

**Freedom of Information request reference number:** 9095.1

**Date of response:** 15/10/2024

**Request:**

*Please could you confirm the outcome of the audit for the Fire Safety Inspection at 47 Crispin Way, Uxbridge, UB8 3WX*

**Response:**

I can confirm that our records show we completed an audit at 47 Crispin Way, Uxbridge, UB8 3WX on the **14<sup>th</sup> August 2024** and the outcome for the Fire Audit Report was low risk with verbal advice given.

Please see attached a copy of the Fire Safety Audit.

Please note, personal data has been redacted 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: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us>



## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED]  
**Audit Completed** 21 August 2024

### Location summary

**File No** 26/012190  
**UPRN** 10022796149  
**Building Name** Reynardson House  
**Address** REYNARDSON HOUSE  
 47 CRISPIN WAY  
 UXBRIDGE  
 UB8 3WX  
**Borough** Hillingdon  
**Use** H - Other sleeping accommodation  
**Responsible Team** FSD BRENT & EAL-HHH  
**Station Ground** G23 - Hillingdon  
**Site Risk Score** 4.25  
**Total Floors** 3 **Basement floors** 0  
**Estimated number of sleeping** 36  
**Special Features**

#### Additional detail

Timber Framed Construction. To the front of the building is a large communal car park. The bins are stored outside of building. Bulk storage room accessed externally front of building. To the left side of the building is a grassed area and to the rear is a narrow grassed strip that runs the length of the building.

#### Premises Description

This is a 3 storey purpose built block of 6, 6 room flats of multiple occupation (FMO). There are 2 FMO's on each floor. All floors are accessed by a single open stairwell. FMO description: Within each FMO the 6 rooms share a communal hallway and a kitchen/dining room. Each room is ensuite. Each FMO has smoke detection in the main hallway and kitchen which is linked to common system. Fire blanket in each kitchen. Emergency lighting in hallway and kitchen. Cupboard housing immersion heater in shared kitchens and main boiler in each kitchen. Ground floor (rooms 1-12): The ground floor opens in to an entrance lobby with detection, 2x service risers (electrical and water) and an under stairs electrical cupboard. From the entrance lobby to the right and left are 2 flats of multiple occupation each with 6 rooms (see FMO description). 1st floor (rooms 13-24): The 1st floor opens on to a landing with detection and 2x service risers (water and electrical). From the landing to the right and left are 2 flats of multiple occupation each with 6 rooms (see FMO description). 2nd floor (rooms 25-36): The 2nd floor opens on to a landing with detection, 2x service risers (water and electrical) and roof void access. From the landing to the right and left are 2 flats of multiple occupation each with 6 rooms

Exterior Wall Cladding	N/A
Exterior Wall Insulation	N/A
<b>Cladding/Insulation details confirmed by</b> NOT CONFIRMED	
Environmental Risks	NONE
Features assisting fire spread	NONE
<b>Site Reinspection date</b>	
Heritage Building	No
Balconies present?	Unknown
Gas Supply present?	Unknown
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	None.

### Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	REYNARDSON HOUSE 47 CRISPIN WAY UXBRIDGE UB8 3WX
Responsible team	FSD BRENT & EAL-HHH
Occupancy Type	Occupier - multi occupancy
Property Use	H - Other sleeping accommodation
Valuation Office	R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score	<b>4.25</b>
Reinspection Date	N/A (SAMPLE)
Last Inspection	21 August 2024
Total Capacity	0
Maximum number of people	<b>20-100</b>
Property Size for use	Small 91m <sup>2</sup> to 140m <sup>2</sup>
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
<b>Additional detail</b>	
<b>Specific lone worker risk</b>	
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

<b>Covers MOE/Common areas?</b>	Yes
<b>Sprinklers Installed?</b>	No
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Average
<b>Special Features</b>	
<b># Fire fighting shafts</b>	0
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

**Contacts**

**Occupier - CHANGED**

<b>Name</b>	Default Property
<b>Person</b>	[REDACTED]
<b>Position</b>	Responsible Person.
<b>Address</b>	REYNARDSON HOUSE 47 CRISPIN WAY UXBRIDGE UB8 3WX
<b>Email</b>	[REDACTED]

**Enforcement history**

**Articles**

**Article 9 - Risk assessment**

**SAFETY CRITICAL**  
**Safety Evaluation**  
Low Risk

Verbal Advice Given

**Observations**

At the time of the Inspection a Suitable and Sufficient Fire Risk Assessment had been carried out by [REDACTED] (Fire Risk Assessor) on the 12/10/23. The review date for the Fire Risk Assessment is the 12/10/24.

In light of the recent Fire Event/Incident that occurred Verbal Advice has been provided to MTVH that the FRA must be reviewed.

The Extent of the Fire Risk Assessment cover the Below:

- 1) Building Type.
- 2) Block Information.
- 3) Occupancy.
- 4) Balcony and Cladding.
- 5) Management.
- 6) Evacuation Policy.
- 7) FRA Requirements.
- 8) NTC.
- 9) Alarms, Detection and Emergecny Lighting.
- 10) Fire-Fighting Equipment.
- 11) Evacuation Alert System.
- 12) Pressurised Stairwells.
- 13) Other Building Features.

Article 9 (continued)	14)	Last Check Dates.
	15)	Flat Surveys.
	16)	Significant Findings.

The Fire Risk Assessor has made the following comment as stated in Evacuation Details - The expected level of fire resistance would be 60 minutes due to building being a purpose-built block of flats. However, due to the property being used as a key worker site a Grade A fire alarm system is installed and the building adopts a full evacuation policy.

#### **FAILURE**

##### **Article 9(3) Failure to Review**

At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that due to a fire incident that occurred the Fire Risk Assessment requires immediate review

#### **REMEDY**

The fire risk assessment should be reviewed.

## **Article 11 - Fire Safety Arrangements**

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### **SAFETY CRITICAL Safety Evaluation** Broadly Compliant

Verbal Advice Given

#### **Observations**

At the time of the Inspection there are effective Management Systems in place to manage Fire Safety. A Suitable and Sufficient Fire Risk Assessment and Emergency Plan is in place. The Fire Risk Assessment requires review following the recent Fire Event, verbal advice has been provided on this and scored accordingly in Article 9 of this Fire Safety Audit Report. MTVH Staff are subject to Fire Safety Training which is refreshed annually. Fire Safety Systems are subject to a programme of Testing and Maintenance. The Building has a Part time cleaner. There is an estate office with 0900-1700 opening hours, but this is for overall management purposes as this is a general needs block. All Flat Front Doors have Self-Closing Devices. Appliances are subject to a regime of PAT Testing. EICR was carried out 25/02/20.

Recent Fire Event/Incident 089682 was caused due to a Resident Disposing a candle in a waste bin a bathroom. MTVH have implemented a policy whereby no candles or naked flame items are to be brought on site.

## **Article 13 - Detection and warning**

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### **SAFETY CRITICAL Safety Evaluation** Broadly Compliant

#### **Observations**

At the time of the Inspection a Grade A LD2 system in place - control panel in common entrance hall, manual call points on each floor and in each FMO, smoke detection throughout common escape route and hallways, kitchens and rooms in the FMO's Smoke detection in electrical intake cupboard and the two service risers on the 2nd floor. Detection in the loft areas.  
Fire Alarm Panel was displaying no faults. Sounders are located throughout.

## Article 14 - Emergency routes and exits

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**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

Verbal Advice Given

### Observations

At the time of the Inspection all Means of Escape were free, clear and sterile from obstructions. Windows at landing level provide means of ventilation. Emergency Lighting and Signage was observed throughout. Cupboard located next to flats 13 and 18 left partly missing intumescent strip (size/length of thumb). All flats are lobbied. Flat Front Doors have self-closers. Flat number 9 has a self-closing device. All floors are accessed by a single open stairwell. There is 1 point of Agress and Egress via the Main Entrance at the Front

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

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**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

Verbal Advice Given

### Observations

At the time of the Inspection there were 2 contradicting Fire Action Notices with 1 stating Stay Put and the other stating Full Evacuation. This was raised with [REDACTED] (MTVH) who stated that the Stay Put Notices will be removed. These were removed at the time of the Inspection.

## Article 17 - Maintenance

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**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

Verbal Advice Given

### Observations

At the time of the Inspection the Cupboard located next to flats 13 and 18 had part of the intumescent strip missing. This was about the size/length of a thumb. I have not scored this Article as there were no ignition sources within.

I did not note or observe any further issues with Maintenance.

Fire Safety Systems are subject to a programme of Testing and Maintenance.

- 1) Fire Alarm - 08/08/24.
- 2) Fire Blanket - 08/08/24.
- 3) Emergency Lighting - 08/08/24.

## Article 21 - Training

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**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

### Observations

At the time of the Inspection staff training is in place and is refreshed on a yearly basis via e-learning.

## Article 8 - General fire precautions

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**Safety Evaluation**  
 Broadly Compliant

### Observations

At the time of the Inspection I did not observe any issues with Fire Stopping, Separation or Compartmentation. Third party accreditation was noted in all service and electrical cupboards.

Significant Findings within the Fire Risk Assessment have been implemented.

**Article 10 - Principles of prevention to be applied**

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**Safety Evaluation**

Broadly Compliant

**Observations**

At the time of the Inspection No Smoking Signage and CCTV was observed throughout.

**Article 12 - Elimination or reduction of risks from dangerous substances**

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**Safety Evaluation**

Not Applicable

**Observations**

N/A.

**Article 13 - Fire Fighting Equipment**

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**Safety Evaluation**

Broadly Compliant

**Observations**

At the time of the Inspection a Fire Blanket was observed in the Communal Kitchen. No other firefighting equipment was sited.

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

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**Safety Evaluation**

Not Applicable

**Observations**

N/A.

**Article 18 - Safety assistance**

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**Safety Evaluation**

Broadly Compliant

**Observations**

At the time of the Inspection Competent persons are appointed to assist in undertaking preventative and protective measures on the premises, a suitable Fire Risk Assessment was available.

**Article 19 - Provision of information to employees**

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**Safety Evaluation**

Not Applicable

**Observations**

None

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

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**Safety Evaluation**

Not Applicable

**Observations**

None

**Article 22 - Co-operation and co-ordination**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 23 - General duties of employees at work**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

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<b>Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	At the time of the inspection there was sufficient access for LFB personnel with hydrants located within the required distance of 90m.

**Article 24 - Power to make regulations**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 27 - Powers of inspectors**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 29 - Current alterations notices**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 30 - Current enforcement notices**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 31 - Current prohibition notices**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None



**Article 32 - Offences**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Overall safety standard**

Low Risk

**Management compliance level**

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

## Audit Conclusion

### Date audit carried out

14/08/24

### Time of audit

10.00

### Reason for audit;

Post Fire Safety Inspection.

### Conclusion

On Wednesday 14th August the Post Fire Safety Inspection of 47 Crispin Way, Uxbridge, UB8 3WX was carried out. I met with [REDACTED] from Metropolitan Thames Valley Housing.

Pre-Audit Research was as Follows:

- Farynor.
- IMS.
- IMapping.
- LFB Data.
- Portal.
- Companies House (N/A.)
- Google Maps.
- Primary Authority (Leicestershire Fire and Rescue Service)
- LFB Data.

The Fire Safety Inspection commenced by carrying out an external 360 to check the façade and access for LFB Appliances, Crews, Personnel and to check the location of Hydrants.

Areas Inspected was as Follows:

- Residents Notice Board.
- Main Entrance.
- Fire Alarm Panel.
- Fire Action Notices.
- Fire Blankets.
- Communal Kitchen.
- Emergency Lighting.
- Emergency Signage.
- Detection and Warning.
- Fire Doors.
- Flat Front Doors.
- Visual Check for Compartmentation and Fire Stopping.
- All Means of Escape.
- Fire Doors.
- Electrical/Utility/Service/Riser Cupboards/Shafts.

Issues noted and Verbal Advice given.

Hi [REDACTED]

It was great to meet you today and thank you for taking the time to show me around the Building.

Following today's Post Fire Safety Inspection please see below a summary of Verbal Advice that was discussed on-site with yourself.

1. Fire Action Notices are contradictory with Residents being told to Stay Put and Full Evacuation.
2. Cupboard located next to Flats 13 and 18 was partly missing an intumescent strip around the door frame.

End of Inspection.

### **Extent of premises audited**

Full Extent of Premises was Audited.

### **Justification of audit outcome**

Issues noted and Verbal Advice given.

Hi [REDACTED]

It was great to meet you today and thank you for taking the time to show me around the Building.

Following today's Post Fire Safety Inspection please see below a summary of Verbal Advice that was discussed on-site with yourself.

1. Fire Action Notices are contradictory with Residents being told to Stay Put and Full Evacuation.
2. Cupboard located next to Flats 13 and 18 was partly missing an intumescent strip around the door frame.

End of Inspection.

### **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**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	A - Sleeping Unfamiliar
<b>Life Risk</b>	-4
<b>Actual Risk Score</b>	3.72
<b>Risk Score</b>	3.75

**Audit Timings**

**Audit Duration**  
120

**Travel Time**  
30

**Post Audit Processing Duration**  
270