

Freedom of Information request reference number: 8217.1

Date of response: 16/01/2024

Request:

Please provide me with, or direct me to, the latest fire safety inspection report for the Fairfield Halls arts centre in Croydon.

Please also provide the dates and status/findings of fire safety inspections conducted by the LFB or other agencies since April 2019.

I'd be glad of a response as quickly as is reasonable, on a matter of considerable public concern

Response:

Further to your request, I can confirm a Fire Audit Report was completed on 4 February 2020 for Fairfield Halls, Croydon. The outcome for the Fire Audit Report was Broadly Compliant. Please find below a copy of the Fire Audit Report. Personal data has been redacted in accordance with [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 4 February 2020

Location summary

File No 20/010664
UPRN 100022917675
Building Name FAIRFIELD HALLS
Address FAIRFIELD HALLS
 PARK LANE
 CROYDON
 CR0 1JD
Borough Croydon
Use P - Other Premises open to public
Responsible Team FSR Croydon
Station Ground H31 - Croydon
Site Risk Score 9.00
Total Floors 6 **Basement floors 1**
Estimated number of sleeping 0
Special Features
Additional detail NONE

Premises Description

Detached building, postmodern construction comprising of basement, lower ground, ground, 1st, 2nd, 3rd & 4th floors, built circa 1960. Basement comprises plant areas and storage, lower ground comprises the Actors entrance/control room, kitchen and further storage, ground floor comprises foyer, café, bar 'The Cloister' and 'The Recreational', upper floors comprise two studios, restaurant, bars, theatre entrances, Savvy Theatre, Talawaha Studio and offices, the roof comprises the plant area. The building also consists of the following spaces Phoenix Concert Hall and Ashcroft Theatre. Seven (7) protected staircases, lifts serving ground to fourth floor front of stage, service lifts serving back of stage. Twenty Three (23) final exits. There is a sprinkler system covering the basement, lower ground and some areas of the Ashcroft Theatre, with a further deluge system protecting the fire curtain in the Ashcroft Theatre. There are three dry rising mains in stairs 1, 14 and 'The Cloisters'

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 4 April 1991

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (OCCUPIER PROPERTY)

Occupier Contact	BH Live
Address	FAIRFIELD HALLS PARK LANE CROYDON CR9 1DG
Responsible team	FSR Croydon
Occupancy Type	Occupier - multi occupancy
Property Use	P - Other Premises open to public
Valuation Office	LT3 - Theatre
Original Risk Score	4.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	1 October 2019
Total Capacity	3210
Maximum number of people	>100
Property Size for use	Extremely Large >8001m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	YES
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	20
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts**Occupier**

Name	BH Live
Address	Bournemouth International Centre Exeter Road Bournemouth BH2 5BH
Telephone	[REDACTED]

On Site Representative

Name	[REDACTED]
Position	Risk Manager
Address	Fairfield Halls Park Lane Croydon Surrey CR9 1DG
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]

Other relevant contact - NEW

Name	LB Croydon (Landlord)
Address	Bernard Weatherill House, 8 Mint Walk Croydon CR0 1EA
Telephone	[REDACTED]

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The fire risk assessment was carried out by [REDACTED] of MJ Fire Safety Ltd on 28/08/2019. Significant findings and an action plan are recorded. This is to be fully reviewed following the hand over of building once all refurbishment work has been completed, which is due in February/March 2020.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

There is a suitable and sufficient FRA in place with significant findings and action plan, this is due to be reviewed in the coming months once the builders have vacated the site following the renovation works.

Weekly checks of the AFA/AFD system, the emergency lighting and general condition of the escape routes is carried out by the management team with records and defects kept.

Contracted maintenance on the preventative and protective measures within the premises is carried out by external contractors and due to the refurbishment most systems are awaiting the final commissioning certificate.

1. AFA/AFD installed by The Designer group, Network Ltd will maintain the system.
2. Smoke and Fire curtains installed by The Designer group, Network Ltd will maintain the system.
3. Emergency Lighting installed by The Designer group, Network Ltd will maintain the system.
4. Extinguishers installed by MJ Fire, who are contracted to maintain them.
5. Building Management System (BMS) installed by EON, who are contracted to maintain the system.
6. Sprinkler, dry riser and drencher system installed by Gordonson Fire Protection Ltd, who are contracted to maintain them.
7. Gas installation installed by Designer Group Ltd, awaiting to appoint maintenance contractor.
8. Kitchen ducting installed by Designer Group Ltd, awaiting to appoint maintenance contractor.

There is a comprehensive Fire Safety Strategy policy in place which includes the Emergency Evacuation Plan, which utilises simultaneous evacuation with staff members receiving full training via internal company trainers.

There is a grab pack available for the use of the LFB, including plans of the premises, sprinkler/drencher stop valve location, operating points for the lantern vent.

I have spoken to [REDACTED] with regard getting a PIB fitted externally especially for when the premises is vacated during the hours 23:00 to 08:00, I have left him with our GN70 and he will inform me of when one has been fitted.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Once commissioned the alarm system will be a BS5839 pt.1 L1/M system. Fully addressable with two strategically placed repeater panels. This has been installed with an evacuation delay procedure. No faults showing on panel at time of inspection, system tested weekly by on site maintenance team with records kept.

Both the Ashcroft and Phoenix Theatres are provided with an air sampling system which is linked into the buildings fire alarm system. The Talawaha Studio is covered by beam detection.

Also linked to the alarm system is a Public Address & Voice Alarm System (PAVA). This means that the evacuation process will also be augmented with pre-recorded voice alarm notifications to direct occupants during evacuation in different zones and will cover all building areas.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All the components of the means of escape are present. Emergency routes maintained clear with adequate emergency lighting and signage. Those doors inspected are of a FD30s standard fitted with overhead closers. Weekly checks of the emergency lighting and general condition of the escape routes including the fire doors is carried out by the on-site maintenance person with records of defects/remedial action kept. All doors having electro-magnetic locks have manual override and fail safes to open in the event of a fire or electrical fault.

All other final exit doors are fitted with easy to open mechanisms.

Smoke/fire curtains are installed to protect the stairs and escape routes (five in total) and these are activated when the alarm goes into full evacuation status.

There are three disabled refuge areas provided, these are provided with a two-way communication system linked to the control room.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Day time :

Between 0800 - 2300

On actuation of the fire alarm system:

- The system will mute and designated staff will be alerted to this evacuation by a paging system, white flashing visual alarms will activate and alert staff within the back of house and staff manning theatre exits, these staff shall prepare for evacuation, if required without attracting public attention.
- Designated staff with hand held radios communicate with other members of staff.
- Designated members of staff will investigate the area of activation while other staff attend the fire panel.
- There is a time delay of six minutes; if the area cannot be fully investigated or a fire is confirmed within six minutes, then the fire panel will revert to a single stage fire alarm system.
- The white flashing lights will go red, the PAV system will send evacuation messages to the front and back of house.
- All staff involved in evacuation procedures will sweep their areas of responsibility as indicated on their emergency cards.
- If the area of activation can be safely investigated and no fire is detected then the fire panel can be reset
- If the panel cannot be reset the Fire Brigade will be called immediately.

Night time :

Between 2300 - 0800

The fire panel automatically reverts to a single stage system and automatically dials the Fire Brigade.

During the day staff are available and there is a grab pack provided with all relevant information for use by the Fire Brigade. I have advised that a PIB would be a good investment (especially for the unmanned hours) and have provided a copy of our GN 70. [REDACTED] (Risk Manager) will confirm when one has been purchased so that I can let the local station know.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Weekly checks of the AFA/AFD system, the emergency lighting and general condition of the escape routes is carried out by the management team with records and defects kept.

Contracted maintenance on the preventative and protective measures within the premises is carried out by external contractors and due to the refurbishment most systems are awaiting the final commissioning certificate.

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Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

None

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

During the refurbishment all compartmentation breaches have been repaired by Le Partions Ltd, with full documentation supplied.

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Broadly Compliant	Secure COSHH store located within the lower ground, rear of house and is indicated on the premises plans.

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Broadly Compliant	Extinguishers supplied through out the premises and maintained by MJ Fire [REDACTED]

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	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 Evaluation
Broadly Compliant**Observations**

There is a sprinkler system covering the basement, lower ground and some areas of the Ashcroft Theatre, with a further drencher system protecting the fire curtain in the Ashcroft Theatre.

There are three dry rising mains in stairs 1, 14 and 'The Cloisters'

These are all maintained under maintenance contracts with Gordonson Fire Protection Ltd [REDACTED].

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable**Observations**
None**Article 27 - Powers of inspectors**

Safety Evaluation
Not Applicable**Observations**
None**Article 29 - Current alterations notices**

Safety Evaluation
Not Applicable**Observations**
None**Article 30 - Current enforcement notices**

Safety Evaluation
Not Applicable**Observations**
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

04/02/2020 16:51

I carried out a programmed visit with [REDACTED] (Risk Manager) and [REDACTED] (Head of Building and Technical Services) on 29/01/2020.

Detached building, postmodern construction comprising of basement, lower ground, ground, 1st, 2nd, 3rd & 4th floors, built circa 1960. Basement comprises plant areas and storage, lower ground comprises the Actors entrance/control room, kitchen and further storage, ground floor comprises foyer, café, bar 'The Cloister' and 'The Recreational', upper floors comprise two studios, restaurant, bars, theatre entrances, Savvy Theatre, Talawaha Studio and offices, the roof comprises the plant area.

The building also consists of the following spaces Phoenix Concert Hall and Ashcroft Theatre.

Seven (7) protected staircases, lifts serving ground to fourth floor front of stage, service lifts serving back of stage. Twenty Three (23) final exits.

There is a sprinkler system covering the basement, lower ground and some areas of the Ashcroft Theatre, with a further deluge system protecting the fire curtain in the Ashcroft Theatre. There are three dry rising mains in stairs 1, 14 and 'The Cloisters'.

The alarm system is a BS5839 pt.1 L1/M system. Fully addressable with two strategically placed repeater panels. This has been installed with an evacuation delay procedure. No faults showing on panel at time of inspection, system tested weekly by onsite maintenance team with records kept.

Both the Ashcroft and Phoenix Theatres are provided with an air sampling system which is linked into the buildings fire alarm system. The Talawaha Studio is covered by beam detection.

Also linked to the alarm system is a Public Address & Voice Alarm System (PAVA). This means that the evacuation process will also be augmented with pre-recorded voice alarm notifications to direct occupants during evacuation in different zones and will cover all building areas.

There is a comprehensive Fire Safety Strategy policy in place which includes the Emergency Evacuation Plan, which utilises simultaneous evacuation with staff members receiving full training via internal company trainers.

All areas both front of house and rear of house included within the inspection.

I have spoken to [REDACTED] with regard getting a PIB fitted externally especially for when the premises is vacated during the hours 23:00 to 08:00, I have left him with our GN70 and he will inform me of when one has been fitted, at which time I will complete a Station Notification form.

04/02/2020 16:51

Initial Expectation: Verbal action

29/01/2020 14:13

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

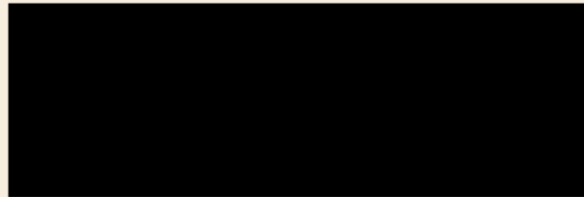
Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level 1 - Well above average
Property Risk Group C - Public unfamiliar
Life Risk 1.67
Actual Risk Score 4.26
Risk Score 4.25

Customer Signature



Customer Name



Audit Timings

Audit Duration
400

Travel Time
60

Post Audit Processing Duration
210