

Freedom of Information request reference number: 9186.1

Date of response: 20/11/2024

Request:

I'm writing to ask if the fire brigade has sent any letters to Peabody regarding the building/fire safety issue at its mint street estate in Bethnal Green Cotherstone Court E2 6FZ within the past three years.

Response:

Our Fire safety regulatory team have confirmed we only hold a couple of emails regarding Cotherstone court. These emails are from the LFB high rise data portal asking Peabody to rectify any faults on some of their buildings with the most recent being May 2024.

The results of the fire safety audit which took place at Cotherstone Court E2 in June 2024, confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO).

As a result the premises was deemed broadly compliant. I attach a copy of the Fire Safety Audit report to this response.

Please note, personal data has been removed from the attached document under [section 40 of the FOIA – Personal Information](#).

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/>



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 27 June 2024

Location summary

File No 05/232194
UPRN 6192753
Building Name COTHERSTONE COURT
Address COTHERSTONE COURT
 25 MINT STREET
 LONDON
 E2 6FZ
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F26 - Bethnal Green
Site Risk Score 4.75
Building Height band 18-25
Total Floors 7 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Upper most floor of building is covered in HPL cladding and has thermal cool insulation behind because of this a simultaneous evacuation strategy has been put in place for the top floor only as has a temporary alarm system. the flat roof has solar panels on. The rest of the building has a brick slip cladding. This building has a gas supply.

No date for cladding removal. It was planned to be removed by this time but has been delayed.

Premises Description

Purpose Built flats, seven floors with single MOE.
 1 firefighter lift and 1 stair.
 2 exits from ground floor

Exterior Wall Cladding

Aluminium Composite (ACM), Brick slips

Exterior Wall Insulation

Mineral wool

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date**Heritage Building**

No

Balconies present?

Yes

Gas Supply present?

Yes

Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	COTHERSTONE COURT 25 MINT STREET LONDON E2 6FZ
Responsible team	FSD B&D-CITY-NEW-THAM
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	4.75
Reinspection Date	N/A (SAMPLE)
Last Inspection	20 December 2023
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership	Direct - London Fire Brigade
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Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	1
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	COTHERSTONE COURT 25 MINT STREET LONDON E2 6FZ

On Site Representative

Name	Peabody
Person	[REDACTED]
Position	Building Safety Administrator
Address	peabody 45 Westminster Bridge Road London SE1 7JB
Telephone	[REDACTED]
Email	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.
It was last done by [REDACTED] of Peabody on the 22/11/23.
It does have an annual review date recorded.
It does have findings recorded.
It does cover the external walls.
It confirms the simultaneous evac for the top floor only.
IT confirms the wayfinding in place.
It confirms the contents of the SIB are correct.
It confirms the fire door checks are taking place.
It confirms the monthly fire safety system checks required and are taking place.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Arrangements are in place.
Up to date FRA seen.
Up to date test records have been seen.
Action is being taken to removed cladding.
All areas kept clear.
residents aware of fire safety issues.
HRP is being used.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Detection in common parts for the AOV's.
 Flats also have alarms on top floor to support the simultaneous evac.
 Other flats have stand alone alarms.
 All to BS 5839
 Panel on ground floor

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All means of escape were checked and found to be clear.
 The escape stair is not at risk from the ACM cladding.
 Adequate EL in all areas.
 Doors are subject to checks and were fully closing into the frame.
 Riser doors were locked and fire stopped.
 AOV's to clear heat and smoke.
 Wayfinding in place.

Article 15 - Procedures for serious and imminent danger and for danger areas

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The 7th floor is simultaneous evac and notice displayed. flats 19, 20 and 21 only
 All other floors are stay put.
 residents have been informed by letter.
 ACM type cladding on top floor only.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The new door checks are taking place both annual and quarterly.
 Records and evidence on site has been seen.
 AOV tested while on site.
 Evidence of the monthly checks have been seen on site.
 Some annual records were missing but all systems were checked while on site
 and are well maintained with no areas of concern

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The Building manager [REDACTED] has shown that she is fully aware of the new regs and HRP and is applying both to this block.
 She was able to confirm the details that are required to be given to residents and this was confirmed by residents on the top floor.
 No areas of concern.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

general precautions are in place.
No holes or breaches were noted in the compartmentation.
No smoking signs are in place.
All areas are kept clear.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Not Applicable

Observations

None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Not Applicable

Observations

None

Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Not Applicable

Observations

None

Article 19 - Provision of information to employees

Safety Evaluation

Not Applicable

Observations

None

Article 20 - Provision of information to employers and the self employed from outside undertakings

Safety Evaluation

Not Applicable

Observations

None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

Article 38 - Maintenance of measures provided for protection of fire fighters

SAFETY CRITICAL Safety Evaluation	Observations
Broadly Compliant	tested dry riser in place. EL and AOV's to assist.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

Management Compliance Level	1 - Well above average
Initial Expectation	Verbal action
Considered EMM?	Yes
Confirmed Action	Verbal action

Audit Conclusion

Date audit carried out

27/6/24

Time of audit

09:30

Reason for audit;

Simultaneous evac from top floor only and request from the HRT.

Conclusion

All common parts, escape routes and risers were checked.

The conclusion took place with [REDACTED] the building manager.

No new areas of risk were noted.

The cladding was due to be removed by this time but has been delayed, top floor only and set back.

All means of escape were checked.

Detection on top floor to support simultaneous.

Action place in place and correct.

No permanent staff on site but [REDACTED] is fully trained and applying the new regs and using the HRP.

Extent of premises audited

All common parts, escape routes and risers were checked.

Justification of audit outcome

[REDACTED] was at the inspection.

Up to date FRS seen

Fire safety systems in good condition and are maintained.

All areas kept clear.

No new areas of concern

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration
160

Travel Time
100

Post Audit Processing Duration
110