

Important Fire Safety Information for Residents

Property Address and Contacts

Unique Property Reference Number
59864

Property Address
Odyssey House, 844, 1-15, Garratt Lane, London, SW17 0GS

Property Type (Designation)
GN-Low Rise

Responsible Person
Southern Housing

Responsible Person Address
Fleet House, 59-61 Clerkenwell Road, London EC1M 5LA

Responsible Person Contact Details
08001216060 or firesafety@southernhousing.org.uk

Fire Risk Assessment (FRA)

Undertaken by	Date of Assessment	Date of Expiry
Savills (UK) Ltd	14 Jun 2025	17 Dec 2027

Building Fire Risk Rating at time of this FRA
Moderate

Outstanding Risks from this FRA
Please see the action plan on the following page(s)

Identified Risks from other FRAs
None

General Fire Safety Information

Your building has been designed so that in the event of a fire, you should have a safe means to escape to the outside and away from the building. When you leave your dwelling, if you are not already outside, you will be protected by fire resisting construction and fire doors until you get outside. Where you require assistance in developing your means of escape plan you should liaise with your building manager or contact Southern Housing.

Fire Doors in Your Building

Fire doors are important as they protect you from the spread of fire and smoke. Fire doors are fitted at strategic points throughout your building to ensure that you have the best level of protection in the event of a fire. Fire doors should be kept shut when not in use, and you should not tamper with self-closing devices or wedge doors open. If the fire door has been damaged or altered in any way, it may not be able to stop fire and smoke from spreading and could put lives at risk. Please report any faults immediately to Southern Housing. Where you want to alter or change your flat's front door, this should be done with the knowledge and agreement of the Responsible Person to ensure that it does not negatively impact upon the overarching fire risk assessment for the premises. Fire rated flat entrance doors should always be fitted with a working self-closing device to ensure that the door will remain closed when not being used to enter or leave your flat. This is also the case for fire doors fitted to protect escape stairs and across escape corridors. Fire doors fitted to places such as store rooms or service cupboards do not usually need to be self-closing but should be kept locked when not being used.

Key Fire Safety Information

The Evacuation Strategy for this building is:
Stay Put

This means:

Your building is designed and constructed to ensure that you can remain safely in your flat if a fire occurs elsewhere in the building.

In the event of a fire (or alarm) you should:
Remain within your flat unless it is affected by fire, you are advised to leave by the Fire and Rescue Service or you decide to evacuate. Call the Fire and Rescue Service by dialling 999.

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General Fire Safety Equipment

In addition to fire resisting construction and fire doors, the following equipment has been provided in your building to enhance fire safety:

Fire Safety Equipment	
Emergency lighting	Yes
Fire alarm system	Yes
Fire mains	Yes
Lifts for fire safety uses	Yes
Smoke control system	Yes

Note: Should your building contain any portable fire fighting equipment, details of the person(s) nominated to use them will be provided on the building noticeboard.

Outstanding Risks from the Fire Risk Assessment

Safety Risk	Comments	Actions
# 1628528	The following common fire door issues were noted at the time of inspection:- Damaged frame to lobby door to flats 13-15	Minor joinery repairs are required to the door/frame as noted - frame of lobby door to flats 13-15.
# 1628530	Other fire spread/compartimentation issues noted at the time of inspection include - Hole in wall noted by lobby door to flats 13-15.	Repair hole in the wall by lobby door to flats 13-15
# 1628526	Common area fire doors are not provided with adequate intumescent strips and smoke seals. Missing/damaged intumescent strips and seals on lobby door by flat 2 and lobby door to flats 3-4.	Common area fire doors as noted should be fitted with intumescent strips and smoke seals.
# 1209772	All common area fire rated fire doors appear to be in good condition except for:- The service riser door on the second floor stairwell is damaged at the base. Excessive perimeter gaps were noted to the following doors :- Ground floor rear entrance hall door 5mm, ground floor single electrical cupboard door 6mm and lobby door for flats 11-12 7mm. The electrical cupboard and service risers have either not been fire stopped or fire stopped with inappropriate materials such as expanding foam.	Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved.

Further Information

Please contact Southern Housing if you require advice or assistance on any fire safety related matters. You may also contact Southern Housing if you require this information sheet in a different language or format.