

**Freedom of Information request reference number:** 8004.1

**Date of response:** 16/11/2023

**Request:**

*Please can I have the risk rating for Premier house, station Road, edgware which has Grenfell type cladding, HA8 7BJ and HA8 7AF Premier place which is under construction 17 storeys which has one staircase. I am not sure whether it has an approved address but is near station road edgware*

**Response:**

Our Prevention and Protection (Fire Safety) team have provided me with the table below which shows the LFB risk rating for Premier House, HA8:

<b>Risk</b>	
Risk Score:	4.5
Risk Rating:	
Fire Fighter Life Risk:	Medium
SIC Code:	
Environmental Risks:	

There is currently an Enforcement notice on this property which I have also attached to this response. Please note that personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

Our Prevention and Protection team have confirmed we have no risk rating recorded for Premier Place (as this development is still under construction, it would not have been audited by the LFB).

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>

The Company Secretary  
Betterpride Limited  
Millhouse  
32-38 East Street  
Rochford  
SS4 1DB

The London Fire Commissioner is the  
fire and rescue authority for London

Date 6 July 2023  
Our Ref 30/010042/SH

## ENFORCEMENT NOTICE

**Notice requiring steps to be taken under Article 30 of the  
Regulatory Reform (Fire Safety) Order 2005 (as amended)**

TO :

Name: **Betterpride Limited**

Address: **Millhouse, 32-38 East Street, Rochford SS4 1DB**

Concerning Premises at: **Premier House, 112 Station Road, The Hale, Edgware HA8 7AF**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended), hereafter referenced as ('The Order') in London.

I Charlie Pugsley, Assistant Commissioner (Fire Safety) on behalf of the Commissioner hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **26 October 2023** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

- a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
- b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** [REDACTED].

**Signed:**

[REDACTED]

**Dated:** 6 July 2023

Assistant Commissioner  
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Officer [REDACTED]  
Direct T 0208 555 1200 [REDACTED]  
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03\_01a, FS03\_01b, FS03\_06

Cc: The Company Secretary, BLR Property Management Limited, Hyde House, The Hyde, London  
NW9 6LH

[REDACTED]

[REDACTED]

## ENVIRONMENT AND SAFETY INFORMATION ACT 1988

### SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

#### **Important information to consider before taking remedial steps:**

1. Words written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises during the course of the notice, to ensure the dates within this plan are being followed.
3. Notwithstanding any consultation undertaken by the Commissioner, **before** you make any alterations to the premises, **you** must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.
4. There may be suitable alternative safety measures to those detailed in the attached schedule, which would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

## SCHEDULE

**PREMISES: Premier House, 112 Station Road, The Hale, Edgware HA8 7AF**

**FILE NUMBER: 30/010042**

This schedule should be read in conjunction with the Commissioner's Notice dated **6 July 2023**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

<b>Article</b>	<b>Area of Concern</b>	<b>Steps Considered necessary to remedy the contravention.</b>
Article 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that:</p> <ol style="list-style-type: none"><li>1) The significant finding within the fire risk assessment action plans has not been planned or organised.</li><li>2) The fire protection within all floors from the firefighting shaft staircase had not been planned, organised or controlled.</li><li>3) The functionality of the door to the head of the basement staircase had not been planned, organised.</li><li>4) The functionality of the staff room door had not been reviewed.</li><li>5) The maintenance of the lobby door not closing fully into its frame had not been planned, organised or monitored.</li><li>6) The fire protection of the firefighting shaft staircase from the ground floor reception lobby to the final exit had not been planned, organised or controlled.</li><li>7) The compartmentation from the electrical intake room in the basement had not been planned, organised or controlled.</li></ol>	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) The door to the head of the basement staircase was in poor condition and would not give adequate protection.</p> <p>2) The door to the staff room at the rear on the ground floor was damaged and did not meet the 60 minutes required to protect the open staircase firefighting shaft.</p> <p>3) The lobby doors from the stairs to all floors protecting the staircase cannot be confirmed as FD60s and therefore compromising the firefighting shaft which has the stairway and the firefighting lift within the lobby on each floor.</p> <p>4) Several lobby doors were not fully closing into their frames, therefore compromising the means of escape.</p> <p>5) The firefighting shaft is unprotected due to an open reception area on the ground floor entrance lobby.</p>	<p>Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by:</p> <p>1) Installing a FDS30 self closing door to the head of the basement staircase.</p> <p>2) Installing a FDS60 self closing door to the staff room at the rear on the ground floor.</p> <p>3) Installing FDS60 self closing doors to the lobby doors protecting the firefighting staircase. The firefighting staircase should have at least 90 minutes FIRE RESISTANCE between the accommodation and the firefighting staircase enclosure. This will be provided by the 30 minutes FIRE RESISTANCE from the flat front entrance doors and 60 minutes from the staircase door.</p> <p>4) Ensuring that all doors protecting the means of escape function and close fully into their frames.</p> <p>5) Constructing a level of FIRE RESISTANCE within the reception area to provide 60 minutes enclosure to protect the final exit.</p>
Article 17	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that several fire doors within the firefighting shaft lobby were not fully closing into their frames.</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring there is a robust maintenance in place for all fire doors which should be carried out by a competent person.</p>

Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that the significant findings of your fire risk assessment had not been actioned within the requested timeframe.	Implement the significant findings of your fire risk assessment, in particular:  1) The reception area at ground floor is open to the foyer and not enclosed, this could prejudice the occupants ability to evacuate the building given there is only one final exit from the building due to the rear final exit being unusable due to building works. Therefore it is recommended that the reception area be in full height FIRE RESISTING construction to provide 60 minutes and any openings are kept to a minimum such as glazing or are fire rated to 30 minutes and an FD30s fitted. To be resolved within 3 months or less.  2) Excessive polyurethane foam being used within the basement electrical intake room and specialist fire stopping installers to be appointed.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that:  1) There was excessive use of polyurethane foam within the basement electrical intake room.  2) There was a lack of compartmentation within the basement level between two plantrooms, where cables are running from one room to another through the shared stair.  3) The basement electrical intake room has not been adequately fire stopped between the wall that penetrates to street level.	Provide suitable FIRE RESISTING separation by:  1) Ensuring suitable fire stopping material is used to breaches within the basement electrical intake room.  2) Enclosing gaps above two doors where cables are passing through with suitable FIRE RESISTING construction.  3) Ensuring a competent person is appointed to complete a full compartmentation survey and fire stop all breaches to the appropriate standard and paying particular attention to the breach that has penetrated to street level.

**\*\*\*RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE\*\*\***

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.



