity through TRAs, the Resident Involvement Officers and local networks. Hot food and childcare were provided to incentivise attendance. We were told by the residents who attended the workshops, who were mainly active in their communities, that this reflected their difficulties engaging residents in community activities. Some also said that it reflected residents' attitudes to Southwark Council's engagement in general.

We planned to hold follow up conversations at the five estates to capture the voices of residents who were not able to attend our workshops. We carried out some conversations at sessions for older people, activities focused on particular interests and at regular weekly events that offer food and social spaces, however these proved difficult to arrange in August.

We organised one online workshop for residents, this used the same questions and materials, in a simplified form. The Resident Involvement Team helped to facilitate this.

We also spoke to the Resident Involvement Team members as a group, to understand their perspectives on the strategy and their thoughts on the residents' perceptions.

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How can Southwark improve the way it engages tenants and leaseholders in its housing services?
Southwark have asked Social Life to run five independent workshops as part of the consultation on their draft Resident Engagement Strategy
Come to our workshop on 8th July 6pm - 8pm to share your thoughts and experiences at Draper Hall Hampton St, London SE17 3AN
All tenants and leaseholders living in Draper and Newington and surrounding estates are very welcome to attend
Food and childcare will be provided - please email in advance if you need childcare (hello@social-life.co)
Let us know you'll be coming by signing up here
www.tinyurl.com/SthkWorkshopDraper
You can see the draft engagement strategy and Southwark's survey through this link or QR code https://engage.southwark.gov.uk/en-GB/projects/resident-engagement-strategy
Social Life is an independent research and engagement agency based in Elephant & Castle. All our work is about people and places. For more information about what we do go to www.social-life.co or email hello@social-life.co
SOCIAL LIFE
Southwark Council

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Who was engaged?

Through the workshops we spoke to:

- 8 residents from Draper Estate
- 8 from Lordship Lane Estate
- 4 from Dickens Estate
- 7 from Castlemead Estate
- 4 from Acorn Estate
- 34 residents through the online workshop.

We asked workshop attendees to give demographic information

16 of the 31 people attending the face-to-face workshops did this. Of these individuals:

- Over half (63%) described themselves as female
- 38% were aged between 45 and 64, 31% were over 70, 25% were 65 to 74 years old, 6% were 30 to 44 years old
- 63% described themselves white English, Welsh, Scottish or Northern Irish; 19% described themselves as Caribbean, 6% described themselves as African, 6% as Irish, 6% as from other white backgrounds.

35 of the 36 people attending the online workshop gave demographic information. Of these:

- Over half (62%) described themselves as female
- 44% were aged between 45 and 64, 32% were over 30-44, 15% were 65 to 74 years old.
- 25% described themselves white English, Welsh, Scottish or Northern Irish; 22% described themselves as African, 6% described themselves as Caribbean, 6% as mixed white/Asian, 6% as mixed white/Black African, 6% as Irish and 3% as Indian
- 30% were part of a residents group, 70% were not
- The online survey was completed by 328 residents. They were all asked to give information about their background and circumstances when they registered
- 31% described themselves as female, 30% male (43% gave no response or preferred not to say)
- 18% were aged between 55 and 64, 17% were 30-44, 15% were 45 to 54 years old, 12% were 65 to 74, 6% were over 75 and 6% were under 25
- 27% described themselves white British, 9% white other backgrounds; 6% described themselves as Black British, 8% as Black African, 3% as Black Caribbean, 5% as different Asian backgrounds (35% gave no response or preferred not to answer)
- 11% had an estimated household income under £15,000 a year; 10% £15,000 to £29,999;8% 45,000 to £74,999; 8% over £75,000 (42% gave no response)
- 27% rented from the council, 28% were homeowners; 5% were private tenants; 1% were in shared ownership (38% preferred not to say or gave no answer)
- 14% lived in the Camberwell community area,13% in Walworth, 12% in Dulwich, 12% in Peckham, 10% in Bermondsey, 9% in Borough and Bankside, 5% in Elephant and Castle, 3% in Rotherhithe and 3% in Nunhead.

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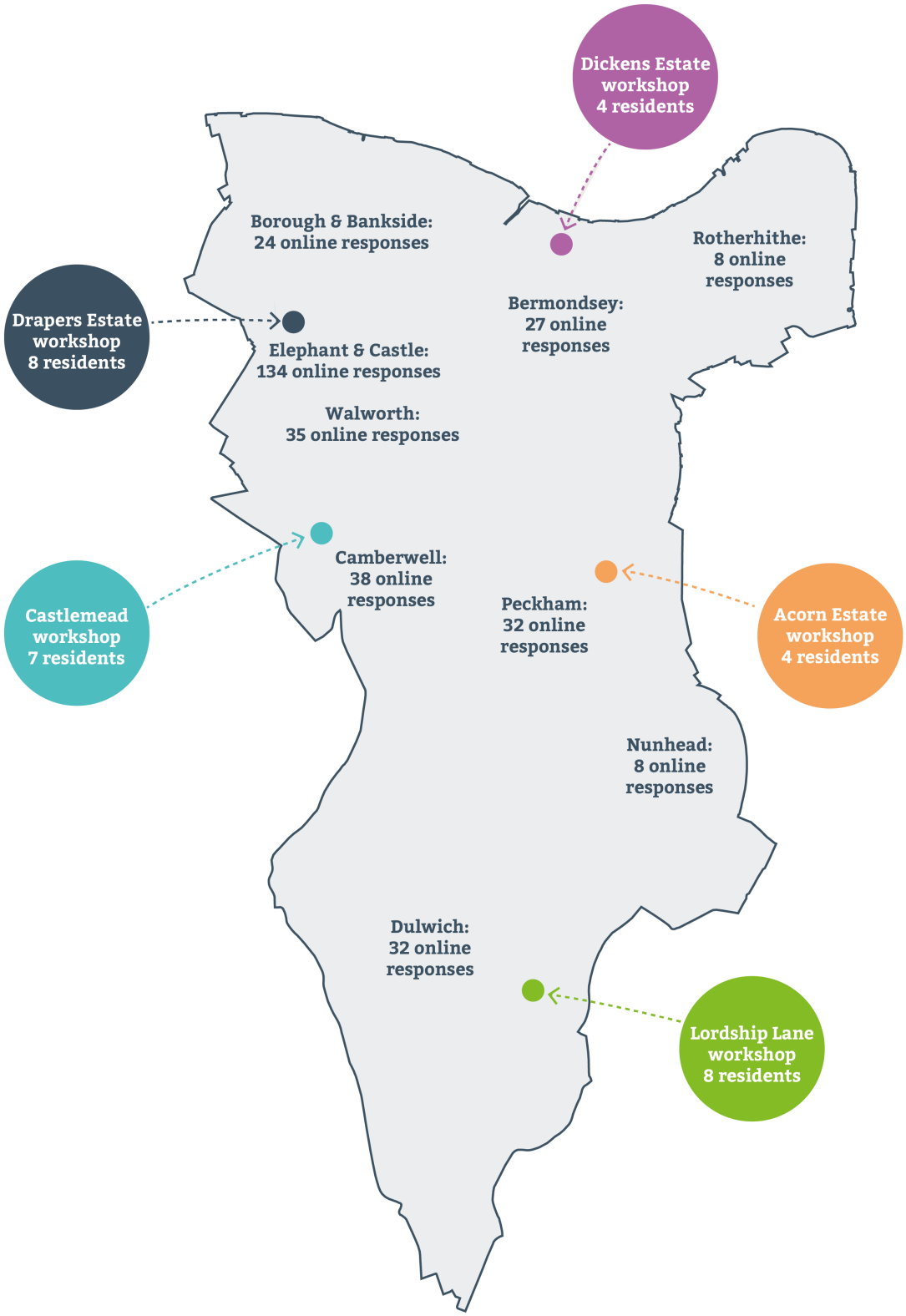

Where residents taking part in workshops and Southwark's online survey lived

APPENDIX 2

2 Key findings

Strong common themes emerged across all the different forms of engagement. These focused on residents' frustration and mistrust in the broader landlord function, specifically issues around repairs, safety, responsiveness and communications. These mirror the broader findings in the Social Housing Regulator's 2024 report on Southwark Housing's performance. In practice residents experience these weaknesses in combination: the failure to provide a good landlord services discourage trust in the housing service, and the frustration and, in some cases, challenges to wellbeing from living in inadequate homes is deterring residents from becoming actively involved in engagement. The changes introduced in the new engagement strategy are not on their own enough to shift the levels of cynicism and disengagement that many residents voice.

While the online survey participants dissected the strategy document, and responded to particular questions, the workshop discussions and in-person conversations ranged more widely. Although questions were asked to steer discussions, residents were allowed to set their own agenda and raise their own priorities. There was more urgency in raising and addressing issues that impacted residents' day to day lives and less focus on the detail of the strategy.

Our findings bring together the voices of residents expressed through all the different types of engagement and consultation.

Accountability

- There is a perception that mechanisms to hold the council accountable are either missing or where present, difficult to access.

- Residents question the council's ability to hold itself accountable for the actions outlined in the strategy. There is a need for the council to provide updates in the future on their implementation of what the residents see as "promises" in the strategy.

- Independent reviews, setting performance indicators, the ability to feed into assessment of staff competence and more residents feedback opportunities were some of the ways the residents proposed to encourage accountability.

Trust

- Both political leadership and senior officers can be seen as distant and uninterested.

- Some officers working close to residents are seen as lazy and incompetent, others are seen to be trying their best and effective.

- Distrust can undermine the credibility of explanations of particular events or decisions, or the overall intention of policies and council decisions.

Accessibility

- More accessible and consistent forms of engaging with residents are needed. Opportunities are needed to cater to all members of the community to ensure all voices are meaningfully heard. Many thought the loudest voices in the room were misrepresenting the community at consultations and meetings.

- There is a notable discomfort in discussing accessibility to engagement in terms of ethnicity, this is possibly related to wider disquiet about community relationships at this time.

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Basic services and care

- There was an emphasis throughout all the engagement that the council should prioritise improving its basic housing and landlord services, rather than putting too much resource into a new approach to engagement. Seeing effort and resources being spent on producing and consulting on strategies amplifies residents' frustrations.

- Most residents were unhappy with current services, particularly repairs, oversight of contractors, staff responsiveness and the quality of homes.

- Residents want to be supported by adequately trained staff that are informed about their issues and understand how to deliver solutions to problems.

- Residents want housing management staff to be more sensitive to the particular needs of their estate and area.

Communication

- There is a general frustration with communication methods from advertising engagement events to responding to phone calls.

- Reliance on digital communications is welcomed by some but can exclude groups who are less confident with new technologies or who lack access to data and Wi-Fi.

Transparency

- Among many residents there is a perception that decisions made are predetermined and that their opinions and decisions are not respected by the council.

- Residents voiced suspicions of data and evidence used to justify decisions.

- There is a feeling that there is little feedback about the rationale for decision making and how this relates to what is voiced in engagement processes.

- Residents asked for more visibility of estate officers and senior council staff in general and at resident meetings and walk abouts.

Issues for tenants and leaseholders

- Both homeowners and tenants describe barriers to engagement as including poor communication channels and not being listened to; a lack of transparency and clarity about how to access information to resolve issues; lack of clarity about how decisions are made and money spent; difficulties in identifying the right individuals or departments to contact; and the need for increased opportunities for both in-person and online meetings.

- Homeowners identified accountability, perceived bias, value (particularly relating to service charges) as specific issues.

- For tenants a sense of powerlessness and structural issues about their estates were key.

Focus on the landlord function

- Groups that represent tenants' and leaseholders' interests should not be conflated with groups representing the wider community, we saw examples of where this led to the reduction in residents voice and ability to advocate collectively for their interests.

- Events and activities on estates that service the wider community have clear social value but can obscure residents' views and aspirations.

The new engagement strategy

- There was general lack of interest in the engagement strategy, especially from residents we spoke to in-person. They were keen to address other issues impacting their estates, such as repairs, safety and security concerns and oversight of contractors.

- For resident activists, the new strategy does not acknowledge their contributions and efforts, and the history of activism in the borough.

- Those who commented on the detail of the strategy expressed some consensus in support of the objectives the strategy - such as holding the council accountable, promoting equality, and establishing more engagement opportunities.

- There was good support (between 60 and 70%) for all four priorities in the strategy. However, there was considerable scepticism about Southwark's ability to implement these and to deliver against them, asking how they will be implemented and how the council will be held accountable to delivering these priorities.

- Some priorities were seen to be vague and lacked clarity in its purpose.

- The strategy document itself is too complex. Many felt the language was too specialist at parts, and the size of the document is also a barrier to reaching residents.

- The strategy sets out too many options to get involved. There were concerns that the loudest voices would dominate, that there would be insufficient coherence and connectivity across the forums, and that the mixture of activities is too complex. There were suspicions that the number of options would dilute residents' voice.

Castlemead Estate workshop and Acton Estate workshop

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3 Recommendations

Three key areas for future action emerge from the consultation.

There is a need to:

1. **Signal that concerns about the landlord function** are being taken seriously and that action is being taken to address this. This includes communicating with residents about the steps Southwark Council is taking to strengthen its landlord services, such as the Good Landlord Plan, Tenant Satisfaction Measures, and the Customer Experience Plan. In highlighting these measures, residents can become more confident that their concerns are being addressed and will be able to focus more on how the new engagement strategy is rolled out.

2. **Action what is needed to underpin implementation of any strategy**, including improvements to service responsiveness, changes to information provision, provision of financial and management information, improving feedback loops, supporting housing management staff to be more responsive and strengthening support for TRAs and other resident-led bodies. Many of these actions lie outside of the remit of the strategy in the broader landlord function.

3. **Simplify and amend the new strategy** to respond to residents' concerns.

Within these three priorities there is scope to act to improve **accountability**, **communications** and **transparency** and address concerns about **repairs and health and safety**.

Improve accountability

- Set out clear mechanisms to hold the housing service accountable for its wider work.
- Set out specific measures to ensure accountability for the engagement strategy. State how the priorities will be implemented, and when, and how these will impact residents' day to day lives.
- Create a platform where residents can provide feedback and make it easier for residents to see the process and its outcomes.

Prioritise transparency

- Set out clear steps and timeline and how the priorities will be implemented.
- Provide reports with clear breakdowns of costs where possible.
- Share outputs such as reports in accessible formats that are easy to read and low volume.
- Endeavour to make data available that are unprocessed or consolidated to dispel the perception of predetermined outcomes.
- Identify designated council officers for residents to use as point of contact for any queries relating to the strategy.

Address basic services and care

- Address residents' concerns about basic landlord services.
- Provide training for frontline staff in dealing with residents with particular needs.
- Be more sensitive to estate-specific issues.
- Increase visibility of estate-based officers, including Housing Officers and Resident Officers. This includes attending TRA meetings, carrying out face-to-face engagement, respond to estates' particular needs.
- Address issues of officer capacity and training, knowledge and skills.
- Improve oversight of TRAs to ensure they are acting in the best interest of the residents. Strive to strike a balance between giving TRAs agency and autonomy and holding them accountable.
- Provide more capacity building opportunities for smaller TRAs.

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Revisit diversity and inclusion

- Respond to the views articulated by some white residents that their needs are not being recognised.
- Expand priority groups to address perceived gaps, including the needs of people from LGBTQ+ communities and people with disabilities and neurodivergence.

Simplify the engagement strategy and increase specificity

- Simplify the strategy document, rewrite in plain English and provide audio and easy read options.
- Consider using short form video to communicate key messages for social media and other platforms, and provide hard copies, for example through leaflets, for those with limited digital access.
- Set out a clear implementation plan for each new measure.

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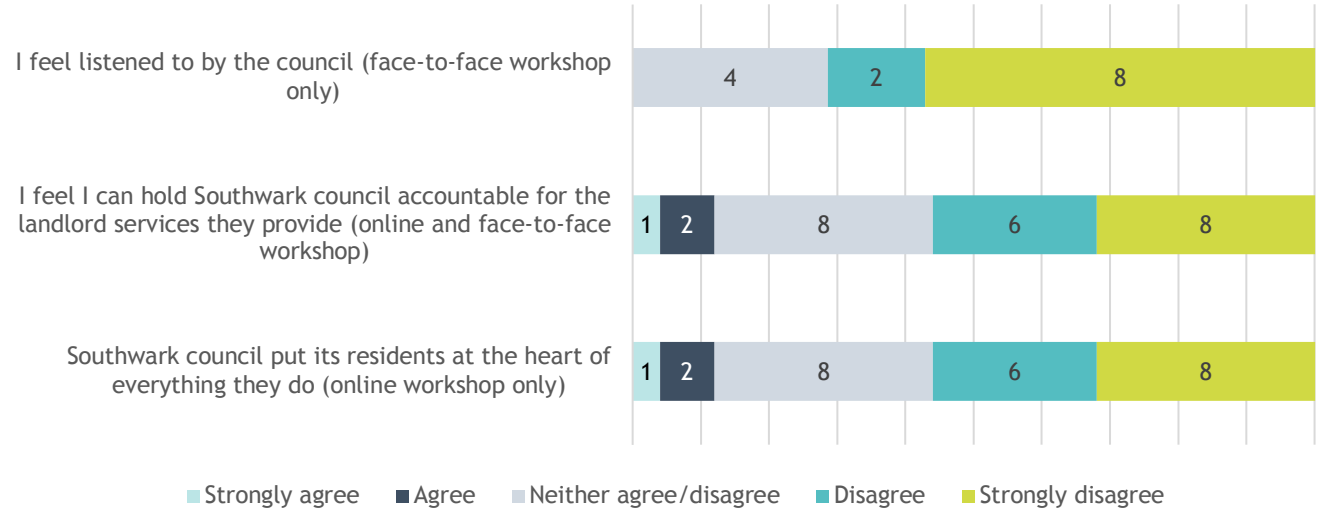
4 Residents' response

This section of the report sets out the findings from the three main engagement methods:

- The face-to-face workshops
- The online survey
- Discussions at key forums and events.

The data from the different engagement methods has been reported separately for the majority of questions as the different approaches - face-to-face workshops, online survey and engagement through meetings and forums - explored different aspects of residents' response to the strategy.

The qualitative data has been coded thematically, this is a method that allows issues to emerge from the data rather than imposing a set of answers from the outset.



An overview: poll results from face-to-face and online workshops, numbers of responses

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4.1 Insight from in-person workshops and follow up conversations

Workshop structure and purpose

The face-to-face and online discussions lasted between an hour and a half and two hours. The workshops were structured around four sessions: first residents were asked to share their stories and experiences of engaging with Southwark Housing, and then to focus on the strategy's key themes.

Session 1: Learning from experience
Session 2 (part 1): Giving power to you to shape your neighbourhoods and estates
Session 2 (part 2): A wide range of ways to get involved and have your say
Session 2 (part 3): Embracing and embedding equality and diversity in all we do (Reaching everyone)
Session 3: Discussing accountability.

The aim was not to interrogate the detail of the strategy but instead to let residents talk about what supported them to feel empowered and engaged. We explored how they felt overall about their interactions with different forms of engagement with Southwark housing, from organising a repair or taking on a collective problem to direct involvement in TRAs or residents forums.

Our conversations were open and followed the direction set by residents. This form of unstructured exploration allowed residents to decide what was important and to focus on the themes and issues that mattered most and were most relevant. It was noticeable how little residents chose to speak about the new engagement strategy, instead of focusing on wider themes.

Lordship Lane Estate and Draper Estate workshops

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Sessions 2:
Giving power to you to shape your neighbourhoods and estates

Do you feel Southwark council puts its residents at the heart of everything they do?

How can the Southwark community be empowered to shape the places they live?

What can Southwark council do to design better services and provide support for the local community?

Sessions 2:
A wide range of ways to get involved and have your say

What are your thoughts on the engagements opportunities listed? Were you involved in any opportunities listed?

Are there any other engagement opportunities you would like to add?

Sessions 3: Discussing accountability

Do you feel listened to by the council?

Do you feel this strategy serves the best interests of residents?

Do you feel you can hold Southwark council accountable for the landlord services they provide?

Sessions 1: Learning through story telling

Please tell us about an instance or an experience you've had engaging with Southwark Council as a resident?

Were there any challenges?

How do you feel about this experience?

What was a positive aspect and a negative aspect of this experience?

Sessions 2:
A wide range of ways to get involved and have your say

These are the wide range of involvement opportunities for residents to have a say in decision-making.

Existing opportunities

- Housing Management Board for tenants and leaseholders
- Repairs Improvement Residents' Board
- Building Safety Residents' sub-group of the Repairs Improvement Residents' Board
- Local Housing Forums (LHF)
- Webinars with questions and answer sessions
- Resident conferences with contents determined by residents
- Resident day events and other community activities
- Tenant and homeowner forums
- Tenants and residents' association (TRA)
- Tenant management organisation (TMO)
- Postal surveys
- Joint estate inspections
- Housing and community safety scrutiny commission
- Themed cultural events to promote inclusivity and diversity
- Focus groups
- Social media and digital media platforms
- Co-design workshops with residents
- Individual interviews
- Home visits by Resident Involvement Officers (RIOs)
- Sporting activities and other games

Proposed opportunities

- Estate Cleaning and Grounds Maintenance Sub-Group of the Housing Management Board
- Neighbourhood and Anti-Social Behaviour Sub-Group of the Housing Management Board
- Block representatives
- Work with community champions to build trust and inspire confidence

Sessions 2:
Embracing and embedding equality and diversity in all we do (Reaching everyone)

what other groups of people should be included in the strategy? (are you a part of this community or group?)

What else can Southwark council do to reach more communities/groups?

Workshop worksheet

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Maintaining basic standards

Frustrations were expressed about the lack of action to address issues that were described as basic and fundamental. Some fire safety and security measures were included within this. Some residents reported feeling unsafe in their own surroundings. There was a perception that the council was prioritising cost rather than the safety and wellbeing of its residents. There was a sense amongst residents that the council should be paying attention to "fixing the basics" before proposing new initiatives.

"I am sick and tired of the council's behaviour and the help they get - people are living in squalor."

"Basic services should be working well before anything is done."

Participants highlighted numerous instances of basic living standards not being met. Domestic leaks were most frequently mentioned, with residents describing waiting months and in some cases years for issues to be resolved. Security issues regarding door and window locks were also raised, as were safety and anti-social behaviour issues and the health and safety issues raised by pigeon infestations on tall blocks.

Quality of care

Many concerns focused on the quality of care taken by different council teams and departments, and residents' consequent feelings of being undervalued.

Many described the repair services the council provided as substandard. Residents noted that repairs were often poor quality, that they were frequently delayed, and that multiple repairs were often needed. Cases were cited involving long waits for repairs to address defects that had a big impact on living standards such as leaks in roofs and black mould. The persistent chasing of repairs was a cause of stress, some described how living in poor conditions over time affected their mental health. In some cases, residents have paid out of pocket to resolve issues as a desperate measure. There is a lack of trust in Southwark's contractors, stemming from past experience of poor quality of work. Many examples were given of contractors arriving onsite with incorrect information.

Frequent references were made to a lack of responsiveness from council officers. Housing Officers were highlighted frequently as providing a poor service, and individuals also mentioned the Right to Buy team, planning case officers and Resident Involvement Officers. However, some participants noted that officers are doing their jobs well and resolving problems. While a few residents recognised that council staff are often overworked, they were still frustrated with the length of time to resolve issues. Among some residents there was a perception of corruption within the council. They believed actions were taken by certain staff for their own financial gain, making decisions that were cutting corners and showing favouritism.

"Money lines their pockets, sod the residents."

"It comes down to council corruption or incompetence."

Communications

Communication was a major issue for many. There were frustrations at the quality and the consistency of information shared by the council. Residents often found themselves not knowing who to contact. When

they did get in touch with council staff they described being passed on from person to person, without a resolution. Some residents felt communications were inaccessible. People with weaker digital skills or limited literacy skills were highlighted as being at a disadvantage in accessing online information.

"There are complete failures in communication."

Several participants had attended consultations but often described these as "tick-box" exercises and that the results of resident feedback were not shared with residents. Most people feel that TRAs are an important channel for residents to engage with councillors and officers and to share insights on how to report estate issues. However, they were generally described as having become less active in recent times. Some people experienced some TRAs as a blockage to action, often associated with the TRA having become dominated by one particular group.

Residents perceived that there is a need for more effective training for staff answering council phone lines, describing experiences where operators lacked knowledge of both general and site-specific maintenance issues. Some residents felt that staff they have interacted with were not adequately trained, lacking the knowledge to resolve complaints or not knowing where to direct queries. Residents wanted council staff to be better prepared to handle their complaints and requests without being passed from one person to another. Residents described situations where council officers experienced difficulties in seeking internal guidance on how to address residents' issues.

Sensitivity to place

Some residents' concerns raised were specific to estates or particular parts of the borough, for example proximity to regeneration areas or distance from other facilities. Some residents felt overlooked because of these issues, creating a perception that the council was deprioritising their specific needs. Many residents reported that housing management staff were not sensitive to the particular needs of each estate or area of the borough. This was a frustration for TRAs when trying to resolve collective issues, such as parking or service provision, that were strongly related to wider issues about place and location. These issues were often related to a sense that other groups or residents or areas were being prioritised.

"I'm not asking to be a priority but my needs shouldn't be pushed aside for someone who is more vocal."

Transparency and clarity

Transparency of information was a frequent issue raised. Participants described increased feelings of mistrust because of the lack of clarity about repairs timelines and how to escalate complaints. Residents felt that the council was disjointed in how issues were handled. This, combined with the lack of effective online tools to track reported issues, left residents feeling unable to hold the council or contractors accountable.

In some cases, participants expressed distrust at the way the council handles procurement and how it allocates funding to community projects. Several leaseholders described frustration when faced with service charges that they felt could not be effectively justified.

There were some concerns that residents were less likely to voice their views when council officers were in attendance, and that consultation should instead take place in "neutral spaces". It was felt that vulnerable and marginalised residents were less likely to participate in engagement for this reason.

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The burden on residents

A prominent theme was the burden faced by residents for resolving domestic and communal issues, or for holding the council accountable when issues were not resolved. Participants spoke of having to collect evidence to challenge service problems, having no confidence in the council's capacity to store information. Some described having to act as go-betweens to enable contractors to engage neighbours during communal works or repairs. Several said they had raised issues with their local councillors and MPs, or had pursued litigation, in some cases at personal cost. Residents described escalating issues to the housing ombudsman. A number of participants felt that the power of resident forums and boards should be strengthened and that clearer "escalation and redress mechanisms" needed to be implemented. Many of the residents voicing these opinions were people who had been active in their community for some time.

Many residents expressed a growing sense of fatigue with engaging with the council. They felt frustrated at participating in different consultations, including Social Life's workshops, where they repeated the same issues many times. TRA members were particularly vocal about repeatedly bringing issues to the council through different engagement channels and rarely witnessing meaningful change.

Some residents explained that there is an issue with motivating other residents to engage. TRAs reported having difficulty encouraging residents to join them in efforts to propose issues to the council or attend community events. Some residents attributed this sentiment to lack of trust in the council.

"I've been to so many of these meetings, I'm tired, nothing happens."

"We go to meetings to go to other meetings. It all goes around in circles and there are no clear actions."

Follow up conversations

After each workshop we tried to carry up follow up conversations with residents who would have been less likely to attend the workshops. We carried out three follow up conversations in three out of the five estates at regular meetups bringing residents together such as Bingo session, a lunch session and a knitting club, all held in TRA halls. A mixture of residents who were and were not TRA members spoke to us about their thoughts. Unlike the workshops where the questions were structured, these conversations were more fluid and allowed the residents to speak about the subject broadly.

Some residents who described themselves as happy and content with Southwark services. They were satisfied with the council's repair services and positive experiences with TRAs. However these residents were not aware of the engagement strategy and were not interested in discussing it.

In contrast, the other residents shared their frustrations with council services. They described inconsistent services such as recycling collection being neglected for over a year, poor management of flooded properties and broken bathrooms. These residents were disappointed in the quality of services provided by the council. They too were unaware of the engagement strategy and were not interested in sharing their thoughts. They wanted the council to address their urgent issues that impacted their day to day lives.

Some residents discussed the communication challenges they faced. There were issues with consistency and quality. They described how some residents had received duplicates of flyers and letters while their neighbour received nothing. Other residents raised concerns about digital communication that they felt excluded many older residents or people with poor digital literacy. They suggested the council should

consider more in person communication to reach older residents. Crowded estate noticeboards were not seen as the solution, it can be difficult to see information among the many leaflets that are put up.

Some explained that many residents on their estates are disengaged from the council, describing how it has been quite difficult to encourage other residents to commit to engagement opportunities.

The visibility of estate officers and support from senior staff were motioned in some conversations. Some residents were unaware who their current officers were and looked back to previous officers who had been more supportive and available to contact. Other residents said that they would like to receive more support for members of council staff to run their TRA, such as providing resources to reach more residents in the community.

Acorn Estate workshop and Castlemead workshop

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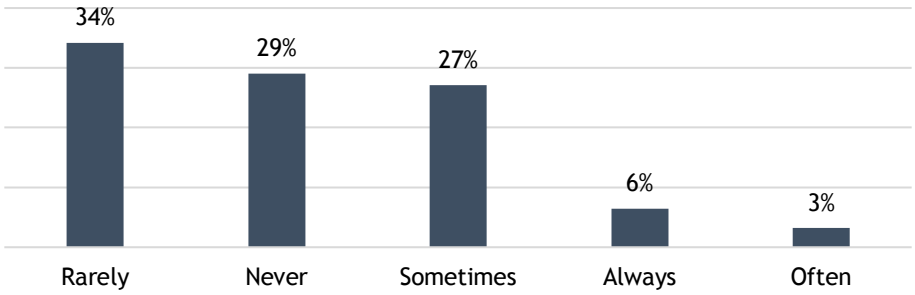
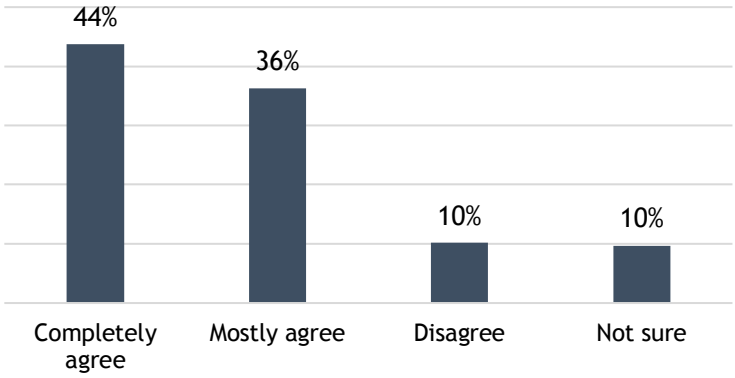
4.2 Online survey findings

The online survey was shared by Southwark Council across the borough. The survey was split into two parts with the first part asking residents about their thoughts on the engagement strategy and the second optional half of the survey focusing on questions about the four priorities outlined in the strategy.

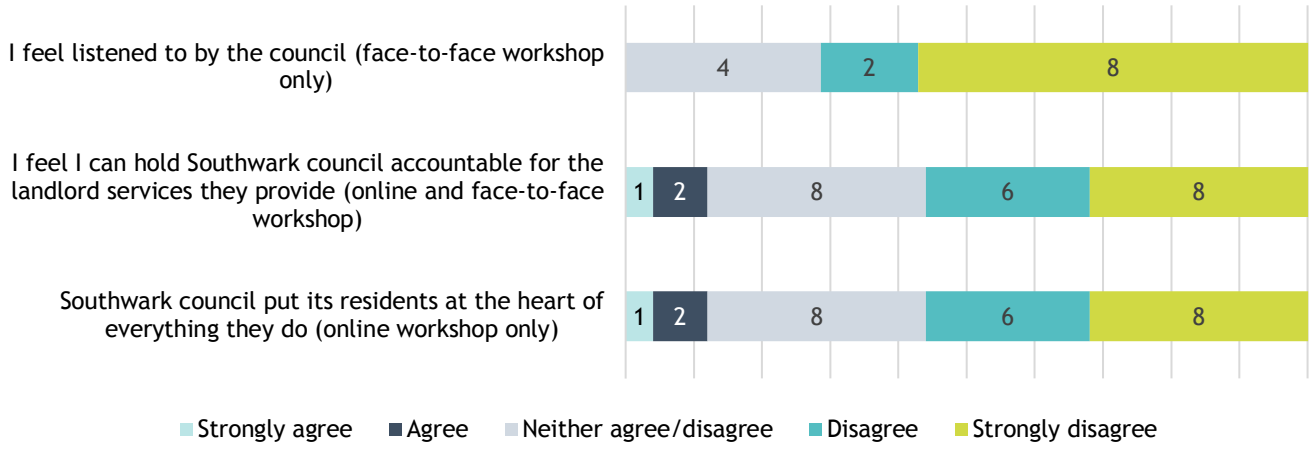
Overarching views



Online survey: Do you agree that your voice is heard on housing matters? n=310



Online survey: Do you agree with our definition of what resident engagement in Southwark is about? n=185



Poll results from face-to-face and online workshops, by numbers of responses

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Barriers to residents sharing their views with the council

The most common barriers experienced by residents in making their views known to the council was a lack of transparency and clarity about information to resolve issues, and the need to improve communication channels.

Residents frequently report difficulties in identifying the right individuals or departments to contact. Many want there to be more in-person and online meetings, with several highlighting challenges attending engagement forums that take place on weekdays during the day.

Many who have accessed channels for sharing their views and/or immediate concerns describe discouraging interactions with council staff.

"Never seem to get any straightforward answers."

"The formal environment can feel intimidating for those uncomfortable with public speaking or unfamiliar with council procedures."

A particularly frequent response was that there are opportunities for sharing views, but that residents do not feel as if their views are meaningfully listened to and addressed.

"I believe that there are many ways for residents to make their views known to the council - the issue is that the council does not take action from these viewpoints."

"It's not making views known that is the problem. It is the fact that views - and indeed, concrete provable facts about difficulties - are ignored, overridden, not responded to, incorrect replies given."

"Often raising repairs requests is a battle …Feeling that everyone is busy & already have lots of issues they are trying to address… that they have a big workload & not much time or headspace to take on new ones."

These challenges were said to place a burden on residents - language barriers and digital literacy were frequently mentioned as additional obstacles. There were mixed views about the effectiveness of TRAs and TMOs. Some suggested the need for greater support for, and oversight of, these structures, with some people feeling they are given too much responsibility and others describing their limited capacity to generate change.

Comments on the draft priorities

Many residents commenting on the draft priorities expressed their lack of trust in the council. They questioned the council's ability to deliver the priorities, highlighting their past experiences of inaction. Many felt that the consultation of the strategy was "all talk" and requested to see more proactive actions being taken by the council

Residents who were both positive and negative about the strategy questioned how the priorities will be implemented. They asked how the council will be held accountable for delivering them. Some proposed independent oversight and some wanted residents to play a role in accountability processes.

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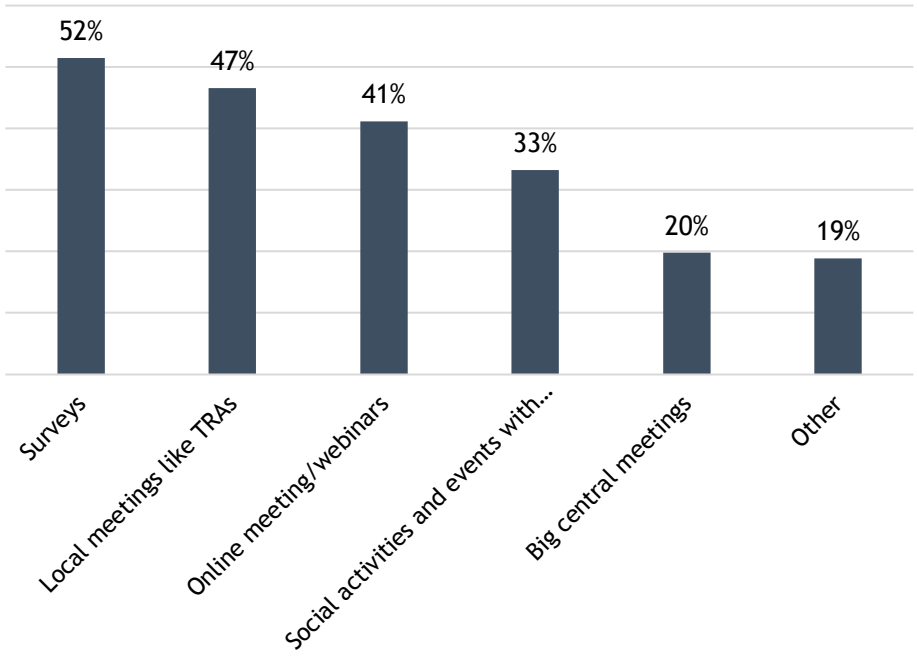
Many residents felt the strategy document was inaccessible, residents described the document as too complex and long. Most residents admitted they had not read the strategy for this reason. Some residents were concerned that this may mean that parts of the community may struggle to understand and engage with the strategy.

Many residents expressed their frustration with the engagement strategy. Many felt the council was overlooking the day-to-day and immediate issues residents face. They wanted the council to focus on addressing long standing issues of repairs, maintenance, access to local amenities and curbing wasteful spending.

Many residents welcomed the priority focusing on diversity and inclusion, they were happy to see the efforts are proposed to include all voices of the community. However, there were also many residents who opposed this priority. They felt the priority only focused on Black, Asian and other ethnically minoritised groups while it overlooked people with disabilities and neurodiversity. They feared that without a broader approach to inclusion in engagement the strategy may create division within the community.

Most residents felt there were too many engagement opportunities proposed in the strategy. The residents feared this would dilute the community's voice rather than strengthen it. The wide range of options were seen as confusing for residents; people at the online workshop were concerned this would discourage residents from taking part. Some residents worried that these engagements would only allow the loudest voices in the community to be heard, leaving underrepresented members unheard.



Online survey: How do you prefer to engage with the council on housing matters? (more than one response was allowed) n=258

Many residents wanted to be able to communicate through emails and phone calls. Most residents stressed they would prefer to speak to one person to resolve issues and reduce the number of people they talk to. Many residents were frustrated with their experience of being passed between departments without a resolution, and with slow response times and poor follow up to issues or complaints. They prioritised improving everyday communication channels like emails and phone calls.

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Many residents wished to see more face-to-face meetings, with council officers or members in attendance, both in large communal setting and on a one-to-one basis. Many residents wanted to use online forums as a means of sharing their thoughts and opinions. They wanted a flexible online platform where an issue can be posted and discussed., and where processes and outcomes of engagement could be tracked. Many residents also supported using surveys.

Some residents were concerned that online engagement would exclude groups of people, such as older people or people with poor access to wifi or data. They suggested the council should carry out more in person meetings and house visits to reach these people.

Many residents wish to see more on the ground engagement. They requested more walkabouts, house visits and repair days. The residents wanted to engage face-to-face with members of the council who could help the residents with specific issues.

Many residents described how they engage with the council through various tenants' organisations, highlighting the importance of these groups within the community. Some residents explained that their estate currently does not have formal tenants organisation and that they wished that these existed. However some residents felt their resident organisations were "gatekeeping" engagement from other residents and not allowing all voices to be heard.

Improving residents' trust in the consultation process

Trust in the consultation process was connected with concerns about transparency. Many residents felt that council decisions were predetermined. Some emphasised the need for more resident involvement in council decision making, mainly in issues that will directly affect their estate. There was a sense of consultation fatigue amongst many residents, some described how the council repeatedly asked for their opinion, but they did not see any changes as a result.

Most residents wanted to know more about housing finances, including more clarity on budget allocations for interventions on their estates. Some residents were curious about how the council would resource for the opportunities set out in the strategy. These residents felt there should be scope for them to input or be involved in financial decision making.

> ***"It often seems that consolation is a paper exercise where decisions have already been made by officers. I would suggest that rather than the long-winded documents you often send out time spent in summarising and highlighting, plus and minus, would be useful. Few of us are specialists."***

The majority of residents wanted the council to be honest and clear about the limitations of consultation exercises, what outcomes could be implemented and what could not. This included communicated clearly why actions were not taken after engagement or consultation. Although this could be frustrating, residents felt the honesty and transparency would help build trust.

There were some concerns that the council used "handpicked" data to support their positions. Some residents suggested the council publish raw and unedited data to counter this perception. A few other residents recommended independent review or oversight of the engagement process to ensure their views were genuinely incorporated into the council's actions.

> ***"You need to speed the processes up, you need to strengthen our rights to hold the council to account and you need external adjudicators to oversee and advise upon***

decisions and the outcomes of complaints and enquiries - you can't keep everything hidden and under the sole control of the council."

A few residents were concerned about the visibility of council staff. Some residents were not aware who their Housing Officers were or felt disconnected and unsupported because they were not present at meetings. They expressed their desire to see estate-based officers attend regular meetings, be more accessible and maintain a consistent visibility.

In addition, many residents wanted other members of staff and elected members to be more present at resident meetings, walk abouts and engagement opportunities. The residents felt increased visibility could help build trust and show genuine commitment to the community, and signal accountability.

"Go out, go to doors, ask, meet everybody, all walks of life, take the time, get up from your desks, care about us, listen to us."

Residents thought it was important that the council communicate better about engagement opportunities with the community. Residents often found themselves being notified of engagement without adequate notice - receiving timely information would allow more residents to attend. More inclusive approaches to advertising engagements such as leaflets, posters, door knocking were also recommended

While some residents wanted more in person and paper communications, other residents requested more digital platforms. Some felt online forums could log issues and track progress and increase transparency.

An important factor in building trust for many residents was accountability. Residents were frustrated at the lack of follow-through from the council, that they did not deliver on promises made, and were not accountable for their inaction. They wanted mechanisms to be put in place to ensure accountability, including resident feedback about staff, and clear explanations about how the council has taken measures to implement residents' needs. They wanted to see co-design opportunities with residents and TRAs that included all voices instead of a select few.

"Provide evidence of change based on residents' opinions and provide a more stream-lined process for engagement. And a service-level-agreement for responding to residents (timeline and satisfaction)."

Although many residents suggested ways in which the council could improve trust in engagement, some residents spoke about basic services and care, voicing a view that the council should focus on providing quality landlord services, better trained staff and improve their ways to handle complaints.

The definition of resident engagement

Many residents stated that they had no comments about the definition of resident engagement, while a few were positive. Many generally agreed with the definitions but had reservations about the council's ability to implement the priorities in practice. These residents thought that the "words" in the strategy were not meaningful until it was implemented and impacting residents positively.

"These descriptions of resident engagement are fine but my experience to date is that the Council talk the talk but don't walk the walk. I feel blocked from resident engagement."

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Many residents called for better accountability and transparent monitoring of implementation of the engagement strategy, with accessible reporting to residents, allowing them to input and make decisions.

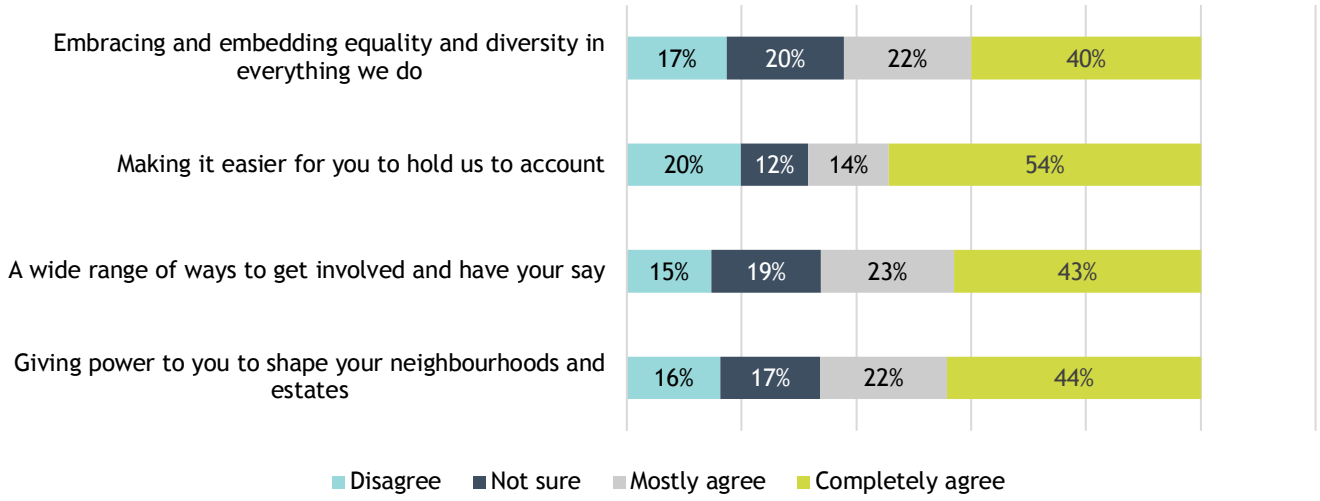
Some residents questioned the definitions of the strategy, for example some leaseholders felt excluded from the definition and the strategy.

"It needs to also encompass leaseholders, we need a voice."

Few residents thought the definition was clear on transparency. They asked for more clarity about who has the authority to make decisions and if the residents have scope to be involved in this process. Some wanted to know the level of involvement TMOs could have in the implementation of the strategy.

"Embedding the principles of co-design, co-creation and co-production of services that put residents firmly in the driving seat, cautiously. Always in line with Council strategy."

Residents' thoughts on strategy priorities



Online survey: Do you agree with the four draft priorities that underpin our strategy? n=279

Priority one: Giving power to you to shape your neighbourhoods and estates

Accountability was the most frequently raised theme in relation to this priority. While many residents supported the principle of giving residents power, there was concern about how this would be implemented. Respondents noted that the strategy does not provide a clear plan for how power dynamics will be shifted, who will hold responsibility, or what governance structures will underpin this shift.

Several respondents mentioned the need to introduce performance measures such as key performance indicators to monitor change. Residents expressed frustration that previous engagement has not led to tangible results, and therefore stressed the need for clear timelines, measurable outcomes, and a framework for accountability.

Several respondents also highlighted that the current language in the strategy is too complex and bureaucratic. They recommended using plain English, avoiding jargon, and ensuring communication is

available in multiple formats. This included addressing language barriers, digital exclusion, and accessibility for minority residents.

"There's too many words here already. Bottom-up approaches from residents' groups and associations seem to have worked well. The council just needs to be more receptive to these approaches and have TRANSPARENT mechanisms to facilitate them."

Beyond accountability, residents stressed the importance of resources and support. Empowering residents requires funding, training, facilitation, translation, and recognition of the time and expertise communities contribute. Without this, there is a risk that only the most confident or the same individuals would continue to participate.

Respondents also wanted to see a commitment to shifting power dynamics by embedding participation into everyday decision-making. This should include regular opportunities for residents to meet with leadership and staff, giving residents the right to vote on awarding of contracts and better communication and transparency.

""Giving power" must mean real influence there's a difference between listening and actually letting residents make or shape decisions. The strategy says the right things, but will there be mechanisms to enforce this power?"

A few responses also mentioned that many residents need urgent repairs that are being ignored, and that this is a bigger priority and better use of resources.

Priority two: A wide range of ways to get involved and have your say

When asked about what engagement opportunities the residents would like to add, some were satisfied with the list and did not want to alter it. However many residents thought the list of opportunities were too long and complex. Some believe residents will not have the time or capacity to take part in the opportunities listed. Some residents suggested that engagement opportunities that overlap should be consolidated to streamline the list, making it more practical to implement.

Some thought that the list was only positive theoretically, they were sceptical about implementation. Many residents requested the council clarify how these engagements will be implemented and how they will impact residents. Some residents wanted clarity on what methods existed and which were proposed as new, they wanted more information on the hierarchy of the opportunities. They questioned whether people living in different tenures can be involved in each opportunity and the level of influence they will have.

There were conflicting suggestions about activities focused on particular groups. Some residents wanted the council to provide events for families, young people and older people. However, many stressed that the strategy should focus on delivering housing and landlord services. They did not think that family and community tailored events should be in the remit of this strategy as these were not landlord services. Some residents pointed out that at community events it can be difficult to discuss issues effectively.

"The relationship between a freeholder and a leaseholder is the same as a service provider and a customer: I do not ever need my freeholder to provide "resident day

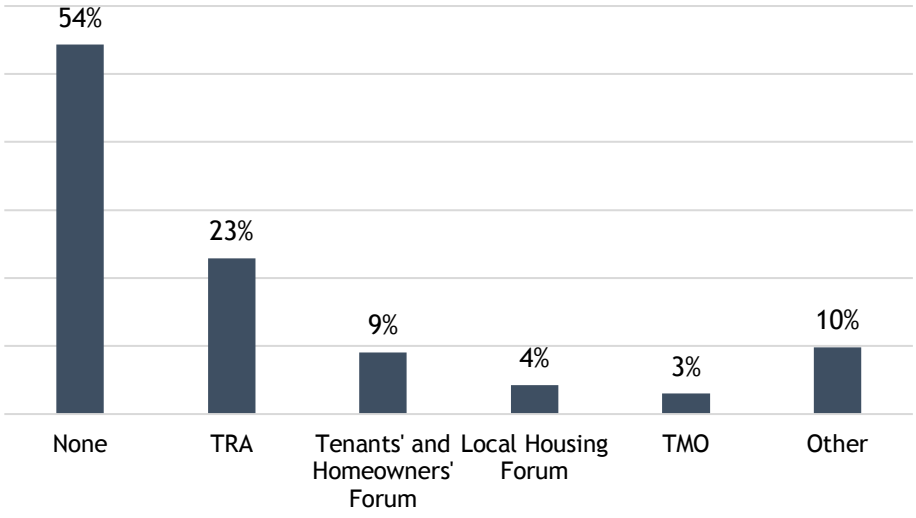
events" or "themed cultural events" - I only need my freeholder to provide a service at a reasonable cost to maintain the value of my investment. A freeholder that is providing an effective service really only needs one channel with their leaseholders - the same way I only have one or two ways of getting in touch with my wifi provider."

Some residents wanted more resident collaboration. Some suggested ways the council could offer opportunities that would involve more capacity building for residents, including training opportunities, leadership roles, onboarding for residents, apprenticeships, and opportunities to get involved in early stage.

"One important area missing from the current list is the support, resources, and training available to help residents get involved confidently and effectively. Many people may want to participate but feel unsure how to contribute or lack the necessary knowledge or skills."

Accessibility of the engagement opportunities was an important factor for many. They stressed the need for multiple communication methods, to make sure certain groups were not left out of sharing their experiences. A few residents suggested additional options such as having a tenants union, a neighbourhood watch, more opportunities for feedback, an online log to post issues and a repairs improvement board.

"I would like to see the strategy include clearer opportunities for residents to not just participate but actually make decisions that affect their homes and communities. For example, there could be mechanisms where residents can vote on local priorities, allocate small budgets for estate improvements, or escalate issues like persistent repair failures or safety concerns through a formal decision-making pathway."



Online survey: What activities do you participate in? (more than one response was allowed) n=296

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Priority three: Making it easier for you to hold us to account

For most residents, accountability was closely connected to transparency and clarity. Transparency was considered in terms of the process of housing maintenance (such as safety, repairs, logging complaints), cost (related to service charges) and communications.

For housing maintenance, many residents asked for the creation of specific key performance indicators (KPIs) or metrics that can be evidenced, tracked and benchmarked, particularly for work done by contractors - for "repairs, complaints and safety checks". A few respondents wanted to co-create these KPIs, to ensure they are relevant to resident experience.

Some residents suggested the creation of publicly visible dashboards which display and track these KPIs. This would help ensure that the metrics were "truly binding".

"Agree performance metrics with your leaseholders and report back on your progress publicly."

"Benchmark with private leaseholders (time to completion for repairs, leaseholder satisfaction scores, number of complaints received, number of Housing Ombudsman complaints, time to respond to enquiries, clarity of resources, % increase in service charges benchmarked etc."

For some, the feeling that there were no tangible consequences for the council or contractors where failings occur undermined a sense of accountability. Some respondents argued that serious failings in basic standards should amount to a rebate in fees or service charges.

Residents also thought that better, more direct communication is necessary to hold the council to account. Several respondents mentioned the desire for "opportunities for residents to challenge poor performance directly". This included open meetings with officers and senior staff members or direct contact with officers on email to facilitate regular updates on key issues. For some, a "you said we did" approach to communication would help provide clarity on issues in a digestible way.

"Yes - I'd like more opportunities for residents to challenge poor performance directly, such as through open Q&A sessions with senior officers, public reporting dashboards, or performance review panels with resident representation. Importantly, any concerns raised should lead to visible actions and follow-up."

Priority four: Embracing and embedding equality and diversity in all we do

The most frequent responses to this priority were concerned about the transparency and clarity of its aims. Several people questioned how the plan would be implemented - particularly how it would build trust with groups that have not previously been engaged, how the initiatives it refers to will be sustainably funded, and how their impact will be evaluated and shared with residents.

"It's good that the council wants diverse boards, but this section could go further by committing to structural reform: ensuring that governance structures are representative, accessible, and anti-racist by design, not just through outreach."

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"The section refers to leadership training and mentoring — which is excellent — but doesn't explain how residents move from engagement into decision-making roles."

Frequently, respondents also perceived a need to support the participation and empowerment of groups that were not mentioned in Priority 4, with a number of answers specifically suggesting the strategy broaden its scope to recognise all protected characteristics highlighted by the 2010 Equality Act.

"Female and ethnic minority-led TRAs to be supported more. Especially when they are constantly asking for support."

"Disability and neurodiversity [are] key sources of disadvantage which should be addressed in an equality and diversity policy."

To support the participation of some under-represented groups, several residents identified the need to improve accessibility of resident involvement channels, including through interpreting services, transport assistance and digital literacy training. Others mentioned that intersectional experiences were under-examined for how they create specific barriers to engagement.

"For your disabled [residents] with learning difficulties, people with [bed rest], people with ongoing chronic health conditions, need the utmost care as they are much more vulnerable… this really needs to be taken into consideration and services needed to be joined i.e. social services as well as residents repair services and care services need to be in-sync."

"There are many residents who feel excluded not because of their ethnicity, but because of their circumstances. This includes people living in disrepair or temporary accommodation, those who have been on the housing waiting list for decades, residents affected by anti-social behaviour or noise issues, carers, people living with someone who has mental health challenges or addiction, and disabled residents who often face physical and financial barriers to participating, such as lack of transport or meeting support. These are real, complex challenges that make it harder for residents to engage—but the current strategy doesn't seem to acknowledge or address them fully."

There were however several respondents who expressed negative sentiment towards targeted engagement of Black, Asian and minority ethnic communities.

"White residents seem these days to be forgotten when we are all human and should all be treated equally.'"

"Council should not make anything different based on ethnicity we should all have the same rights and facilities whatever our background is."

Other respondents anticipated this sentiment and highlighted the language around Priority 4 as a way of addressing some of these concerns.

Communication also emerged as a theme in reflections on what was missing from Priority 4. References were made to expanding engagement to physical infrastructure, such as signage on how to report repairs being offered in different languages. A few responses asked for clarification on what Northgate is and its relevance to the strategy.

Collaboration with residents was also frequently raised. Greater resident representation through steering groups was suggested to ensure that themed cultural events are inclusive of the communities being celebrated. Several responses emphasised a need for clarity on accessing funding earmarked for events and training, as well as resources for supporting residents organisations to do their own outreach.

"Trying hard to engage with marginalised groups isn't enough. You have to find ways to do it otherwise this is pointless and none of the structures will be representative of the community. I'm on the local Safer Neighbourhood Panel and it is NOT representative of the community and no-one wants to be on it apart from a very select (and similar) group of people. It has proved impossible to get any representation from any youth or minority groups."

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4.3 Feedback from forums and meetings

Basic standards and care

At the Homeowners Forum and the Disabled People's Action Forum, the improvement of basic services was a central concern.

The Homeowners Forum felt that basic compliance in landlord services was a priority over the contents of the strategy, highlighting particular issues around fly tipping and repairs.

Key issues raised at the Disabled People's Action Forum related to home adaptations - examples were shared of new Southwark housing without adequate adaptation for disabled people, and that some residents are unclear about who to engage to action adaptations. Participants highlighted several ways that the design of services could be more inclusive of disabled communities. These included mandatory training for all resident-facing staff on the needs of disabled residents, employing specialist officers with training in neurodiversity and disabilities, and ensuring the accountability of housing associations - whose service provisions are not always consistent with the council.

At the Disabled People's Action Forum there was also some positive feedback about particular staff members and teams. For example, several housing officers were highlighted as being responsive, and the decluttering team was described as "fantastic", though it perceived that not all residents are aware of them.

Communications

At several different groups, participants discussed communications as a key issue. The Tenants Forum raised concerns about the language in the strategy, highlighting the need for simplicity and their emphasis on managing resident expectations. It was also suggested that there needed to be greater continuity between the new strategy and the older strategy.

At the Homeowners Forum, it was felt that it was unclear whether the strategy was effectively addressing the report of the Social Housing Regulator, and that the terminology around "resident" engagement excluded non-resident leaseholders.

At the Disabled People's Actions Forum, residents signalled broader communication issues that the strategy was said to not address - particularly, the lack of options for providing feedback on repairs, as well as long waiting times to receive responses on queries.

Transparency

Several groups had concerns about the transparency of the document as well as its production. At the Homeowners Forum there were questions around who was engaged to shape the strategy, such as the proportion of tenants to homeowners, with suggestions that an independent review be conducted by an expert with a leaseholder lens. Participants at the Homeowner's Forum were unclear about the extent to which the old engagement strategy had been considered in the development of the new strategy. It was said to omit important information regarding finance - such as the funding framework of the HRA, how different priorities were to be funded and whether they should be placed into a hierarchy of needs to inform funding decisions. The strategy was said to lack sufficient inclusivity measures and accountability mechanisms, particularly relating to the procurement of external contractors.

The lack of transparency of the document was also raised by the SGTO. In particular, that the document does not outline which departments will carry out different functions and/or respond to the different aims of the strategy. It was suggested that the document needs to be clearer on how people can access the training that it signposts, particularly if training courses require funding. It was also felt that information about how funding for training (on what courses and for whom) needs to be made available.

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The SGTO response also highlighted that the language within the document must be simplified and that residents must have different ways of being able to engage with it - particularly for those with limited digital access.

Participants at STOMAC felt that the development of the strategy had not been inclusive of their group or of residents more broadly. They reported that TMOs were under-represented within the strategy - particularly for the roles they could play in monitoring the aims of the document, such as quality of engagement, and building trust with residents in order to ensure the engagement opportunities are accessed by residents. STOMAC also highlighted the need for an independent review of the strategy.

Burden on residents

Some groups felt that to implement the strategy, greater capacity-building opportunities needed to be provided for residents.

Participants at STOMAC perceived there to be an overreliance on TRAs, and that supporting TMOs to have more autonomy would provide a more balanced approach to resident engagement.

The Tenants Forum also felt that training for residents was essential to the success of the strategy, because of the need for a resident-led implementation of the strategy. Participants also reported that a robust code of conduct was required to underpin this strategy, supporting accountability procedures.

Members of the Homeowners Forum were concerned that alongside the need to empower residents, the strategy did not address questions of representation regarding community governance structures. They stated that it is not clear who can be members of directors of TMO, and that the homeowners are currently excluded from boards such as the Resident Improvement Board.

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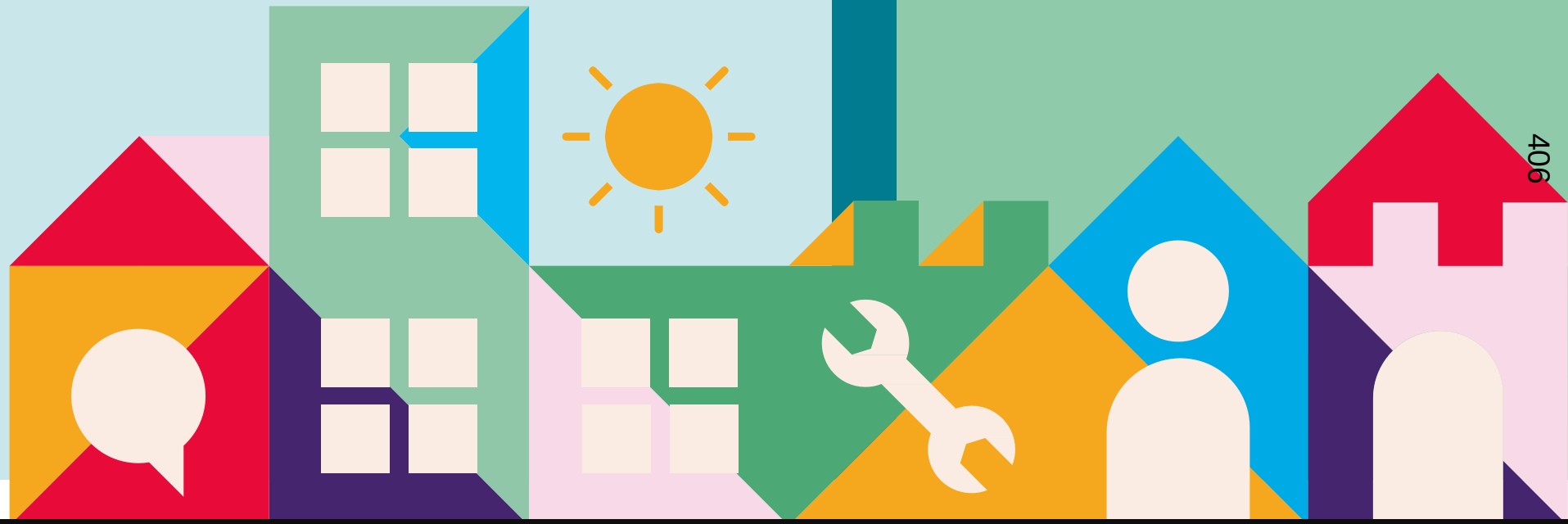
Social Life is an independent research organisation created by the Young Foundation in 2012 to become a specialist centre of research and innovation about the social life of communities. Our work is about understanding how peoples' day-to-day experience of local places is shaped by built environment - housing, public spaces, parks and local high streets - and how change, through regeneration, new development or small improvements to public spaces, affect the social fabric, opportunities and wellbeing of local areas.

www.social-life.co

SOCIAL LIFE

APPENDIX 3

Tenants' and Homeowners' led landlord service improvement boards - Proposal for implementation



WORKING TO BE A GOOD LANDLORD

Southwark Council

Background - Regulator of Social Housing

The Resident Engagement strategy is built from feedback from the Regulator of Social Housing and what our tenants and leaseholders have said.

The Regulator of Social Housing acknowledged that the council has a large and well-established resident engagement structure and the council invests significant resources to support resident engagement in a range of formal and informal resident activities , the Regulator of Social Housing concluded that there was no evidence to illustrate how the significant resources invested in resident engagement is supporting residents to influence the housing management strategies, policies and the design and delivery of landlord services.

Identified Weaknesses:

- Limited evidence of how tenant views are taken into account in decision-making.
- Insufficient evidence on how resident feedback has influenced service delivery.
- A formal engagement framework that is not consistently resident-led.
- Restricted access to performance information, limiting residents' ability to hold services to account.

Addressing the deficiencies

This proposal introduces a **resident-led model of engagement** that directly responds to the RSH's concerns:

- **Resident Influence at the Core**

Four boards covering building safety, repairs, and housing management for tenants and leaseholders will place residents at the centre of service improvement.

- **Clear Feedback Loops**

Board recommendations will be formally reported to the **Housing Improvement Board**, with outcomes and actions communicated back to residents.

- **Resident-Led**

Each board will be chaired and driven by residents, supported by relevant service areas to ensure operational alignment and accountability.

- **Transparency and Accountability**

Performance data and board outcomes will be published regularly, enabling residents to scrutinise and challenge service delivery.

This marks a shift from consultation to collaborative working, ensuring Southwark meets regulatory expectations while building trust and stronger partnerships with its residents.

Corporate priorities and GLP

The Resident Engagement Strategy directly supports the goal of giving tenants a stronger voice, one of the key pillars of the Good Landlord Plan, approved by Cabinet in July 2025. Establishment of the boards will ensure that residents have meaningful influence over what happens in their local areas.

Both the Council Plan and the Housing Strategy include a firm commitment to empower residents to make local decisions, reinforcing the importance of this strategy in achieving broader corporate objectives. This will contribute to meeting our S2030 goal on housing and the S2030 principles of reducing inequality, empowering people and investing in prevention.

In February 2025, the Cabinet Member for Council Homes approved the establishment of the tenants' and leaseholders led landlord service improvement boards to actively support council tenants and leaseholders to influence and embed the voice of residents in housing management strategies, policies and the design and delivery of all landlord services. This puts residents in our council homes, at the heart of everything we do: taking action to create better homes, better estates, better repairs and better customer service. It gives people who live in or own our homes a stronger voice to influence housing services to drive the changes they have asked for and to challenge us to be better.

This document outlines changes to the original proposal following consultation with residents on the draft resident's engagement strategy.

Resident-Led Boards: Governance

The original proposal set out and the draft resident engagement strategy reflected the following:

- Governed by: Tenants' Forum and Homeowners' Forum. These forums oversee the boards and ensure alignment with resident priorities.
- Serviced by: The Resident Engagement Team, responsible for administration and coordination.
- Support for Members: An Independent Tenant Advisor (ITA) will be commissioned to support board members.
- Board Composition: Boards must reflect the diversity of the community and comply with the council's Public Sector Equality Duty under Section 149 of the Equality Act 2010. It must meet the transparency, influence, and accountability standards set out in the Social Housing Regulatory Framework.
- Membership: Residents may serve no more than three consecutive years on any board. Each resident may serve on only one board per year.
- Effectiveness & Accountability: Boards will be provided with sufficient landlord performance information to hold the council accountable for the standard and quality of landlord services, monitor progress and influence service improvements.
- Number of Boards: Six boards were proposed, each focusing on a specific area of landlord services.

Consultation feedback

Key Concerns Raised by Residents:

- **Too many engagement options:** Residents found the structure overwhelming and difficult to navigate.
- **Dominance of louder voices:** Concerns that only the most vocal residents would be heard, leaving others, especially underrepresented groups excluded.
- **Lack of coherence:** Forums and structures felt disconnected, with unclear roles and relationships.
- **Complexity:** The engagement framework was seen as too complicated to understand or access.
- **Diversity gaps:** While diversity was welcomed, residents noted a lack of focus on disability and neurodiversity.
- **Limited impact:** Many felt their views were not meaningfully listened to or acted upon.
- **Mixed views on TRAs and TMOs:** Some felt they had too much responsibility, others felt they lacked the power to effect change, highlighting a need for greater support and oversight.

Our response to the feedback

- **Simplifies the structure**: Reduces the number of permanent boards from six to four and clarifies their roles.
- **Improves connectivity**: Ensures stronger links between boards and existing forums (Tenants' Forum, Homeowners' Forum).
- **Clarifies complementary roles**: Each structure has a defined, non-overlapping purpose to avoid duplication and confusion.
- **Strengthens inclusion**: Commits to better representation of residents with **disabilities and neurodiverse conditions**.
- **Enhances resident voice**: Boards will have direct influence on the Housing Improvement Board, with clear feedback loops.
- **Supports TRAs and TMOs**: Proposes additional support and oversight to improve their effectiveness and accountability.

The proposal - establish five boards

- **Tenant Housing management Board:** To increase the voice and influence of council tenants in shaping and improving housing management services. Area of Focus will include: Tenancy management, resident engagement, policy and service design and performance monitoring.
- **Homeowner management Board:** To increase the voice and influence of council leaseholders in shaping and improving housing management services. Area of Focus will include: Service charges and transparency, communication and engagement, policy input and performance monitoring.
- **Building Safety Residents' Board**: To hold the council accountable for building safety and compliance, ensuring residents are safe in their homes. Area of focus will include: Building safety regulations and compliance, Fire safety and risk management, communication and engagement, transparency and oversight of safety programmes.
- **Repairs Improvement Residents' Board**: To oversee the council's repairs improvement programme and work collaboratively with officers to deliver a better repairs and maintenance service. Area of focus will include: Repairs performance and responsiveness, resident experience and satisfaction, Service improvement initiatives and collaborative problem-solving.
- **Major Works Residents Board:** (implementation post adoption of the new strategy in 2026) To oversee the implementation of the new Planned Maintenance strategy.

Purpose of the boards

The boards will play a critical role in shaping, scrutinising, and improving landlord services by:

Performance Oversight

- Review performance data regularly
- Challenge poor performance
- Propose practical solutions

Resident-Led Scrutiny

- Investigate issues of concern raised by residents or forums
- Launch task-and-finish groups to explore and resolve problems
- Establish problem-solving co-design groups
- Recommend fixes for systemic issues
- Shape delivery models and inform policy development
- Make recommendations and initiate collaborative action

Changes to the original proposals

Each board will:

- Report quarterly to the Housing Improvement Board (HIB).
- Ensure that resident-led discussions, investigations, and solutions are visible to senior decision-makers.
- Influence strategic decisions on services and resource allocation.

Updated Governance Structure

- Boards will be independent but connected to the Tenants' Forum and Homeowners' Forum.
- A member from each forum will sit on each board, ensuring alignment and communication across the engagement ecosystem.

Administration

- Boards will be administered by the lead service team.
- Each meeting will be attended by Directors/Heads of Service ensuring that individuals with the authority to agree actions and initiate investigations are present

Support for Residents

- Resident voice will be supported by:
  - The Resident Engagement Team (RET)
  - The tenant advice provider

Proposals for the boards

- Membership and Representation: Members selected through a competitive process, ensuring diversity reflective of diversity of people living in our homes, and diverse housing environments
- Resident Chair elected by board members.
- Governance and Accountability: Quarterly action logs and reports reviewed by the Housing Improvement Board (HIB). Where issues are not resolved at board level, the HIB and Cabinet Member will formally respond.
- Service teams responsible for providing timely and accurate information to enable scrutiny and to hold service to account
- Transparency and Communication: Use of the Engage Hub to publish board papers for public transparency and hold member-only discussions
- Unsuccessful applicants invited to join a Resident Reference Group: They will receive updates and provide feedback and input on key issues.
- Remuneration: Members to receive a fixed fee of £100 per meeting, covering travel and preparation time. This is an interim arrangement while a full remuneration policy is developed.

Culture and Values of the board

- **Resident-led**: Residents shape the agenda and influence decisions.
- **Inclusive**: Diverse voices are welcomed and respected.
- **Collaborative**: Works in partnership with services to improve outcomes.
- **Transparent**: Open about decisions, actions, and challenges.
- **Accountable**: Holds services to account with evidence and integrity.
- **Confidential**: Respects privacy and builds trust.
- **Constructive**: Acts as a critical friend—supportive but challenging.
- **Learning-focused**: Committed to growth, feedback, and continuous improvement

Board	Service area	Team Lead	Team Support	Membership	Key points
Housing Management Board	**Landlord Services** -housing management and resident engagement	Resident engagement	Housing management	• Tenants only but include household members who could succeed • Tenant Forum has a representative member • Membership 20 maximum 3 years out of 5 years, reviewed if no other candidates	• Membership by selection process and open to everyone. • Meet quarterly • Tenant adviser support role outside the sessions • 2 sessions in person only • Remunerated • Clear TOR that addresses conflict resolution
Homeowner Management Board	**Homeownership Services** – leasehold and homeownership services	Leasehold services	Resident Engagement	• Leaseholders only – but include household members who live in the premises for more than 12 months • Homeowner Forum has a representative member • Membership 20 maximum 3 years out of 5 years reviewed if no other candidates	• Membership by selection process and open to everyone. • Meet quarterly • Tenant adviser support role outside the sessions • 2 sessions in person only • Remunerated • Clear TOR that addresses conflict resolution
Repairs Improvement Board	**Repairs Service –** Repairs on tenant's homes and communal areas	Repairs Service	Resident Engagement	• Tenants and leaseholders with tenant majority • Tenant and Homeowner Forum has a representative member • Membership 20 maximum 3 years out of 5 years reviewed if no other candidates	• Membership by selection process and open to everyone but existing members will be prioritised • Meet quarterly • Tenant adviser support role outside the sessions • 2 sessions in person only • Remunerated • Clear TOR that addresses conflict resolution
Building Safety Board	**Building Safety –** Fire and structural integrity of high risk buildings	Building safety	Resident Engagement	• Tenants and leaseholders in HRB (195) with a majority of tenants • Tenant and Homeowner Forum has a representative member • Membership 20 maximum 3	• Membership by selection process and open to everyone. • Meet quarterly • Tenant adviser support role outside the sessions • 2 sessions in person only

Proposal for Homeowner and Tenant Forum

Purpose of Homeowner Forum and Tenant Forum

- Be consulted by the council on key council policy changes that particularly impact on people living in council owned homes, including the setting of rents and service charges.
- Ensure tenant and leaseholder concerns about the management of the council's housing services and homes are raised and addressed referring to the relevant board for investigation where necessary. Issues emerging from TRAs and LHF, and day to day engagement on estates.
- Advise and support the council in developing an effective approach to resident engagement
- Receive feedback and information from the council and other parts of the resident engagement structure, share this with the wider tenant networks and council officers
- Be represented on Scrutiny and the Four boards boards

Purpose of Five Local Housing Forums

Provide a local forum where tenants, leaseholders and residents can:

- Promote positive & effective resident engagement, network with other active tenants and residents and local councillors, access residents' engagement support and training
- Shape and improve the council's housing services, receive updates on the performance and delivery of housing services focused on their neighbourhood
- Be consulted on key council policy changes that particularly impact on people living in council owned homes in their area
- Elect representatives to Tenants and Homeowner Forums and receive regular updates from them.

Proposal for Homeowner and Tenant Forum

- HOF and TF Members chosen by democratic ballot by tenants and homeowners at Local Housing forums; a representative voice rather than an individual voice
- LHF open access to all residents living in council owned, leased or freehold homes in their area, including council owned temporary accommodation
- Chair and vice chair of HF and TF elected by forum delegates annually; the longest period of continuous chair is three years. There will need to be a period of at least three years before the chair can stand again for either the position of chair or vice chair
- LHF chairs and vice chairs are elected by attendees at LHF meetings similarly they are elected annually the longest period of continuous chair is three years. There will need to be a period of at least three years before the chair can stand again for either the position of chair or vice chair
- Actions when necessary are referred to TF or HOF or to relevant board for digging deeper.
- Administration of HF and TF LHF by RET, attendance by director and heads of service, and for LHF Housing AM – someone that has the power to agree actions in the light of feedback
- Tenant voice support is provided by RET and tenant advice provider who can have a representative at both forums
- Use of engage hub to publish papers for wider transparency and hold member only conversations

Culture and Values of the Forums

- **Resident-led**: Residents shape the agenda and influence decisions.
- **Inclusive**: Open and welcoming , diverse voices are welcomed and respected.
- **Informative:** Places where information and good practice is shared both between the residents and leaseholders who attend and between the council and the public
- **Collaborative**: Works in partnership with services to improve outcomes.
- **Transparent**: Open about decisions, actions, and challenges.
- **Accountable**: Holds services to account with evidence and integrity.

Homeowner, Tenant Forum and Local Housing Forum

The boards and HOF and TF form two separate parts of a wider system that together, deliver stronger voice for tenants and leaseholders in the design and delivery of all housing services. They are linked through a shared representative, but the role they play is different.

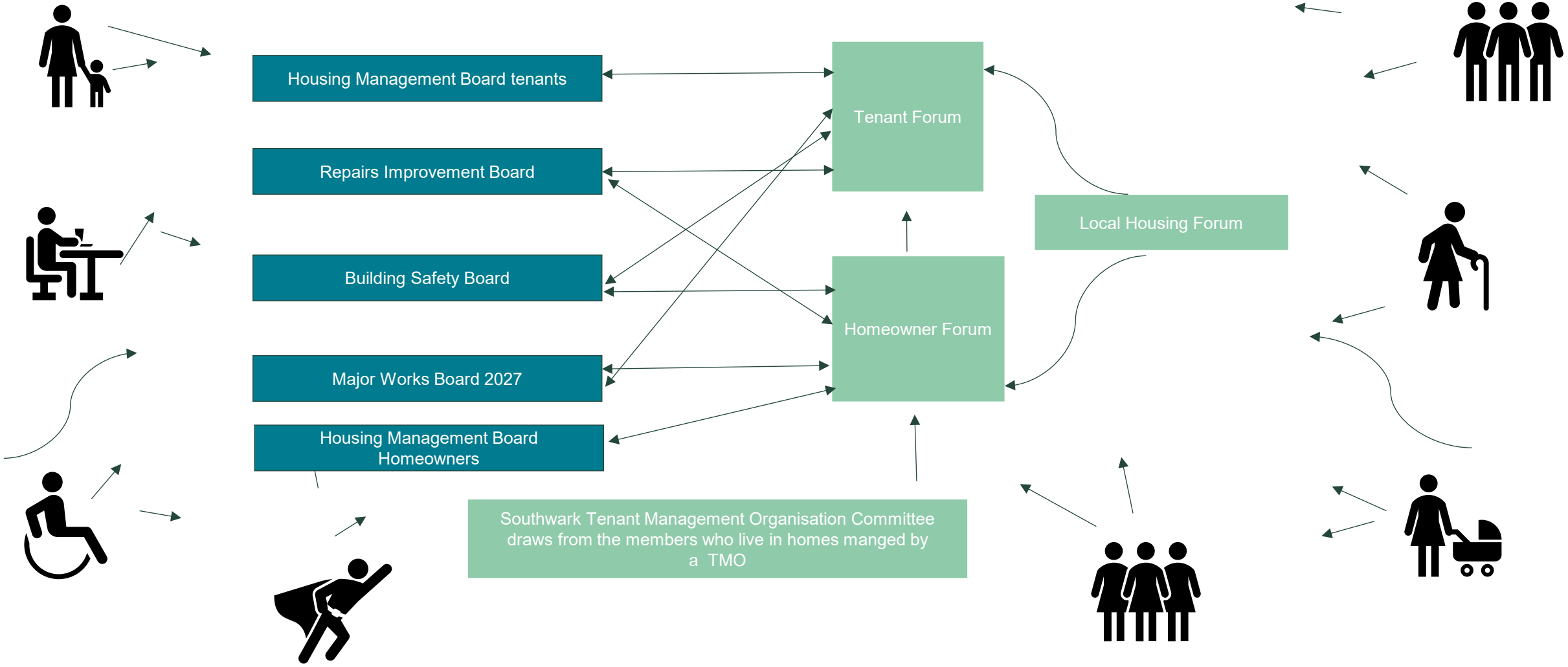
The resident-led boards focus on deep dives into specific service areas, while HOF TF and LHF provide broad engagement. This duality strengthens the resident voice in shaping housing services through:

- Ensuring both strategic oversight and wider participation.
- Supporting co-design and co-delivery of services with tenants and leaseholders.

This proposal:

- Creates a range of pathways for people to get involved by a focus on topic (the boards) a focus on needs of communities based on tenure (TF and HOF) a focus on neighborhoods (LHF &TRAs).
- Enables the voice of individuals as well as representative groups making the most of the talent, care and commitment held within our communities .
- Creates different types of scrutiny so we can dig deep (the boards) and connect widely (forums).
- Supports a greater number of people taking part and enabling us to ensure there are a range of perspectives involved in developing our services

How it connects with existing structures



Single purpose or one-off groups

Focus groups or panels will be set up to address specific issues or projects. Examples include:

- Great Estates Programme
- Working group on ASB
- Membership will be drawn from a pool of 1,400+ residents who have expressed interest via outreach. Depending on the engagement plan participation will be open and self-selecting or through application.

APPENDIX 4

Equality Impact and Needs Analysis - Resident Engagement Strategy

April 2024

Section 1: Equality impact and needs analysis details

Proposed policy/decision/business plan to which this equality analysis relates	- Resident Engagement Strategy

Equality analysis author		Jessica Leech			
Strategic Director:		Hakeem Osinaike			
Department		Housing	**Division**	Landlord Servics	
Period analysis undertaken		November 2024 - October 2025			
Date of review (if applicable)		January 2028			
Sign-off	Abi Oguntokun	**Position**	Director of Landlord Services	**Date**	

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan

1. The goal of the Resident Engagement Strategy is to put residents at the heart of everything we do as a landlord, empowering tenants, leaseholders and the people who live in council homes to shape the places they live in and make decisions about the issues that affect their lives**.**

2. The resident engagement strategy forms the key element in the delivery of the Good Landlord Plan and the 'Stronger Voice' commitment.

3. We sought both a breadth and depth of insight to shape this strategy. The draft strategy was informed by a literature review and insights gathered from over 500 council tenants and leaseholders regarding their appetite for engagement.

4. The revised version responds to the additional contributions made in the following ways:
    a. Surveys on the engagement hub (328), and the tenant satisfaction measures survey of people in our homes (2,261).
    b. Expert insight including the Regulator of Social Housing judgement, those who are active and have considerable experience of engagement with the council through our engagement with Southwark Group of Tenant Organisations, (SGTO) Tenant Forum (TF), Homeowner Forum (HOF), Southwark Tenant Management Organisations Committee (STMOC), Local Housing Forums (LHF) and Housing Scrutiny Commission.
    c. Workshops on 5 different estates one in each of the LHF areas to do a deep dive with residents who are not most active in the tenant's movement to ensure a breadth of conversation is informing the final strategy alongside discussion at the disability forum and youth parliament adding new perspectives.

5. Social Life was appointed by a panel of residents to explore the underlying issues and themes influencing how residents respond to our engagement activities. It was important that there was an independent review of the data and insight we received so that residents could have confidence in the feedback.

6. We have developed the following principles to underpin all our engagement activities:
    a. Building trust through every contact
    b. Accountability and transparency
    c. Flexibility and accessibility
    d. Co-design and co-production
    e. Communication that connects
    f. Meaningful engagement with visible impact

7. The core objectives of the strategy are:
    a. Deliver our legal obligations on tenant voice with a focus on meeting the Regulator of Social Housing Customer Service Standards while addressing the shortfalls identified in the 2024 inspection report.
    b. Ensure tenants and leaseholders shape, influence and direct the design and delivery of the council's housing service and our Good Landlord Plan

commitment on Stronger Voice
   c. Contribute to Southwark 2030 goals to: reduce inequality, empower people, and invest in prevention.
   d. Foster safe, supportive communities where residents feel secure and connected.

8. The priorities over the next four years and the lifetime of this strategy will be:
   a. Empowering tenants and leaseholders to shape, influence, and direct the design and delivery of landlord services.
   b. Working together to understand residents' needs, priorities, and aspirations for their neighbourhoods and communities and collaborating to find practical solutions.
   c. Making it easier to hold our services to account
   d. Supporting community building, helping residents build relationships, networks, and thriving communities.

9. This will be delivered through
   a. investment in engagement support
   b. Supporting our TRAs, Local Housing Forums, Tenant Forums, Homeowner Forums, and STMOC
   c. Creating 5 new boards with a focus on Building Safety, Repairs, Housing Management Services, Services for Homeowners and Major works

10. The boards and HOF and TF form two separate parts of a wider system that together deliver stronger voice for tenants and leaseholders in the design and delivery of all housing services. They are linked through a shared representative, but the role they play is different. The resident-led boards focus on deep dives into specific service areas, while HOF TF and LHF provide broad engagement. This duality strengthens the resident voice in shaping housing services.

11. This proposal creates a range of pathways for people to get involved, enables the voice of individuals as well as representative groups, creates different types of scrutiny and supports a greater number of people taking part.

12. In addition, we will bring people together to discuss specific issues and policy areas in workshops and focus groups and engage with our residents more formally on key policy areas and in line with our legal duties.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	There are approximately 37k tenants, including those in social housing, sheltered accommodation, extra care housing, hostels, Tenant Management Organisations and council managed temporary accommodation. There are approximately 16k leaseholders.
Key stakeholders involved in this policy/decision/business plan	Cabinet Members Strategic Director of Housing. Housing Directors. Housing Improvement Board Housing Oversight Board, residents in council homes, members of Homeowner Forum, Tenant Forum and Southwark Tenant Management Organisations Committee. We asked those who took part questions about themselves so we could know who that fed back and understand if they reflected the people who lived in our homes. The first report was drafted following one to one engagement with residents on our estates about how people wished to be engaged. Of those who responded (533) • 76% were tenants, 16% homeowner. • 54% were female, 35% male; • 50% were over 50; • 35% were white 24.5 % Black African, 6 % Black Caribbean, and 11% Asian; • 18% mentioned they had a disability. Those who responded online (328) • 42% were tenants, and 37% council homeowners; • 54% not involved in any of the existing structures with 22% involved in their TRAs and 9 % active in TF and HOF • 50% were 35 to 64 • 53% were white, 23% Black, 6% Asian • 14% had a disability, with number of responses to the type of disability suggesting respondents were managing with more than one impairment • Most people chose not to share their income but those who did the largest cohorts were in the lower income brackets Those who attended a discussion (31 in person and 36 online): Only half the number of people who attended a face-to-face workshop provided personal information those that did • 94% were over 45 • 75% described themselves with a white background, 19% described themselves as Caribbean, 6% described themselves as African, Online • 44% were aged between 45 and 64, 32% were over 30-44, 15% were 65 to 74 years old. • 31% described themselves white background; 22% described themselves as African, 6% described themselves as Caribbean, 6% as mixed white/Asian, 6% as mixed white/Black African, and 3% as Indian • 30% were part of a resident's group, 70% were not.

	In addition, we spoke to the Disability Forum and Youth parliament and those who lead our formal engagement structures.

Section 4: Pre-implementation equality impact and needs analysis

This section considers the potential impacts (positive and negative) on groups with 'protected characteristics', the equality information on which this analysis is based and any mitigating actions to be taken, including improvement actions to promote equality and tackle inequalities. An equality analysis also presents as an opportunity to improve services to meet diverse needs, promote equality, tackle inequalities and promote good community relations. It is not just about addressing negative impacts.

The columns include societal issues (discrimination, exclusion, needs etc.) and socio-economic issues (levels of poverty, employment, income). As the two aspects are heavily interrelated it may not be practical to fill out both columns on all protected characteristics. The aim is, however, to ensure that socio-economic issues are given special consideration, as it is the council's intention to reduce socio-economic inequalities in the borough. Key is also the link between protected characteristics and socio-economic disadvantage, including experiences of multiple disadvantage.

Socio-economic disadvantage may arise from a range of factors, including:

- poverty
- health
- education
- limited social mobility
- housing
- a lack of expectations
- discrimination
- multiple disadvantage

The public sector equality duty (PSED) requires us to find out about and give due consideration to the needs of different protected characteristics in relation to the three parts of the duty:

1. Eliminating discrimination, harassment and victimisation
2. Advancing equality of opportunity, including finding out about and meeting diverse needs of our local communities, addressing disadvantage and barriers to equal access; enabling all voices to be heard in our engagement and consultation undertaken; increasing the participation of underrepresented groups
3. Fostering good community relations; promoting good relations; to be a borough where all feel welcome, included, valued, safe and respected.

The PSED is now also further reinforced in the two additional Fairer Future For All values: that we will

- Always work to make Southwark more equal and just
- Stand against all forms of discrimination and racism

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential Socio-Economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**

<table>
<tr>
<td>The table below summarises the age breakdown of council tenants as compared to the wider population of the borough.

<table>
<tr><th>Age</th><th>Borough</th><th>Council Housing</th></tr>
<tr><td>0-15</td><td>17%</td><td>20%</td></tr>
<tr><td>65+</td><td>8%</td><td>10%</td></tr>
</table>

There are more children in council housing than the overall population. There are also more older residents. Some of older residents will be in specific accommodation designed for older residents such as sheltered and extra care homes.</td>
<td>A greater proportion of households with young people in council housing are likely to be in poverty and suffering deprivation, as are older people, compared to the wider population. The intention of the RES is to create a stronger voice for all tenants and leaseholders; therefore, we anticipate that there will be positive outcomes for all ages.</td>
</tr>
<tr>
<td>Equality information on which above analysis is based</td>
<td>Socio-Economic data on which above analysis is based</td>
</tr>
<tr>
<td colspan="2">ONS 2023 data
Census 2021 data
JSNA/Census data</td>
</tr>
<tr>
<td colspan="2">Mitigating and/or improvement actions to be taken</td>
</tr>
<tr>
<td>The involvement data shows that people in different age groups tend to engage in different ways using blended approaches to involvement will strengthen age related engagement.

This proposal creates a range of pathways for people to get involved, enables the voice of individuals as well as representative groups, creates different types of scrutiny, and supports a greater number of people taking part.

In addition, we will bring people together to discuss specific issues and policy areas in workshops and focus groups and engage with our residents more formally on key policy areas and in line with our legal duties.</td>
<td>One of the priorities in the strategy is Working together to understand residents’ needs, priorities, and aspirations for their neighbourhoods and communities and collaborating to find practical solutions.
Another key priority is to support community building, helping residents build relationships, networks, and thriving communities.</td>
</tr>
</table>

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Please note that under the PSED due regard includes:

Giving due consideration in all relevant areas to ‘’the steps involved in meeting the needs of

disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.'' This also includes the need to understand and focus on different needs/impacts arising from different disabilities**.**

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Southwark Council tenants are disproportionately affected by poor health. Almost 1 in 14 rated their health as 'bad' or 'very bad', compared with only 1 in 25 in the borough's overall population.	Disabled people are more than twice as likely to be unemployed as non-disabled people. 40% of Council tenant households are deprived in the health and disability category, compared with just over a quarter (26.5%) of all of the borough's households.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
ONS 2023 data Census 2021 data	
Mitigating and/or improvement actions to be taken	
Blended approaches to involvement will strengthen disability related engagement. This proposal creates a range of pathways for people to get involved, enables the voice of individuals as well as representative groups, creates different types of scrutiny, and supports a greater number of people taking part. In addition, we will bring people together to discuss specific issues and policy areas in workshops and focus groups and engage with our residents more formally on key policy areas and in line with our legal duties. Accessibility is a core principle of our approach. The disability forum identified a need to improve how we engage with neurodiverse residents. Recent engagement has highlighted the need to seek information about participants access requirements.	One of the priorities in the strategy is Working together to understand residents' needs, priorities, and aspirations for their neighbourhoods and communities and collaborating to find practical solutions. Another key priority is to support community building, helping residents build relationships, networks, and thriving communities.

Gender reassignment:
- The process of transitioning from one gender to another.
Gender Identity: Gender identity is the personal sense of one's own gender. Gender identity can correlate with a person's assigned sex or can differ from it.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-**

	economic disadvantage (positive and negative)
Southwark is the fifth highest ranking local authority in England for residents identifying as trans or non-binary. Within the borough 3,200 residents reporting a gender identity different from their sex registered at birth. Half of these used no specific gender identity term, the rest used ‘trans woman’, ‘trans man’ or ‘nonbinary’. Despite having a relatively high proportion of the population with gender identities that differed from sex assigned at birth, the numbers are likely to be underestimates as many residents declined to answer the question.	There are no identified issues from the proposed RES which we consider could disadvantage residents with this protected characteristic on socioeconomic grounds, other than the general lack of availability of affordable homes in Southwark.
Equality information on which above analysis is based.	**Socio-economic data on which above analysis is based**
ONS 2023 data Census 2021 data	
Mitigating and/or improvement actions to be taken	
It is acknowledged that data on this protected characteristic is incomplete and while ongoing efforts will be made to encourage such information being given. It is expected that the benefits of delivering the RES will help all households.	

Marriage and civil partnership – In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couples. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples and must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.)**

Potential impacts (positive and negative) of proposed policy/decision/business plan	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
There are no identified issues from the proposed changes which could disadvantage married couples or those in civil partnerships.	There are no identified issues from the proposed changes which could discriminate, or disadvantage married couples or those in civil partnerships.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**

ONS 2023 data Census 2021 data
Mitigating or improvement actions to be taken
There is no evidence of potential inequality because of the RES for residents identified as having this characteristic. The introduction of the RES will help all households.

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
We do not have data on the number of households that are pregnant or in the maternity period	There are socio-economic impacts relating to pregnancy and maternity arising from the lack of suitable housing, but the impact of the RES will be neutral.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
ONS 2023 data Census 2021 data	
Mitigating and/or improvement actions to be taken	
There is no evidence of potential inequality as a result of the introduction of the RES. The core principles that underpin the approach particularly the principle of flexibility and accessibility should ensure improved access to opportunities, as should our blended approaches and menu of opportunities. Our ongoing support of community building embedded in the strategy should mitigate some of the impacts of the reduced income that many face.	

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins. N.B. Gypsy, Roma and Traveller are recognised racial groups and their needs should be considered alongside all others

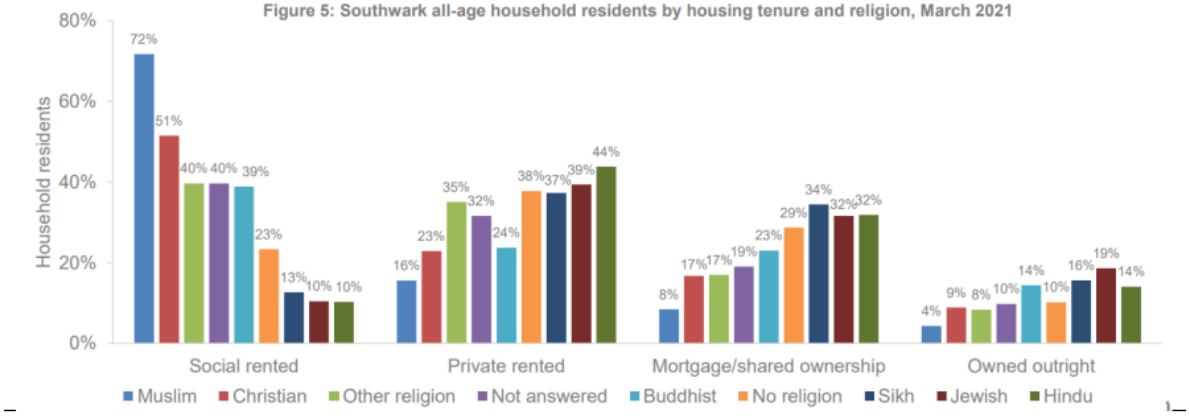
<table>
<tr><th>Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.</th><th>Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)</th></tr>
<tr><td>
<table>
<tr><th>Ethnic Group</th><th>Borough</th><th>Council Housing</th></tr>
<tr><td>White</td><td>51</td><td>30</td></tr>
<tr><td>Black, Black British, Black Welsh, Caribbean or African</td><td>25</td><td>50</td></tr>
<tr><td>Asian, Asian British or Asian Welsh</td><td>10</td><td>8</td></tr>
<tr><td>Mixed or Multiple ethnic groups</td><td>7</td><td>7</td></tr>
<tr><td>Other ethnic group</td><td>6</td><td>7</td></tr>
</table>
The table above indicates that BAME households and black households, are represented at higher levels in council housing against the general population.
</td><td>People from some ethnic minority groups including people who are Black, Black African Black Caribbean or Black British are more likely to experience deprivation.</td></tr>
<tr><td>Equality information on which above analysis is based</td><td>Socio-economic data on which above analysis is based</td></tr>
<tr><td colspan="2"></td></tr>
<tr><td colspan="2">Mitigating and/or improvement actions to be taken</td></tr>
<tr><td colspan="2">The intention of the RES is to increase the involvement for all tenants and leaseholders, therefore, we anticipate that there will be positive outcomes for all races. The strategy recognises the disadvantage that people from our Black Asian and minority ethnic communities face and sets out that residents stressed the importance of inclusivity and fairness and told us that engagement must reach those who are often underrepresented. We will ensure that our involvement structures reflect the full diversity of Southwark's communities, across tenure, age, ethnicity, gender, disability and lived experience. This means using a mix of approaches, from events to targeted outreach and digital platforms to engage groups who might otherwise be left out. By embedding meaningful engagement with visible impact, we will create an environment where every voice is valued and where decisions are shaped by the breadth of perspectives in our</td></tr>
</table>

borough. The strategy sets out as one of its objectives to reduce inequality, empower people, and invest in prevention.

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**

Figure 5: Southwark all-age household residents by housing tenure and religion, March 2021



The chart above shows that disproportionately more households that declared themselves as muslim (71%) and Christian (51%) live in social housing compared to other tenures.

Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
ONS 2023 data Census 2021 data	

Mitigating and/or improvement actions to be taken

We anticipate positive outcomes for residents from the RES, regardless of religion. Significant proportions of our faith communities live in council homes reaching these residents through their faith communities should prove a beneficial way of reaching some of our residents. Almost three quarters of the boroughs muslim population are living in council homes.

Sex - A man or a woman.

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-**

	economic disadvantage (positive and negative)
In terms of council tenants, women are overrepresented in terms of heads of household - 55% as opposed to 45% men. Some of these households are female lone parents.	Sex is an issue in relation to economic status with women being adversely impacted. Research nationally suggests that women are more likely to be lone parents and equally experience lower levels of economic activity than men.
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**
ONS 2023 data Census 2021 data	
Mitigating and/or improvement actions to be taken	
More women have taken part in the engagement on this strategy this suggests that women are more likely to get involved than men. The differences are greater than the difference in heads of household data set out above. As we build strategies for engagement on individual projects, we will need to consider how to ensure that men also take part.	

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	**Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)**
Figure 7: Southwark 16+ yr residents by housing tenure and sexual orientation, March 2021  The chart above shows a relative smaller proportion of LGB+ households are in social housing.	
Equality information on which above analysis is based	**Socio-economic data on which above analysis is based**

ONS 2023 data Census 2021 data
Mitigating and/or improvement actions to be taken
It is acknowledged that data on applicants' sexual orientation is incomplete, with a significant proportion of households not responding to this question, ongoing efforts will be made to encourage such information.

Human Rights There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol
Potential impacts (positive and negative) of proposed policy/decision/business plan
The RES is intended to improve the quality of residents' homes and their estates by ensuring they have a stronger voice to shape and influence housing services. All steps will be taken to respect the confidentially of residents and that they are treated with respect.
Information on which above analysis is based
ONS 2023 data Census 2021 data Council records
Mitigating and/or improvement actions to be taken
The Council provides support to residents who need help with accessing the service. Applicants will be invited to be involved as much as possible in the way services are designed and delivered and have full opportunity to express any views through consultations, satisfaction surveys and user panels etc.

Conclusions

From the analysis above, in comparison to the wider population council homes:

- Have more children and older people
- Suffer from higher levels of ill-health and disability
- Have a larger number of households headed by females
- Have higher levels of households from a BAME ethnicity
- Suffer from higher levels of deprivation and poverty
- Households from a Muslim or Christian background are more likely to be living in council homes than other tenures.

Poor quality housing is often associated with poor health and has wider negative impacts on welfare. The ambition of the RES is that we will fundamentally improve the quality of homes though giving residents an ability to shape policy and scrutinise performance.

Section 5: Further equality actions and objectives

5. Further actions			
Based on the initial analysis above, please detail the key mitigating and/or improvement actions to promote equality and tackle inequalities; and any areas identified as requiring more detailed analysis.			
Number	**Description of issue**	**Action**	**Timeframe**
1	Monitor the Scheme	Undertake an Equality Analysis	January 2028

5. Equality and socio-economic objectives (for business plans)				
Based on the initial analysis above, please detail any of the equality objectives outlined above that you will set for your division/department/service. Under the objective and measure column please state whether this objective is an existing objective or a suggested addition to the Council Plan.				
Objective and measure	**Lead officer**	**Current performance (baseline)**	**Targets**	
			Year 1	**Year 2**
	As above			

6. Review of implementation of the equality objectives and actions				

Implementation Equality Impact and Needs Analysis

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