

Freedom of Information request reference number: 7907.1

Date of response: 11 October 2023

Request:

Please can you share, under the Freedom of Information Act 2000 if necessary, your understanding of the current standards of fire safety compliance maintained by the property Time House (as run by Metropolitan Thames Valley Housing Association)?

Ideally, please add reference to recent interactions/visits to the property as part of its remediation process

Response:

The most recent fire safety audit was undertaken by the LFB Prevention and Protection (Fire Safety) team on 21 February 2022 at Time House.

The results of the audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.

I have attached a copy of the fire safety audit report from this visit to this response (which includes details noted for remedial works).

The table below shows the recent visits to the premises by the local fire station following the most recent Fire Safety Audit:

Type	Address	Date visit record marked complete	Description	Job type
Station Visit	TIME HOUSE, SW11 2BL	22/08/2023	High Rise Premises 7(2)d	Outside Duty
Station Visit	TIME HOUSE, SW11 2BL	28/07/2023	High Rise Premises 7(2)d	Outside Duty
Station Visit	TIME HOUSE, SW11 2BL	21/06/2023	visual audit	Planned Visual Audit
Station Visit	TIME HOUSE, SW11 2BL	04/05/2023	High Rise Premises 7(2)d	Outside Duty
Station Visit	TIME HOUSE, SW11 2BL	19/01/2023	Visit to time House	Potential High Rise Premises 7(2)d
Station Visit	TIME HOUSE, SW11 2BL	19/11/2022	High Rise Premises 7(2)d	Outside Duty
Station Visit	TIME HOUSE, SW11 2BL	12/05/2022	High Rise Premises 7(2)d	Outside Duty

Relevant information obtained through LFB fire station familiarisation visits to buildings is recorded on the LFB Operational Risk Database (ORD). The ORD is a 'live' database, which is updated with new information as it is identified. I have attached the visit comments recorded on the ORD report for Time House to this response (which also includes details noted for remedial works). I have also attached an internal fire safety notification email sent from the attending crews to the LFB Prevention and Protection (Fire Safety) team following one of the visits in August 2023.

Please note, personal data has been removed from the attached documents 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](#).



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 21 February 2022

Location summary

File No 10/173119
UPRN 100022679592
Building Name Time House
Address TIME HOUSE
 71 PLOUGH ROAD
 LONDON
 SW11 2BL
Borough Wandsworth
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR South West South
Station Ground H27 - Battersea
Site Risk Score 4.75
Building Height band Unknown
Total Floors 8 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail **NONE**

Premises Description

Purpose built 8-storey block of flats, with protected single staircase, and a lift lobby. Building is provided with dry riser inlet located at the front entrance and outlets in the lift lobby on each floor. There is provision of AOVs on each level, with smoke vent points at each level and smoke exhaust system at the top floor. There is no fire fighters lift present. All flats are accessed via lobbied fire door.
 Entrance in Grant Road.

Exterior Wall Cladding N/A

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Balconies present? No

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	DEFAULT PROPERTY
Address	TIME HOUSE 71 PLOUGH ROAD LONDON SW11 2BL
Responsible team	FSR South West South
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	<u>4.75</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	20 January 2022
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Small 3001m ² to 5000m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - Leicestershire Fire & Rescue Service

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
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	DEFAULT PROPERTY
Address	TIME HOUSE 71 PLOUGH ROAD LONDON SW11 2BL

Managing Agent

Name	Thames Valley Housing Association
Responsible Person	[REDACTED]
Position	Senior Surveyor
Address	Premier House 52 London Road Twickenham TE1 3RP
Telephone	[REDACTED]
Email	[REDACTED]@metropolitan.org.uk

Other relevant contact

Name	Thames Valley Housing Association Limited
Responsible Person	[REDACTED]
Position	Regional Fire Safety Surveyor
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@mtvh.co.uk

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Suitable and sufficient FRA completed by Metropolitan Thames Valley in December 2021 by [REDACTED]. Review due December 2022.
Use of premises, fire safety systems within premises considered.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

FRA and emergency procedures in place for the premises. AFD, EL, FD, smoke extract

The testing and maintenance of the fire safety systems in place are being effectively planned, controlled and organised. These systems are also being effectively maintained by competent bodies.

All systems appeared to be fine at the time of the inspection.

Signs of reporting for emergency lighting seen at the time of the inspection with date reported on them.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Detection in the common parts actuating the smoke extract system.

Interlinked detection to the flats. Heat detectors located at external windows as per FRA.

BS 5839-1 L2 system installed utilising hyfire radio system as per FRA.

This interlinked system with PIB and autodialler has taken away the need for the waking watch at the premises. This will stay I place until they confirm that the compartmentation works have been complete for cavity barriers etc.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Time House is ground, 1-7 with one internal protected staircase for all flats.

MOE were clear and tidy at the time of the inspection. The MOE were clean and tidy at the time of the inspection. Adequate EL and with suitable fire exit signs.

Fire action notices each level.

Works have been completed from the NOD served in June 2020 with regards to the riser cupboards on the means of escape. They were all locked shut at the time of inspection.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

With the compartmentation issues found at the premises, the evacuation strategy has been changed from stay put to sim evacuation. This is supported with the interlinked detection that has been extended into the flats. Meeting point is under the railway bridge on Plough Lane.

Evacuation strategy changed from 'Stay Put' to 'Full Evac' 27/03/2020. Went from waking watch to now interlinked fire alarm in flats and common parts. Managed by alarm receiving centre. This has been discussed with their primary authority and notified to LFB.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Maintenance of fire safety systems inside the premises. Fire alarm, EL, dry riser and smoke extract. MTVH deal with all the maintenance for all fire safety provisions. Dry riser was last serviced in Sept 21.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Not Applicable

Observations

No staff on site at the premises.

Article 8 - General fire precautions

Safety Evaluation
High Risk

Verbal Advice Given

Observations

Compartmentation issues with inside the block with issues for fire rated partitions, firestopping, cavity barriers. Remediation works ongoing. Update to follow.

██████████ - head of deliver has emailed to update that the proposed works are with the developer and an agreed specification of works. No works have started as yet and an interim on site date is currently mid-April.

FAILURE

Article 8 FR Separation

Article 8
(continued)

At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that issues with compartmentation within the building as mentioned in your Tenos reports dated 14th and 17th July 2020.

REMEDY

Provide suitable FIRE RESISTING separation by remediating an issues with compartmentation within the building to with adequate fire resisting construction.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant**Observations**

Premises clean and tidy. Buzzer system for residents to enter the premises. CCTV on ground floor common area. Rubbish taken weekly.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable**Observations**

None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant**Observations**

No FEE in place on site.

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

Safety Evaluation
Not Applicable**Observations**

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Competent persons are employed to maintain fire safety systems

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

Broadly Compliant

Observations

Outside contractors are briefed on the risks that they pose in the residential block before they begin working in there.

No staff are assigned to these contractors whilst they work in the premises although in the event of an emergency, staff would ensure they would leave the premises.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Not Applicable

Observations

None

Article 23 - General duties of employees at work

Safety Evaluation

Not Applicable

Observations

None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Broadly Compliant

Observations

Dry risers on site.

Dry riser inlet at the entrance. Dry riser outlets on each floor. Last serviced Sept 21.

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	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

Low Risk

Management compliance level

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

Audit Conclusion

21/02/2022 12:03

This was an inspection from a station visit to Time House and found there to be no waking watch present. An FS01 was carried out on 7 January 2022.

Pre-audit checks were carried out using Farynor, fire safety portal, operational risk database, IMS, google maps, imapping and companies house. No unwanted fire signals recorded within a 3 year period and an ORD present.

I attended this inspection at Time House and gained entry using the fire brigade drop key.

I inspected 100% of Parkinson House. It is a purpose built block of 8 floors from ground, 1-7. The premises has 36 flats and they have one means of escape via a protected staircase. AOV's are situated on all floors outside of the flats.

Area for the premises is 3,420m²

All the areas audited. Deficiencies scored for

Article 8 – Compartmentation issues such as cavity barriers within the premises of the building to be remediated in April 2022 by developer with agreed specification of works with Metropolitan Thames Valley Housing.

Previously a NOD was served in June 2020 by [REDACTED]. Most of the works have been completed on the NOD with the change in evac strategy to sim evac. This needed a waking watch in place and this has been replaced with interlinked detection to the flats, a PIB and an auto dialler to the fire brigade.

After some chasing there is still issues with the compartmentation that needs to be remediated. This has been confirmed by [REDACTED], Head of Delivery stating that specification of work have been agreed with the developer and works will start in April 2022.

I am happy with this outcome as most of the necessary works have been completed and only routine works to fix the issues with compartmentation are left.

I have agreed the outcome with EMM and have advised the contact at Metropolitan Thames Valley Housing, [REDACTED] and the primary authority partner, Leicestershire Fire & Rescue.

21/02/2022 11:53

Initial Expectation: Verbal action

21/02/2022 11:53

Initial Expectation: Verbal action

21/02/2022 11:51

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	B - Sleeping familiar or Licensed Premises
Life Risk	-4
Actual Risk Score	4.42
Risk Score	4.50

Audit Timings

Audit Duration
120

Travel Time
60

Post Audit Processing Duration
180

Current User:	HUGHESZ	Approved By:	[REDACTED]
Completed By:	[REDACTED]	Watch:	Green
Name & Address:	(HR) TIME HOUSE, TIME HOUSE, 71, PLOUGH ROAD, SW11 2BL		
Date:	28/08/2023		

Comments

New Comment:

Current Visit Comments

	User	Date
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Previous Visit Comments

	User	Date
Plans from High Rise Database Portal added to ORD	[REDACTED]	28/08/2023 10:19:36

Earlier Visit Comments

	User	Date
***** data quality checks completed *****	[REDACTED]	16/08/2023 14:23:24
Visited site on 11/08/2023. Alarm panel still showing defects. Borough FS team informed. Risk matrix updated to include EPIP	[REDACTED]	12/08/2023 11:23:23
GW pls complete an epip	[REDACTED]	10/08/2023 08:49:13
Residential block of flats 6 floors and over require an ePIP. Please create an ePIP and attach it to the Plans.	[REDACTED]	08/08/2023 12:06:20
Visited on 26/07/2023. Alarm panel showing defects. Escalated to Lambeth and Wandsworth FS Team due to recurring faults with alarm panel. FS Team contacted RP. FS will inform me once rectification has taken place. Remedial work for compartmentation issues within building have commenced. Remedial work for exterior of building scheduled to commence mid August 2023 and anticipated time for completion is 16 weeks from mid August. Telephone contact for head of remedial works added.	[REDACTED]	03/08/2023 19:29:16
LFF [REDACTED] to update	[REDACTED]	30/07/2023 10:50:03
There is no ePIP attached in the plans. Please review and resubmit.	[REDACTED]	17/07/2023 10:44:08
Attended location today to update Emergency Contact detail as they are out of date and not in use. Spoke to the Building Manager [REDACTED]. New Remedial works due to start Summer 2023. Contact Numbers now updated.	[REDACTED]	03/07/2023 12:34:50
***** data quality checks completed *****	[REDACTED]	16/05/2023 07:57:51
Visited today, both faults still present on panel. Re-Emailed management team for the property and Fire Safety informed.	[REDACTED]	15/05/2023 18:09:16
***** data quality checks completed *****	[REDACTED]	04/05/2023 20:58:54

Following today's visit, we noticed that the fire alarm system is showing disabled with a few faults. 4th floor East flat 24 lounge sounder and also 6th floor West terrace sounder isn't working. An Email has been sent to the management team for this property.	[REDACTED]	04/05/2023 19:44:26
***** data quality checks completed *****	[REDACTED]	19/01/2023 18:56:02
***** data quality checks completed *****	[REDACTED]	19/01/2023 18:54:56
No waking watch in place anymore at this premises. After speaking to residents there are ongoing talks between residents, Berkley homes and Metropolitan and Thames Valley housing association regarding the remedial works required with no start date.	[REDACTED]	19/01/2023 18:04:31
***** data quality checks completed *****	[REDACTED]	20/12/2022 09:05:24
No Change	[REDACTED]	19/11/2022 16:43:32
***** data quality checks completed *****	[REDACTED]	27/05/2022 09:23:08
Evacuation Manager stood down 15/11/2021 Premises Information Box now fitted (in lobby area) - Building layout plans now inside. Full Evacuation strategy in place	[REDACTED]	23/05/2022 07:54:34
***** data quality checks completed *****	[REDACTED]	24/02/2022 12:14:33
Waking watch removed, wooden balconies added to hazard and frequency of visits changed to every 6 months.	[REDACTED]	19/01/2022 10:37:49
***** data quality checks completed *****	[REDACTED]	17/08/2021 17:19:39

From: noreply@london-fire.gov.uk
To: [FSR-AdminSupport](#)
Subject: PIP Alert Notification : TIME HOUSE, 71 PLOUGH ROAD, LONDON SW11 2BL
Date: 13 August 2023 13:20:00

A visit was conducted at the above address on **12/08/2023** by **Battersea Green Watch** which involved the creation of a Premises Information Plate (PIP).

During this visit it was discovered that this **7** floor building has the following Fire Safety issue(s):

- No Fire Lift present

The address is in the borough of **WANDSWORTH**

Completing Officer: LFF [REDACTED]
Approved By: SC [REDACTED]

This is an automated email from Brigade Diary - please do not reply.

London Fire Brigade

For advice about how to stay safe from fire and other emergencies, please go to london-fire.gov.uk/Safety

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