

Bence House 1 - 53 Information



Safety Features	Description
Fire doors	Communal fire doors are located within the Lift lobby area including bin chute locations on all residential floors to provide protection to residents should they need to exit in an emergency from smoke / fire in the event of an incident. There are also Communal fire doors located in residential corridors. These are periodically inspected and maintained. Flat entrance doors should provide 30 minutes Fire and smoke resistance and should be fitted with a self-closing device. This is monitored by the Building Safety team to ensure compliance with Fire / Building Safety legislation. There is a monitoring and maintenance programme in place.

Fire and smoke control equipment	There are permanently open vents (POV) in place in stairs and lobbies. Openable windows and fixed ventilation are available in the protected staircase and lift lobbies.
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Safety Features	Description
Evacuation information	You have a STAY PUT policy building.
Emergency lighting	Emergency lighting is provided in all communal areas and on escape routes within the building. This is periodically inspected and maintained.
Smoke detection	You should have a smoke detection unit within your flat. If you do not please contact your Building Safety Manager.
Fire Escape Route	Your High-Rise residential building has two protected staircases with Fire Doors fitted onto the staircases

Your Building

Safety Manager is:



Telephone: 020 8314 6000

E:Buildingsafety@lewisham.gov.uk

Information available at lewisham.gov.uk/building-safety

- Summary of your Safety Case
- Relevant persons in relation to the higher-risk building
- Resident engagement strategy
- The procedure for making a complaint

Further information available on request

- Further information on the Safety Case
- Up to date fire risk assessments
- Documents referenced in the Safety Case
- Summary of any recent consultation

If you would like to receive any of the information shown above please go to <https://lewisham.gov.uk/myservices/housing/council-homes/building-safety/further-information-for-residents> to fill out the Microsoft Form or email buildingsafety@lewisham.gov.uk stating your name, address and what information you would like to receive.

Taking into account the fire prevention measures observed at the time of the latest fire risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is: Medium
In this context, a definition of the above terms is as follows:
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)