



LONDON FIRE BRIGADE

London Fire Brigade Headquarters
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Freedom of Information request reference number: FOIA 8311.1

Date of response: 14th February 2024

Request:

Northpoint in Bromley BR1 3JN. The LFB issued an Enforcement Notice in November 2017. I wish to view the Notice and to see confirmation that it has been complied with and discharged.

Response:

The Prevention and Protection (Fire Safety) Team have provided the enforcement notice in relation to building of Northpoint Bromley BR1 3JN. The Audit took place on the 15th December 2017 and a Enforcement notice was issued. Please see the information below.

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](#).



London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 21st December 2017
Our Ref 92/226300/

ENFORCEMENT NOTICE

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

TO :

Name:

Address:

Middlesex House, 130 College Road, Harrow HA1 1BQ

Concerning Premises at:

Northpoint, Sherman Road, Bromley BR1 3JN

I Dan Daly, Assistant Commissioner (Fire Safety Regulation) on behalf of the London Fire & Emergency Planning Authority (the Authority) hereby give you notice that the Authority 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 (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 Authority, constitute the failure(s) to comply with the Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Authority 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 Authority.

The steps must be taken by **21st June 2018** (or such extension if granted by the Authority).

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 Authority, 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 Authority 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, 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:** 21st December 2017
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 Authority 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 020 8555 1200 [REDACTED]
Email: [REDACTED]@london-fire.gov.uk

Encls: FS03_01a
FS03_01b
FS03_06
GN 70

Cc: [REDACTED]
[REDACTED]

ENVIRONMENT AND SAFETY INFORMATION ACT 1988
SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire and Emergency Planning Authority to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (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 Fire Authority 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 Authority 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 fire authority, **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 Authority.
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: Northpoint, Sherman Road, Bromley BR1 3JN

File Number: 92/226300

This schedule should be read in conjunction with the Authority's Notice dated **21st December 2017**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 9	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the fire risk assessment does not identify longstanding issues with the current fire alarm system due to residents having access codes to the control panel. This has resulted in a large number of faults on the system with some areas becoming unprotected due to the system being silenced.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to the current status of the fire alarm system and management of the control panel.</p>
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> <p>1) The current management of the fire alarm system and the control panel is unsatisfactory. Due to residents being given access codes to the panel, a number of faults have developed and areas of the building have been silenced and therefore are unprotected.</p> <p>2) Due to issues with the fire alarm, the emergency plan is not being followed and residents are not evacuating.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

Article 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that the basement, ground and 1st floors were unprotected due to faults on the fire alarm system.	Provide an appropriate means of fire detection and giving warning throughout premises. This can be achieved by introducing a waking watch for unprotected areas until such time as the fire alarm system is repaired or replaced.
Article 13	At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that the designated fire brigade information box did not contain any information to assist firefighters attending an incident.	Arrange necessary contact with the appropriate external emergency services by ensuring the premises information box includes the information specified in our guidance note GN 70. Signage should be provided to indicate where the box is located
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) One of the escape doors from the roof apartments was operated by the use of a key fob which did not failsafe in the event of a emergency;</p> <p>2) It is unclear if the glazing to the doors in the common parts is FIRE RESISTANT.</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) Ensuring access is available from all fire exit doors. Any electronically operated doors should fail safe upon the alarm actuation.</p> <p>2) Ensure that all glazing in the common parts is FIRE RESISTANT with a British Standard Kite Mark.</p>
Article 17	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 the fire alarm system was not subject to routine servicing or maintenance.	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 the fire alarm system is serviced and maintained in efficient working order by a competent person.

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

The Authority 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 Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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

Date 12 August 2019
Our Ref 92/226300/[REDACTED]

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Northpoint, Sherman Road, Bromley BR1 3JN

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 (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **21 December 2017**, issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

[redacted]t@london-fire.gov.uk

Reply to Inspecting Officer [redacted]

Direct T 020 8555 1200 [redacted]

Cc: [redacted]
[redacted]