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Freedom of Information request reference number: 8168.1

Date of response: 20 May 2024

Request:

We would like to request information regarding Swift House and George House. The addresses are as follows:

Swift House
Albert Road
London
NW6 5BW

George House
Albert Road
London
NW6 5DR

We make a request for any documents that you have in your possession relating to this collection of apartments.

Response:

To obtain information held about these buildings I have collated information from our Fire Safety Regulatory (FSR) department, and I have also collated information from our record of attendance/visits to the two addresses.

I have attached a list of the LFB attendance records at Swift House and George House (NW6) to this response. There is a separate table detailing our attendance for incidents, fire safety inspections, visits by station crews (station visits) and Home Fire Safety Visits (HFSV) since 2010.

Please see further details below in relation to further information held for each type of attendance:

Incident Reports

For the incidents that took place after 2009, further details about each incident can be found online via the LFB incident records published on the London Datastore: <https://data.london.gov.uk/dataset/london-fire-brigade-incident-records>.

In addition, individuals and organisations affected by an incident can request an incident report which provides more details about the incident and the cause of the fire/incident where known.

Incident reports are not available under the freedom of information act (FOIA) as they are considered a chargeable service and, as such, will incur a fee. As a result, they are exempt under [Section 21 of the Freedom of Information Act 2000 - Information accessible to an applicant by other means](#).

If you do want to go ahead and request a copy of any reports held, I must also advise that you may not be eligible to receive a copy. Further information about how to obtain a LFB incident report is published on our website and can be accessed through the following link <https://www.london-fire.gov.uk/about-us/services-and-facilities/services-we-offer/incident-reports/>.

Fire Safety Inspections

I have attached:

- Copies of any fire safety audit reports where the outcome of the audit was deemed broadly compliant or low risk (with no notices issued);
- Copies of any notices (formal or informal) issued to Swift House and George House;
- Internal LFB correspondence provided to me by the Fire Safety Regulatory (FSR) department that relates to Swift House and George House.

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

We also hold copies of the fire safety audit reports where a notice has been issued to Swift House and George House and also copies of some correspondence with the Responsible Person. These are exempt from disclosure to you for the following reasons:

Where a Fire Safety audit results in a notice being issued by the LFB, the reports themselves are exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

When the LFB identifies any safety concerns, we make this information available to the public by supplying copies of any informal notification of fire safety deficiencies (NOD) issued, and through access to [the public register](#) of any formal enforcement action. We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place.

Other materials such as correspondence with and/or documents provided to us by the responsible person for the building are also exempt from access via the FOIA provisions. We consider these to be exempt under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)). This information should be protected from publication to preserve the safe space for good regulation principles and that any withheld information could be used at a later date as part of formal enforcement action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.

Station Visits

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 most recent ORD reports for Swift House and George House (NW6) to this response.

Please note, I have redacted the following information from the ORDs:

- Personal data under [section 40 of the FOIA – Personal Information](#); and,
- One sentence (on George House ORD) which is information intended for the responsible person under [Section 31 of the FOIA - law enforcement](#).

What information is recorded on the ORD:

The LFB's policy on the Management of Operational Risk information is intended to help ensure fire crews have efficient arrangements in place when attending incidents across London. It includes details in relation to the information collected and recorded in the Operational Risk Database (ORD). The operational risk information recorded for a particular building will support safe management and resolution of any incidents that may occur at the premises.

The policy is published online and policy can be accessed via the following [link](#) (page 9 onwards).

Home Fire Safety Visits (HFSVs)

Since 2010, the LFB have conducted 21 Home Fire Safety Visits (HFSV) at Swift House and George House (NW6). HFSVs are intended to provide residents with personalised advice about fire safety in the home and the LFB will fit free smoke alarms during the visit if the resident needs them. We record very little information about HFSVs. Any information we do record would be exempt from provision under section 40 of the FOIA – Personal Information.

The link to the latest Home Fire Safety Visit policy, which outlines what home fire safety visits (HFSVs) are and how they are carried out can be found on our website here: <http://www.london-fire.gov.uk/pdf/media/8946/pn1010-180324.pdf>.

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](#).

Incidents

Type	Address	Postcode	Incident Number	Date and Time	Description	Job type
False Alarm	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	065282-25042024	25/04/2024 10:22	Automatic Fire Alarm (AFA)	-
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	046304-22032024	22/03/2024 12:39	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	112769-27072023	27/07/2023 14:52	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
False Alarm	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	091760-23062023	23/06/2023 11:27	Automatic Fire Alarm (AFA)	-
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	080205-05062023	05/06/2023 16:41	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	204042-15122022	15/12/2022 12:35	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	203863-15122022	15/12/2022 08:11	Service not required	Service not required
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	169330-14102022	14/10/2022 08:37	Service not required	Service not required
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	166562-09102022	09/10/2022 00:15	Lift person	Medical incident - Lift person
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	137634-18082022	18/08/2022 05:31	Other assistance to police/ambulance	Other assistance to police/ambulance
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	089844-20062022	20/06/2022 14:34	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	036074-13032022	13/03/2022 16:42	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	174448-24122021	24/12/2021 21:34	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	154548-14112021	14/11/2021 01:25	Service not required	Service not required
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	137606-12102021	12/10/2021 14:40	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	118422-05092021	05/09/2021 12:36	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	039486-07042021	07/04/2021 21:49	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	037655-04042021	04/04/2021 01:17	Service not required	Service not required
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	031334-21032021	21/03/2021 03:50	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	019872-20022021	20/02/2021 15:30	Service not required	Service not required
False Alarm	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	006258-16012021	16/01/2021 12:24	Automatic Fire Alarm (AFA)	-
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	160289-21122020	21/12/2020 19:53	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	056186-12052020	12/05/2020 23:53	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	051175-30042020	30/04/2020 06:02	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	018592-12022020	12/02/2020 11:41	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	170326-18122019	18/12/2019 15:46	Advice only	Water Leak Within Building - Advice Given Only
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	168594-14122019	14/12/2019 15:21	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
False Alarm	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	163703-03122019	03/12/2019 17:34	Automatic Fire Alarm (AFA)	-
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	156198-17112019	17/11/2019 17:06	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	130791-25092019	25/09/2019 17:48	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	179194-24122018	24/12/2018 16:31	Service not required	Service not required
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	041139-04042018	04/04/2018 12:53	Removal/retrieval of other object	Making safe (not RTC) - Removal/retrieval of object
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	017630-11022018	11/02/2018 20:06	Stabilise or otherwise make safe unsafe structure	Making safe (not RTC) - Stabilise or otherwise make safe unsafe structure
False Alarm	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	131645-30092017	30/09/2017 08:55	False alarm - Good intent	-
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	012323-29012017	29/01/2017 11:57	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolate Supply
Fire	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	154704-12112016	12/11/2016 23:55	Primary Fire	-
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	141215-18102016	18/10/2016 00:34	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
False Alarm	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	096881-25072016	25/07/2016 22:53	False alarm - Good intent	-
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	034465-23032016	23/03/2016 19:23	Other action	Lift release - Other action
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	54879151	05/05/2015 15:18	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	7176151	18/01/2015 14:03	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	170706141	23/12/2014 08:21	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	159534141	27/11/2014 21:23	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
False Alarm	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	134048141	05/10/2014 21:03	False alarm - Good intent	-
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	103429141	04/08/2014 19:07	Assist trapped wild animal	Assist trapped wild animal
False Alarm	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	142181131	13/10/2013 17:07	False alarm - Good intent	-
Special Service	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	124756131	07/09/2013 05:23	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
Special Service	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	17608131	10/02/2013 14:40	Make safe	Flooding - Make safe

Fire Safety Inspections

Type	Address	Date	Description	Status
Fire Safety Inspection	44-52 SWIFT HOUSE, ALBERT ROAD	16 March 2022	Fire Safety Audit	Completed
Fire Safety Inspection	53-65 SWIFT HOUSE, ALBERT ROAD	16 March 2022	Fire Safety Audit	Completed
Fire Safety Inspection	1-19 SWIFT HOUSE, ALBERT ROAD	16 March 2022	Fire Safety Audit	Completed
Fire Safety Inspection	20-43 SWIFT HOUSE, ALBERT ROAD	16 March 2022	Fire Safety Audit	Completed
Fire Safety Inspection	1-25 GEORGE HOUSE, ALBERT ROAD	08 March 2022	Fire Safety Audit	Completed
Fire Safety Inspection	26-55 GEORGE HOUSE, ALBERT ROAD	08 March 2022	Fire Safety Audit	Completed
Fire Safety Inspection	67-88 GEORGE HOUSE, ALBERT ROAD	08 March 2022	Fire Safety Audit	Completed
Fire Safety Inspection	53-65 SWIFT HOUSE, ALBERT ROAD	17 April 2021	Fire Safety Audit	Completed
Fire Safety Inspection	44-52 SWIFT HOUSE, ALBERT ROAD	17 April 2021	Fire Safety Audit	Completed
Fire Safety Inspection	20-43 SWIFT HOUSE, ALBERT ROAD	17 April 2021	Fire Safety Audit	Completed
Fire Safety Inspection	1-19 SWIFT HOUSE, ALBERT ROAD	17 April 2021	Fire Safety Audit	Completed
Fire Safety Inspection	67-88 GEORGE HOUSE, ALBERT ROAD	13 April 2021	Fire Safety Audit	Completed
Fire Safety Inspection	56-66 GEORGE HOUSE, ALBERT ROAD	13 April 2021	Fire Safety Audit	Completed
Fire Safety Inspection	26-55 GEORGE HOUSE, ALBERT ROAD	13 April 2021	Fire Safety Audit	Completed
Fire Safety Inspection	1-25 GEORGE HOUSE, ALBERT ROAD	13 April 2021	Fire Safety Audit	Completed
Fire Safety Inspection	1-25 GEORGE HOUSE, ALBERT ROAD	05 March 2020	Fire Safety Audit	Completed
Fire Safety Inspection	26-55 GEORGE HOUSE, ALBERT ROAD	05 March 2020	Fire Safety Audit	Completed
Fire Safety Inspection	56-66 GEORGE HOUSE, ALBERT ROAD	05 March 2020	Fire Safety Audit	Completed
Fire Safety Inspection	67-88 GEORGE HOUSE, ALBERT ROAD	05 March 2020	Fire Safety Audit	Completed
Fire Safety Inspection	44-52 SWIFT HOUSE, ALBERT ROAD	22 January 2020	Fire Safety Audit	Completed
Fire Safety Inspection	53-65 SWIFT HOUSE, ALBERT ROAD	22 January 2020	Fire Safety Audit	Completed
Fire Safety Inspection	20-43 SWIFT HOUSE, ALBERT ROAD	22 January 2020	Fire Safety Audit	Completed
Fire Safety Inspection	1-19 SWIFT HOUSE, ALBERT ROAD	22 January 2020	Fire Safety Audit	Completed
Fire Safety Inspection	67-88 GEORGE HOUSE, ALBERT ROAD	14 October 2019	Fire Safety Audit	Completed
Fire Safety Inspection	1-19 SWIFT HOUSE, ALBERT ROAD	25 October 2018	Fire Safety Audit	Completed
Fire Safety Inspection	1-25 GEORGE HOUSE, ALBERT ROAD	25 October 2018	Fire Safety Audit	Completed
Fire Safety Inspection	1-25 GEORGE HOUSE, ALBERT ROAD	15 August 2017	Fire Safety Audit	Completed
Fire Safety Inspection	26-55 GEORGE HOUSE, ALBERT ROAD	15 August 2017	Fire Safety Audit	Cancelled
Fire Safety Inspection	56-66 GEORGE HOUSE, ALBERT ROAD	15 August 2017	Fire Safety Audit	Completed
Fire Safety Inspection	67-88 GEORGE HOUSE, ALBERT ROAD	15 August 2017	Fire Safety Audit	Completed
Fire Safety Inspection	67-88 GEORGE HOUSE, ALBERT ROAD	21 July 2017	Fire Safety Audit	Completed
Fire Safety Inspection	1-19 SWIFT HOUSE, ALBERT ROAD	12 July 2017	Fire Safety Audit	Completed

Fire Safety Inspections

Type	Address	Date	Description	Status
Fire Safety Inspection	20-43 SWIFT HOUSE, ALBERT ROAD	12 July 2017	Fire Safety Audit	Completed
Fire Safety Inspection	44-52 SWIFT HOUSE, ALBERT ROAD	12 July 2017	Fire Safety Audit	Completed
Fire Safety Inspection	53-65 SWIFT HOUSE, ALBERT ROAD	12 July 2017	Fire Safety Audit	Completed
Fire Safety Inspection	1-25 GEORGE HOUSE, ALBERT ROAD	27 June 2017	Fire Safety Audit	Completed
Fire Safety Inspection	26-55 GEORGE HOUSE, ALBERT ROAD	27 June 2017	Fire Safety Audit	Completed
Fire Safety Inspection	56-66 GEORGE HOUSE, ALBERT ROAD	27 June 2017	Fire Safety Audit	Completed

Station Visits

Type	Address	Postcode	Date	Description	Job type
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	24 May 2023	High Rise Premises 7(2)d	Outside Duty
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	16 April 2023	Swift House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	16 April 2023	-	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	25 February 2023	-	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	25 February 2023	High Rise Premises 7(2)d	Outside Duty
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	26 April 2022	-	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	08 September 2021	-	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	14 August 2021	-	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	14 August 2021	-	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	14 July 2021	Albert Road	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	15 November 2020	-	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	15 November 2020	-	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	15 August 2020	George & Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	25 July 2020	George & Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	25 July 2020	-	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	02 June 2020	High Rise Premises 7(2)d	Outside Duty
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	02 June 2020	Albert Road	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	14 May 2020	-	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	19 April 2020	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	19 April 2020	George House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	14 April 2020	George & Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	27 March 2020	-	Potential High Rise Premises 7(2)d
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	27 March 2020	-	Potential High Rise Premises 7(2)d
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	20 March 2020	-	Potential High Rise Premises 7(2)d
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	17 March 2020	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	17 March 2020	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	22 February 2020	High Rise Premises 7(2)d	Outside Duty
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	22 February 2020	Swift House Visual Audit	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	04 January 2020	Re visit to Swift House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	03 January 2020	High Rise Premises 7(2)d	Outside Duty
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	21 December 2019	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	21 December 2019	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	17 December 2019	High Rise Premises 7(2)d	Outside Duty
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	17 December 2019	George House	Planned Visual Audit

Station Visits

Type	Address	Postcode	Date	Description	Job type
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	22 November 2019	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	22 November 2019	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	10 November 2019	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	10 November 2019	George House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	08 November 2019	George House VA	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	22 October 2019	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	22 October 2019	Swift House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	03 October 2019	Swift House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	03 October 2019	High Rise Premises 7(2)d	Outside Duty
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	02 October 2019	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	02 October 2019	George House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	25 September 2019	-	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	25 September 2019	-	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	12 September 2019	High Rise Premises 7(2)d	Outside Duty
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	12 September 2019	George House - completed - no issues	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	12 September 2019	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	08 September 2019	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	08 September 2019	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	23 August 2019	High Rise Premises 7(2)d	Outside Duty
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	11 August 2019	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	11 August 2019	Swift House - Visual Audit Nothing found	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	07 August 2019	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	07 August 2019	George House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	05 August 2019	High Rise Premises 7(2)d	Outside Duty
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	27 July 2019	Kensal House, Canal Way	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	27 July 2019	-	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	08 July 2019	-	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	08 July 2019	-	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	06 July 2019	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	06 July 2019	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	26 June 2019	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	26 June 2019	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	04 June 2019	Swift House Inspection	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	04 June 2019	George House Inspection	Planned Visual Audit

Station Visits

Type	Address	Postcode	Date	Description	Job type
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	05 May 2019	-	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	05 May 2019	-	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	03 May 2019	George House Inspection	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	03 May 2019	Swift House Inspection	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	15 April 2019	VA George	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	15 April 2019	VA Swift	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	08 April 2019	Swift Tower Inspection	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	08 April 2019	George Tower Inspection	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	08 March 2019	George House Inspection	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	08 March 2019	Swift House Inspection	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	14 February 2019	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	14 February 2019	George House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	04 February 2019	George House Inspection	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	04 February 2019	Swift House Inspection	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	13 January 2019	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	13 January 2019	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	10 January 2019	Swift House Inspection	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	10 January 2019	George House Inspection	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	31 December 2018	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	31 December 2018	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	30 December 2018	George House NW6 5BR	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	30 December 2018	Swift House NW6 5BW	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	20 December 2018	High Rise Premises 7(2)d	Outside Duty
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	02 December 2018	High Rise Premises 7(2)d	Outside Duty
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	27 November 2018	Swift House NW6 5BW	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	27 November 2018	George House NW6 5BR	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	26 November 2018	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	26 November 2018	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	24 November 2018	visual audit	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	22 November 2018	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	22 November 2018	George House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	03 November 2018	George House NW6 5BR	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	03 November 2018	Swift House NW6 5BW	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	17 October 2018	-	Planned Visual Audit

Station Visits

Type	Address	Postcode	Date	Description	Job type
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	17 October 2018	George House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	12 October 2018	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	12 October 2018	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	06 October 2018	Inspect waking watch	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	06 October 2018	Inspect waking watch	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	25 September 2018	George House NW6 5BR	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	25 September 2018	Swift House NW6 5BW	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	23 September 2018	-	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	23 September 2018	Check for premises information box	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	19 September 2018	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	19 September 2018	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	04 September 2018	Inspect waking watch	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	04 September 2018	Inspect waking watch	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	01 September 2018	Swift House NW6 5BW	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	01 September 2018	George House NW6 5BR	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	17 August 2018	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	17 August 2018	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	08 August 2018	George House NW6 5BR	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	08 August 2018	Swift House NW6 5BW	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	08 August 2018	Visual audit of known hotspot	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	03 August 2018	Inspect waking watch	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	01 August 2018	VA in Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	01 August 2018	VA in George House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	29 July 2018	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	29 July 2018	Swift House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	25 July 2018	High Rise Premises 7(2)d	Outside Duty
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	25 July 2018	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	25 July 2018	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	06 July 2018	Swift House NW6 5BW	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	06 July 2018	High Rise Premises 7(2)d	Outside Duty
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	06 July 2018	George House NW6 5BR	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	03 July 2018	Inspect waking watch	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	19 June 2018	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	19 June 2018	George House	Planned Visual Audit

Station Visits

Type	Address	Postcode	Date	Description	Job type
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	15 June 2018	George House - Nothing Found	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	15 June 2018	Swift House - Nothing Found	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	08 June 2018	Inspect waking watch	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	28 May 2018	George House NW6 5BR	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	28 May 2018	Swift House NW6 5BW	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	17 May 2018	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	17 May 2018	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	13 May 2018	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	13 May 2018	George House - Nothing Found	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	07 May 2018	George House NW6 5BR	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	07 May 2018	Swift House NW6 5BW	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	23 April 2018	Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	19 April 2018	Nothing Found	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	19 April 2018	Nothing Found	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	18 April 2018	Swift & George House ACM cladding	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	17 February 2018	Inspect waking watch	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	25 January 2018	George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	25 January 2018	Albert Road	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	16 January 2018	Inspect waking watch	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	13 January 2018	VA in Swift House	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	13 January 2018	VA at George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	11 January 2018	Swift & George House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	08 December 2017	High Rise Premises 7(2)d	Outside Duty
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	06 December 2017	visual audit	Planned Visual Audit
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	06 December 2017	High Rise Premises 7(2)d	Outside Duty
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	26 September 2017	George House visit	Potential 7(2)d Inspection
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	12 September 2017	Swift House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	12 September 2017	Swift House	Potential High Rise Premises 7(2)d
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	12 July 2017	High Rise Premises 7(2)d Swift House	Outside Duty
Station Visit	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	27 June 2017	High Rise Premises 7(2)d	Outside Duty
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	01 March 2017	Swift House	Planned Visual Audit
Station Visit	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	22 March 2016	Albert Road	Planned Visual Audit

Home Fire Safety Visits

Type	Address	Postcode	Date	Description	Job type	Status
HFSV	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	11 December 2022	Full	Full	Visit Completed
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	28 July 2022	Full	Full	Deleted - Call Centre
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	26 April 2022	Full	Full	Visit Completed
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	10 March 2022	Revisit	Revisit	Visit Cancelled - Client Declined Visit
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	02 December 2021	Full	Full	Visit Completed
HFSV	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	26 August 2021	Full	Full	Visit Cancelled - Client Declined Visit
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	08 November 2019	Full	Full	Visit Completed
HFSV	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	22 March 2016	Full	Full	Visit Completed
HFSV	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	12 November 2015	Full	Full	Visit Cancelled - Client Declined Visit
HFSV	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	04 September 2014	Full	Full	Visit Completed
HFSV	SWIFT HOUSE, ALBERT ROAD	NW6 5BW	04 September 2014	Full	Full	Visit Completed
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	03 September 2014	Full	Full	Visit Completed
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	03 September 2014	Full	Full	Visit Completed
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	03 September 2014	Full	Full	Visit Completed
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	03 September 2014	Full	Full	Visit Completed
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	03 September 2014	Full	Full	Visit Completed
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	03 September 2014	Full	Full	Visit Completed
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	03 September 2014	Full	Full	Visit Completed
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	20 June 2014	Full	Full	Visit Completed
HFSV	GEORGE HOUSE, ALBERT ROAD	NW6 5BR	19 June 2014	Full	Full	Deleted - Client Unavailable



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 8 March 2022

Location summary

File No 28/204595
UPRN 5220004814798
Building Name 1-25 GEORGE HOUSE
Address 1-25 GEORGE HOUSE
 ALBERT ROAD
 LONDON
Borough Brent
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Brent & Ealing
Station Ground G27 - North Kensington
Site Risk Score 4.75
Building Height band Unknown
Total Floors 11 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

An external wall survey confirms that this block is clad with interlocking terrac-cotta clay tiles supported via an aluminium rail system which is deemed to be non-combustible. However, the insulation used within the Alvia Grescovering rainscreen cladding is a "phenolic foam" variant, in the form of Kingspan K15, which is a Euroclass "C" material to EN13501-1. This denotes that it is combustible, but with a "minor contribution" to a fire. This report also identified missing cavity fire barriers. For these reasons, at the time of audit, a fire alarm system, monitored by an alarm receiving centre, to support a simultaneous evacuation has been installed. The waking watch that was present at the previous audit, carried out in March 2021, was removed on 17th December 2021. With regard to the remediation works to the cladding the RP confirmed: "Works commencing end May/June 2022 - with a 12 month remediation programme forecast by the contractor - so July 2023 completion anticipated.."

Premises Description

11 storey purpose built block, which has two separate cores. This audit covers flats 1-23 which occupy Core 1 on ground floor and 6th to 10th floors. The main stair serves the whole building and a separate stair only serves 1st floor - 5th floor (Core 2) which houses flats 24 - 55 and is under a separate file - 28/223741. (There is a main entrance and a second entrance for floors 1-5.) Both Cores are under the control of the same RP.

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?	Unknown
Gas Supply present?	Unknown
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	1-25 GEORGE HOUSE ALBERT ROAD LONDON
Responsible team	FSR Brent & Ealing
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 January 2022
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	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	1-25 GEORGE HOUSE ALBERT ROAD LONDON

Owner/Co-Owner

Name	L and Q Group
Responsible Person	[REDACTED]
Position	CEO
Address	L and Q Group One Kings Hall Mews Lewisham London SE13 5JQ
Telephone	[REDACTED]

Managing Agent

Name	L and Q Group
Responsible Person	[REDACTED]
Position	Senior Fire Strategy Advisor
Address	L and Q Group 29-35 West Ham Lane Stratford London E15 4PH
Telephone	[REDACTED]
Email	firesafety@lqgroup.org.uk
URL	www.lqgroup.org.uk

Other relevant contact

Name	London and Quadrant Housing Trust
Address	London and Quadrant Housing Trust One Kings Hall Mews Lewisham London SE13 5JQ

Enforcement history

Articles**Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FRA was provided, dated originally 28/06/2020 but reviewed on 23/07/2021, and again on 26/1/2022 following removal of the waking watch and installation of a fire alarm system, monitored by an alarm receiving centre, to support a simultaneous evacuation.

Fire hazards, people at risk, preventative and protective measures considered. Action plan with recommended timescales included.

Issues found:

The FRA stated that a waking watch would be maintained whilst an 'L5' alarm system is installed to support a simultaneous evacuation of the building. At the time of audit and the alarm system had been installed and commissioned and the waking watch had been removed. However, the FRA had not been updated to reflect this and to confirm the suitability of the cause and effect of the alarm system.

Additional info:

Subsequent to this audit the RP forwarded a FRA with an addendum, dated 26/01/2022 detailing the current fire alarm system as follows:

"The waking watch was removed on the 17th December 2021. A "Temporary Fire Alarm to replace the waking watch " has been installed as per L&Q Policy and inline with the NFCC Guidance. This consists of an L5 system with heat detectors with sounders sited within flats and the common parts with any window facing onto the cladding system. There is a fire alarm panel within the entrance and repeater signal boosters sited where necessary. The alarm is connected to an autodialler system with a monitored alarm line. Where it was unable to access some individual flats, a smoke alarm and heat detector is sited outside the flat entrance door. The building remains as full evacuation. The details of any vulnerable persons are located in the Premises Information box.

The building risk remains high until remediation takes place."

Further contact with the RP to confirm the number of flats where detection is installed outside the flat entrance door. 3 flats have this arrangement in place which concurs with observations during the audit. [REDACTED]

[REDACTED] I contacted the LFB HRR team to confirm the suitability of this arrangement and due to the small number of occasions where this occurs it was confirmed that this can be deemed to be acceptable.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Verbal Advice Given

Observations

RP confirmed that the premises information box contains fobs, plans and details of any disabled residents that known and with PCFRA as necessary.

Issues found:

Ground floor plant room unsecured. Found to be secured in subsequent visit on 15/02/2022.

Petrol driven motorcycle parked next to cladded external wall.

Ground floor lobby door separating the two lift systems was found to be binding on the floor preventing the self closing device from fully closing the door into it's frame.

Door to service riser cupboard containing water services on the 10th floor found to be unsecured.

FAILURE

Article 11 FS arrangements not maintained

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:

1. Management of potential ignition sources in proximity to the clad façade had not been controlled and monitored. A petrol driven motorcycle was found parked close to the cladded external wall.
2. Management of fire doors had not been monitored. The ground floor lobby door separating the two lift systems was found to be binding on the floor preventing the self closing device from fully closing the door into it's frame.
3. Door to service cupboards had not been controlled and monitored. The door to service riser cupboard containing water services on the 10th floor was found to be unsecured.

REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

A fire alarm system to support a sim evac strategy has been installed and the waking watch removed.

FRA states that "A "Temporary Fire Alarm to replace the waking watch " has been installed as per L&Q Policy and inline with the NFCC Guidance. This consists of an L5 system with heat detectors with sounders sited within flats and the common parts with any window facing onto the cladding system. There is a fire alarm panel within the entrance and repeater signal boosters sited where

necessary. The alarm is connected to an autodialler system with a monitored alarm line. Where it was unable to access some individual flats, a smoke alarm and heat detector is sited outside the flat entrance door. The building remains as full evacuation. The details of any vulnerable persons are located in the Premises Information box.

The building risk remains high until remediation takes place."

Further contact with the RP to confirm the number of flats where detection is installed outside the flat entrance door. 3 flats have this arrangement in place which concurs with observations during the audit. [REDACTED]

[REDACTED]

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The means of escape inspected was found to be unobstructed and clear of any unauthorised items. Flat front doors visually inspected were in good condition. Flat front door to [REDACTED] found to have adequate SCD and strips and seals.

Door to service riser cupboard containing water services found to be unsecured. Scored in article 11.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Fire action notice in main entrance lobby described a sim evac policy. Residents that were questioned stated that their understanding was that a simultaneous evacuation policy is in place.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Maintenance docs:

AOV - 13/10/2021 Satisfactory

L5 alarm commissioning certificate - 02/12/2021

FF Lift inspection certificate - 08/12/2021

DRM pressure test - 14th October 2021 Satisfactory.

Emergency Lighting inspection certificate 08/01/2021. Some defects found. RP included a remediation certificate to demonstrate the system that is in place to remediate any defects found during inspections.

The above maintenance documents were forwarded by the RP

Maintenance contracts are in place for all fire safety facilities and equipment.

RP confirmed that the AOV system is checked visually on a monthly basis but not operated. Plans are in place for the AOV's in these blocks to be operated monthly, and, as of April 2022 the AOV systems will be checked and operated on a monthly basis.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Not Applicable

Observations

None

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

Front door checked to [REDACTED] on 10th floor found to be adequate.
Fire stopping in service riser cupboards that were sampled was found to be professionally done and certified.

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

Broadly Compliant

Observations

No portable firefighting equipment found within common parts as would be expected for a property of this type.

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

Safety Evaluation

Not Applicable

Observations

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

Not Applicable

Observations

None

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

Safety Evaluation

Broadly Compliant

Observations

FF Lift inspection certificate - 08/12/2021

DRM pressure test - 14th October 2021 Satisfactory.

The above certificates were provided by the RP. The fire control switch at the main entrance operated correctly.

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

08/03/2022 10:20

Pre Audit Research:

BRDO Website - Partnership with LFB

Company House - London and Quadrant Housing Trust, One Kings Hall Mews, Lewisham, London, SE13 5JQ

IMS: SS only

iMapping: Entire block 80m x 20m. N. Kens ground.

Street View – 11 storey clad PBBF's Traditional construction.

Farynor - Audited 03/2020 and 24/02/2021. Last audit outcome - BC

Fire Safety Portal - Records of previous audits. NFCC data collection forms. Building consultation.

ORD - Records waking watch and ACM removal. DRM locations. Fobs in PIB.

Lone worker - None

6 monthly BRR FS01 carried out on 01/02/2022 accompanied by FSA [REDACTED] Ground floor plant room, 2 x staircases and flat lobby on 10th floor inspected. Unable to access flat lobbies on floors 6 to 9 due to fob access only. Lobbies viewed through vision panel were seen to be clear of unauthorised items.

Front door checked to [REDACTED] on 10th floor found to be adequate.

An external wall survey confirms that this block is clad with interlocking terrac-cotta clay tiles supported via an aluminium rail system which is deemed to be non-combustible. However, the insulation used within the Alvia Grescovering rainscreen cladding is a "phenolic foam" variant, in the form of Kingspan K15, which is a Euroclass "C" material to EN13501-1. This denotes that it is combustible, but with a "minor contribution" to a fire. This report also identified missing cavity fire barriers.

For these reasons, at the time of audit, a fire alarm system, monitored by an alarm receiving centre, to support a simultaneous evacuation has been installed. The waking watch that was present at the previous audit, carried out in March 2021, was removed on 17th December 2021.

An EWS Review forwarded states: "Currently the assigned EWS1 rating for the building is a "B2" rating. Further recommended remedial works detailed below are required to improve this rating." and " The contractor should provide a compliant BS8414 report or BR135 Assessment which matches the as built construction and demonstrates the external walls are unlikely to support combustion. If this cannot be demonstrated, then the K15 should be replaced with a mineral wool variant."

With regard to the remediation works to the cladding the RP confirmed: "Works commencing end May/June 2022 – with a 12 month remediation programme forecast by the contractor – so July 2023 completion anticipated.."

FRA states that where access to flats was not possible, detection has been installed directly outside the flat front doors. Further contact was made with the RP to confirm the number of flats where detection is installed outside the flat entrance door. 3 flats have this arrangement in place which concurs with observations during the audit. [REDACTED]

[REDACTED] LFB HRR team contacted to confirm the suitability of this arrangement and due to the small number of occasions where this occurs it was confirmed that this can be deemed to be acceptable.

Main issues found;

Petrol driven motorcycle parked next to cladded external wall.

Ground floor lobby door separating the two lift systems was found to be binding on the floor preventing the self closing device from fully closing the door into it's frame.

These issues were brought to the attention of the RP.

I.E.E. - BC. This is considered to be an acceptable outcome.

08/03/2022 10:19

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

Inspectors notes

No waking watch present as detailed in FRA. Subsequent to this audit the RP forwarded a FRA with an addendum detailing the current fire alarm system and advising of the removal of the waking watch, dated 26/1/2022

11 storeys in total. No.'s 1 to 23 occupy ground and floors 6 to 11 only.

Ground floor plant room unsecured. Good fire stopping in evidence and gas emergency shut of switches installed.

Fire control switch operated correctly.

FAN denoted sim evac.

Fire alarm panel - healthy. Zone chart displayed.

Fire exit signage. No smoking signage. Lift signage. All correct.

Smoke vent call point installed.

Water and electrical riser cupboards at ground floor found to be professionally fire stopped and certified.

Fob access doors to flats on upper floors.

Riser cupboards on ground, and 10th, floors were accessed by an FB2 key. Found to be professionally fire stopped and certified.

AOV at head of stair.

Issues found:

Ground floor plant room unsecured.

Petrol driven motorcycle parked next to cladded external wall.

Ground floor lobby door separating the two lift systems was found to be binding on the floor preventing the self closing device from fully closing the door into it's frame.

Water riser cupboard on 10th floor found to be unsecured.

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration
120

Travel Time
80

Post Audit Processing Duration
420

From: LFB
To: [FSR-AdminSupport](#)
Cc: [SW Area Support Team](#)
Subject: G27 Station notification
Date: 09 August 2021 11:59:57
Attachments: [Stn notification - 56-66 George House NW6 5BR.docx](#)

Good morning,
Please find station notification return.
Regards.


Station Commander

From: LFB [REDACTED]
To: LFB [REDACTED]
Cc: [FSR-BrentEaling](#); LFB [REDACTED]; [SW Area Support Team](#); [North West Management Team](#); [FSR-AdminSupport](#)
Subject: FW: ORD amendment - action required
Date: 14 November 2017 14:22:23
Attachments: [Fire Safety Station Notification 1 to 19 Swift House.dotx.docx](#)
[Fire Safety Station Notification 1 to 25 George House.dotx.docx](#)
[Fire Safety Station Notification 20 to 65 Swift House.docx](#)
[Fire Safety Station Notification 26 to 88 George House.dotx.docx](#)
[image001.jpg](#)
[image002.jpg](#)

Dear All,

Apologies for the wide distribution on this one, but these buildings fall on G27 North Kensington's ground, but within the borough of Brent. As such, I've copied in both BCs and both area support teams.

Please find attached the returned A020 notifications for George and Swift House on Albert Road. Crews have carried out a number of familiarisation visits with these blocks and they have been added to the Outside Duties master schedule. I have quality assured the ORD entries for these properties, and have ensured that they reflect the latest information as contained in these A020 notifications. Additionally, ePIPs have been created and approved for each building.

Please let me know if anything further is required in relation to these properties.

Kind regards

[REDACTED]

Station Manager

From: LFB [REDACTED]
Sent: 03 November 2017 08:39
To: LFB [REDACTED]
Cc: LFB [REDACTED]
Subject: ORD amendment - action required

Good morning,

Fire safety have been working closely with Local Authorities regarding type 2 or 3 Aluminium Composite Material (ACM) cladded buildings. If the cladding has the potential to compromise the means of escape in the event of fire, then the building or parts of the building will not support a Stay Put policy and the strategy will be changed to simultaneous (full) evacuation. Local Authorities are employing fire wardens in these blocks. They should ensure a simultaneous evacuation takes place where required.

Some buildings which previously had cladding have now had it removed, the evacuation strategy for these buildings may have returned to a stay put policy. It is important to **read the report** attached to this form to ensure you have the current information available when conducting the visit.

Fire Safety have informed us that the following blocks on your stations ground:

- **1-25 George House Albert Road**
- **26-88 George House Albert Road**
- **1-19 Swift House Albert Road**
- **20-65 Swift House Albert Road**

Have been identified as having type 2 or 3 cladding and will require a visit as soon as possible. Please see the attached **Station Notification Form and General Fire Safety Form**. Fire Safety have informed PDA. Please now arrange a watch to visit the premise and update the ORD, this does not have to be with the inspecting officer on this occasion. However, it is imperative that the ORD is robust so if in any doubt please contact the Inspecting Officer [REDACTED] on [REDACTED] who will be available to give advice over the phone.

Following the visit Fire Stations must ensure that a robust tactical plan is in place on the Operational Risk Database (ORD) including information on occupancy, facilities, hazards, tactical plan etc. An ORD information guidance sheet for crews is attached. This work has been set as a top priority and all Borough Commanders have been briefed on these inspections. It is the Station Managers role to delegate these visits and then to quality assure the ORD, please send a return to [Central Ops](#) . The Station Notification Form should be returned to Fire Safety. This matter should be treated with urgency.

Kind Regards

[REDACTED]
Watch Manager

From: [REDACTED]
To: >HIGH RISE REFERRALS
Cc: LFB [REDACTED]; [FSR-AdminSupport](#)
Subject: BRR and Stn Notification Form - 56-66 George House NW6 5BR 28/223742
Date: 08 March 2022 16:18:15
Attachments: [image001.png](#)
[BRR High Rise assurance questions UPDATE- 56-64 George House Albert Rd NW6 5BR.docx](#)
[Stn notification - UPDATE 56-64 George House NW6 5BR \(003\).docx](#)

Dear HRR,

Please find attached the completed BRR and station notification form for the above.

(Admin – Please upload to file)

Kind Regards,

[REDACTED]

Inspecting Officer

From: LFB
To: >HIGH RISE REFERRALS; FSR-HammersmithFulhamKensingtonChelsea; *North Kensington
Cc: LFB
Subject: FW: A020 George house
Date: 21 January 2021 11:41:16
Attachments: [image007.jpg](#)
[image008.jpg](#)
[image009.jpg](#)
[George House.docx](#)

Hello,

Please see issues raised surrounding a lack of competence of waking watch identified whilst attending an AFA at George House.

I have recommended Fire Safety visit and have attached the station notification (SFS AO20) for attention of the High Risk Premises Team in line with waking watch flowchart .

Fire Safety Can you attend please
High risk premises team FYI
N Kensington Watch Officers FYI

Regards,

[REDACTED]
Station Commander

From: LFB
Sent: 16 January 2021 14:18
To: LFB
Cc: LFB
Subject: A020 George house

Guv,

We attended a AFA at George House. Some issues were identified by STN O [REDACTED] and my self. The waking watch did search the whole building, checked call points and started to evacuate the residents. But when asked about an fire alarm panel they didn't understand what we were talking about. There was an alarm panel next door in the boiler room but couldn't confirm if this was linked. I carried out a systematic search of all 11 floors along with the waking watch, all was clear. No alarm sounder actuating in that part of the building.

I pointed out smoke heads in the corridor and Q+A them on it. How would they identify what head had actuated? What colour is the light, would be flashing or a fixed light, and where would the system be re set? They didn't know any of this.

It could have been a defected sounder, still the waking watch were unable to answer my questions.

Could fire safety go down and have a look or word ,or what do you think be the best course of action. The alarm actuated at the first entrance of George House.

L&Q homes name was on the building. If this helps

Any queries don't hesitate to contact me

Kind Regards



Sub Officer

From: LFB
To: @CS.Operational Risk PDA; NORTHWESTAREASUPPORTTEAM; LFB;
Subject: LFB
Date: Change of Strategy - File No: 28/223742 56-66 GEORGE HOUSE ALBERT ROAD LONDON
09 March 2022 09:59:00

Hi

I would like to inform you of a change of strategy to the above premises – Simultaneous evacuation and waking watch removed. Reverted back to Stay Put.

Please find attached station notification form.

Thank you.

[Redacted]

*High Risk Premises Team
London Fire Brigade*

From: LFB
To: >HIGH RISE REFERRALS
Cc: ESR-AdminSupport; LFB
Subject: BRR Form - 56-66 George House NW6 5BR 28/223742
Date: 22 April 2021 15:08:38
Attachments: [BRR High Rise assurance questions - 56-66 George House, Albert Rd, NW6 5BR.docx](#)
[image001.png](#)

Dear HRR,

Please find attached the completed BRR and station notification form for the above.

(Admin – Please upload to file)

Kind Regards,

[REDACTED]

Inspecting Officer



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: BuildingSafetyInformation@london-fire.gov.uk

From: **High Risk Premises Team**
Email: BuildingSafetyInformation@london-fire.gov.uk

FS file: 28/223880

Date: 13/04/2023

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Address of premises:

SWIFT HOUSE
ALBERT ROAD
LONDON
NW6 5BW

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Transmission delay units and/or time-related fire alarm systems are installed
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Enforcement Notice served that contains risks to firefighters (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Sandwich panels are installed
- Premises information box installed (Gerda or similar – see FSIGN 505)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Places of public entertainment which may not already be known to stations
- Temporary changes to evacuation strategies and the application of interim measures in residential buildings
- Electric vehicle charging equipment or Battery Energy Storage Systems installed on or near the premises
- The Fire Safety England Regulations 22 – Reported from Responsible Person of notifiable failure to resolve fire safety systems that have been found to be faulty for over 24 hours (eg: wet/dry riser issues, smoke ventilation, fire alarm, etc. Details attached)
- Other (detail below)

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Details to be added to ORD
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

We recommend that the premises is reviewed and a PRA is **considered** along with ORD, tactical plan updates and additional underwrites are also considered as per any temporary increased risk. While this is in line with business as usual with a temporary hazard Watch officers/ Station Commander can liaise with fire safety/ SFSO's as per normal protocols for further support.

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin: Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: BuildingSafetyInformation@london-fire.gov.uk

From: **Station Commander** FS
file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

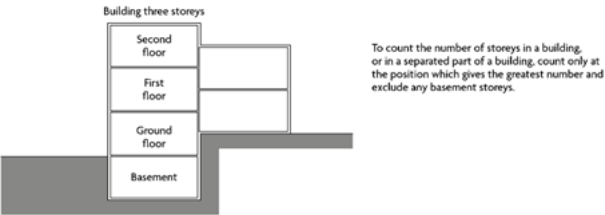
Category	Question	Answer and Commentary
Address Information	Name of Premises	1-17 SWIFT HOUSE
	Address	ALBERT ROAD
	Postcode	NW6 5BW
	UPRN Farynor file	28/223880
	<u>Triage Question 1</u> As part of the triage, was a physical visit to the building undertaken by Ops or FSR personnel	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>Triage Question 2</u> What was the outcome of the triage?	<input checked="" type="checkbox"/> Fire Safety audit/inspection is required as part of BRR <input type="checkbox"/> No further action required due to recent audit/inspection of the building <input type="checkbox"/> No further action required due to building being deemed to be low risk (despite no inspection history) <input type="checkbox"/> No audit/inspection required due to point 2 or 3 above, but building selected for audit/inspection as part of the QA process <input type="checkbox"/> Building not in scope of the programme (Below 6 floors or not residential) E.g. G + 4
FRS Information	<u>Audit Question 1</u> Where an audit/inspection forms one of the outcomes ^[2] of the triage process – What was the outcome of this audit/inspection?	<input type="checkbox"/> Satisfactory (no further action) <input checked="" type="checkbox"/> Informal advice (oral advice) <input type="checkbox"/> Non-statutory written advice (any letter or non-statutory notification of deficiencies/contraventions with or without action plan or follow up) <input type="checkbox"/> Formal statutory action (Enforcement Notice, Alteration Notice, Prohibition Notice)
FRS	<u>Audit Question 2</u>	24/02/2021

^[2] Either Triage outcome 1: a new audit/inspection is required as part of the BRR or Triage outcome 2: a recent audit/inspection of the buildings has been relied upon to respond to the BRR.

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

Information	<p>What was the date of the audit/inspection referred to under Audit Question 1?</p>	
	<p>As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?</p> <p>(In LFB always Yes due to PDA and safe systems of work etc)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • This could include: <ul style="list-style-type: none"> • Changes to Pre-Determined Attendance • Additional training and operational risk gathering • Wider FRS understanding of premises in area • Specific crew and flexi officer guidance • Resident engagement events • Frequency of site visits and inspections • SSRI gathered • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns • Frequency of site training and awareness visits • Processes in place for testing and validating your plan • Should a 'No' response be given, the Board would ask that you provide: <ul style="list-style-type: none"> • Clear indication as to the reasons why confirmation cannot be provided • What measures are being taken to remedy the situation • Timescales for the rectification of the situation and provision of a positive response
Building Information	Number of storeys	11

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

		
	Is there a basement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Number of staircases	One
	What is the evacuation strategy?	<input type="checkbox"/> Stay put <input checked="" type="checkbox"/> Simultaneous <input type="checkbox"/> Temporary simultaneous <input type="checkbox"/> Other
Building Information	Are balconies present? (Construction can be included in further comments below)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Can the make up of the External Wall System (EWS) be identified?	Based on information readily available to you from the RP at this time <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know Please note more information on EWS can be found in MHCLG's Identifying Details of External Wall Systems – Technical Note
	Type of cladding?	Based on the information available from the RP – If the type of cladding is unknown, please select 'Do not know' Please tick the boxes/answers in line with the EWS classifications below (more than one can be selected) <input type="checkbox"/> Glass <input type="checkbox"/> High Pressure Laminate (HPL) <input type="checkbox"/> Aluminium Composite Material (ACM)

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

		<p> <input type="checkbox"/> Other Metal Composite Material <input type="checkbox"/> Metal Sheet Panels <input type="checkbox"/> Render System <input type="checkbox"/> Brick Slips <input type="checkbox"/> Brick <input type="checkbox"/> Stone Panels / Stone <input type="checkbox"/> Tiling systems <input type="checkbox"/> Timber/wood <input type="checkbox"/> Do not know <input checked="" type="checkbox"/> Other –If further information is available please indicate below: </p> <p> <i>ACM Cladding tested by BRE – category 3. However during this audit the RP confirmed the ACM has been removed and the replacement works are nearly all complete.</i> <i>The waking watch is still in place until confirmation that all works have been completed, FRA reviewed and all necessary arrangements are in place, at which time the evacuation strategy will revert back to a stay put policy.</i> </p>
	<p>Type of Insulation?</p>	<p>Based on the information available from the RP – If the type of insulation is unknown, please select 'Do not know'</p> <p>Please tick the boxes/answers in line with the classifications below (more than one can be selected)</p> <p> <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Polyurethane rigid foam (PUR) / Polyisocyanurate foam (PIR) </p> <p> <input type="checkbox"/> Phenolic foam <input type="checkbox"/> Expanded and Extruded Polystyrene (EPS/XPS) <input type="checkbox"/> Glass wool <input type="checkbox"/> Wood fibre <input type="checkbox"/> None <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below: </p>

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

	<p>If you have provided a cladding or insulation type above, how was the external wall system information confirmed by the Responsible Person/s?</p>	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <p><input type="checkbox"/> Information from O&M Manuals</p> <p><input type="checkbox"/> Information from Building Control Body / Application</p> <p><input type="checkbox"/> Product Specification Sheet</p> <p><input type="checkbox"/> BBA Certificate</p> <p><input type="checkbox"/> Fire Risk Assessment</p> <p><input type="checkbox"/> Fire Engineers Report</p> <p><input type="checkbox"/> Other Specialist Report</p> <p>Other –If further information is available please indicate below:</p>
	<p>Type of any firefighting facilities including access and instructions if required</p>	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <p><input checked="" type="checkbox"/> Dry riser</p> <p><input type="checkbox"/> Wet riser</p> <p><input checked="" type="checkbox"/> Smoke control (AOV, vents, pressurisation etc.)</p> <p><input checked="" type="checkbox"/> Firefighting lifts</p> <p><input checked="" type="checkbox"/> Premises Information Box (PIB)</p> <p><input checked="" type="checkbox"/> Suitable access for fire appliance</p> <p><input type="checkbox"/> Other –If further information is available please indicate below:</p>
	<p>Is there a fire suppression system in the building? (sprinkler system, water mist etc.)</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
	<p>Is there a gas supply to the building?</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>

Completed by (name and position): ████████████████████

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

Date completed: 13/04/2021

Contact details (telephone and email)

██████████ [london-fire.gov.uk](mailto:██████████@london-fire.gov.uk) ██████████

Any further comments:

(This shouldn't include info that will be on the audit form but could include info on Balcony construction etc)



Questions for FRS regarding High Rise

Background to the Inspection

Building Address:	67 - 88 George House Albert Road London NW6 5BR	
Confirm that this was a joint visit with responsible person	Yes	
Is a current fire risk assessment available? (To identify active and passive measures)	Yes	
Does the building comply with Fire Safety Order? (RRO). In respect of matters other than cladding.	Yes	

The Building

What is the age of the Building?	2012
What is the construction type	Concrete
Does the building comply with Fire Safety Order? (RRO). In respect of matters other than cladding.	Yes
Have any modifications been carried out?	No

Cladding

When was the ACM cladding fitted?	2012
Is any certification available for the ACM provided?	No
Who was the contractor and provider of cladding system if available?	Not detailed
What further action/ testing following the outcome of the visit is required?	None
Timescales for any remedial works?	8 weeks
Is enforcement necessary? (Reasonable and proportionate mitigation measures)	Notification of fire safety deficiencies

Fire Protection

Is the building fitted with sprinklers?	No	
Does the building have a communal fire alarm?	No	

Control Measures

Comprehensive engagement with residents	Yes		
Test residents smoke alarms	No		
Remove combustible Material adjacent to cladding	No		
Close car parks	No		
Provide temporary communal fire alarm	No		
Established a fire watch	No		
What other new measures have you introduced	Yes		Currently have 24/7 security on patrol – since cladding was tested.
Have you maintained the stay put policy	Yes		

Data collection form

FS01 AUDIT PROGRAMME OF High Rise Referrals

(Completed form to be emailed to highrisereferrals@london-fire.gov.uk and copied to your Team Leader)

PREMISES / SITE ADDRESS: 67 – 88 George House Albert Road London NW6 5BR	FARYNOR FILE NUMBER: 28/223743
	JOB NUMBER: 1732606
NAME OF I.O WHO COMPLETED FS01: ██████████	
AREA FIRE SAFETY TEAM: Harrow Hillingdon Hounslow	

(Tick appropriate box)

General Information:

	YES	NO
Was an appropriate Regulation 38 package handed over to the RP?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the FRA fully cover all areas highlighted in the aide memoire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Was the responsible persons fully aware of the fire safety precautions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has any refurbishment/modification work been fully addressed in FRA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT:		

Means of Escape:

	YES	NO
Is the escape strategy suitable for the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are fire doors in good working order and effectively self closing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT:		

Passive Fire Protection:

	YES	NO
Have any passive fire protection issues been identified e.g. poor fire stopping or breaches in compartmentation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT:		

External fire spread:

	YES	NO
Was any cladding demonstrated/documentated to comply with B4?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has any cladding been sampled and sent to BRE for analysis?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If it has we need to be provided with the following; Copy of BRE test report. Design details for the cladding including the specification of the materials used in the cladding assembly and drawings of the cross section and fixing details. We would also request if any desktop study or any other relevant information in relation to the cladding is also provided		
No details were available.		
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT: Waiting for information to be sent through.		

Firefighting:

	YES	NO
Are any firefighting shafts compliant with modern standards (including FFlift)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are systems on site that firefighters are expected to interact with available e.g. keys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are these systems signed and information provided on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is a referral needed for the local station	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT: Attended with crew – details requested in a premises information box, including key fobs OR to have an automatic switch to turn off electronic entry points.		

Ventilation:

	YES	NO
Is the purpose of the ventilation understood by the RP? e.g. common corridor venting, post fire clearance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the system appropriately maintained? e.g. maintenance certificate provided.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is signage provided for any firefighting controls? e.g. for yellow box, off/on/auto	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT: Waiting for servicing information to be sent through.		

WHAT WAS THE OUTCOME OF THE FS01?

Broadly compliant:

Notice of Deficiency:

Enforcement Notice:

Consider Prosecution:

FELO/IO COMMENT: The aluminium cladding needs to be fully reviewed as part of the fire

risk assessment, now that it has been tested.

Background to inspection

Confirm that this was a joint visit with responsible person	Yes	No
Is a current fire risk assessment available? (To identify active and passive measures)	Yes	No
Does the building comply with Fire Safety Order? (RRO). In respect of matters other than cladding.	Yes	No

What is the age of the Building?	Built in 2012
What is the construction type	Concrete
Does the building comply with Fire Safety Order? (RRO). In respect of matters other than cladding.	Yes
Have any modifications been carried out?	No

When was the ACM cladding fitted?	2012
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Building

Is any certification available for the ACM provided?	No
Who was the contractor and provider of cladding system if available?	Not detailed
What further action/ testing following the outcome of the visit is required?	None
Timescales for any remedial works?	8 weeks
Is enforcement necessary? (Reasonable and proportionate mitigation measures)	Notification of fire safety deficiencies.

Comprehensive engagement with residents	Yes	No	More info
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Cladding

Fire Protection

Is the building fitted with sprinklers?	Yes	No
Does the building have a communal fire alarm?	Yes	No

Test residents smoke alarms	Yes	No	More info
Remove combustible Material adjacent to cladding	Yes	No	More info
Close car parks	Yes	No N/A	More info
Provide temporary communal fire alarm	Yes	No	More info
Established a fire watch	Yes	No	More info
What other new measures have you introduced	Yes	None	More info – currently have 24/7 security on patrol – since cladding tested.
Have you maintained the stay put policy	Yes	No	More info

If Interim measures discussed



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file: 28/223742
Tel:

Date: 06/05/2021

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises: 56-66 George House NW6 5BR

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

BRR fire safety audit carried out. Waking watch still in place. No change.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander**
Email: [REDACTED]@london-fire.gov.uk

FS file:
Tel: [REDACTED]

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Manager**
Cc: HighRiseReferrals@london-fire.gov.uk

From: **Team Leader**
Email: [REDACTED]@london-fire.gov.uk

FS file **28/223880**
Tel

Date: **27 October 2017**

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED] **Tel:** [REDACTED]

Address of premises: 1-19 Swift House Albert Road.

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Other (detail below)

This block consisting of a 29m building and 17m annex.

The 29m building has a small area of cladding around the entrance around that has that has failed the government test. The 29m part of the building has a stayput policy and this is acceptable at present due to the limited amount of cladding.

The 17m building has cladding around the staircase. This part of the block, even though it is below 18m, has a simultaneous evacuation.

There are wardens on site, who during their external walk around, check the 29m block once an hour who can raise the alarm.

The 17m block has 2 wardens that patrol the building and are responsible for raising the alarm.

Once the alarm has been raised, all other wardens from the site will respond to the building, therefore a max of 8 wardens will be able to assist in the evacuation of the residents.

I have been informed that there is one team leader on site who will meet the brigade on site and liase with us in the event of an emergency.

This building is provided with dry risers with the inlet located at block 20-43 entrance. There is access issues to the flats on floors 1 to 6 as there is no way to open the door from inside the stair case. The landlord is considering providing either override boxes or a simple thumb turn on the locks.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader Brent Fire Safety**
 Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station manager Ben King**
 Email: [REDACTED]@london-fire.gov.uk

FS file:
 Tel: **13321**

Date: **14th November 2017**

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

ORD Record Quality assured, latest information added, ePIP has been populated and crews have visited site to familiarise themselves.

This form should be emailed to the relevant FSR team leader, borough commander & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Manager**
Cc: HighRiseReferrals@london-fire.gov.uk

From: **Team Leader**
Email: [REDACTED]@london-fire.gov.uk

FS file **28/204595**
Tel

Date: **27 October 2017**

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED] **Tel:** [REDACTED]

Address of premises: 1-25 George House Albert Road.

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Other (detail below)

This block consisting of a 29m building and 20m annex.

The 29m building has a small amount of cladding around the entrance around that has that has failed the government test. The 29m part of the building has a stayput policy and this is acceptable at present due to the limited amount of cladding.

The 20m building has cladding around the staircase. This part of the block has a simultaneous evacuation.

There are wardens on site, who during their external walk around, check the 29m block once an hour who can raise the alarm.

The 20m block has 2 wardens that patrol the building and are responsible for raising the alarm.

Once the alarm has been raised, all other wardens from the site will respond to the building, therefore a max of 8 wardens will be able to assist in the evacuation of the residents.

I have been informed that there is one team leader on site who will meet the brigade on site and liase with us in the event of an emergency.

This building is provided with dry risers with the inlet located at block 26-55 enterance. There is access issues to the flats on floors 1 to 6 as there is no way to open the door from inside the stair case. The landlord is considering providing either override boxes or a simple thumb turn on the locks.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader Brent Fire Safety**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station manager Ben King**
Email: [redacted] london-fire.gov.uk

FS file: [redacted]
Tel: [redacted]

Date: 14th November 2017

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

ORD Record Quality assured, latest information added, ePIP has been populated and crews have visited site to familiarise themselves.

This form should be emailed to the relevant FSR team leader, borough commander & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Manager**
Cc: HighRiseReferrals@london-fire.gov.uk

From: **Team Leader**
Email: [REDACTED]@london-fire.gov.uk

FS file **28/223881 and 3 and 4**
Tel

Date: **27 October 2017**

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED] **Tel:** [REDACTED]

Address of premises: 20-65 Swift House Albert Road.

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Other (detail below)

The 4 blocks consisting of 20-43, 44-52 and 53-65 have cladding that has failed the government test. These buildings are below 18m however the landlord has implemented a simultaneous evacuation for these blocks.

There are wardens on site, 1 per building and 1 walking externally to raise the alarm and assist in the evacuation.

Once the alarm has been raised, all other wardens from the site will respond to the building, therefore a max of 8 wardens will be able to assist in the evacuation of the residents.

I have been informed that in addition to the above, there is one team leader on site who will meet the brigade on site and liaise with us in the event of an emergency.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station

- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader Brent Fire Safety**
 Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station manager Ben King**
 Email: [REDACTED] london-fire.gov.uk

FS file:
 Tel: [REDACTED]

Date: 14th November 2017

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

ORD Record Quality assured, latest information added, ePIP has been populated and crews have visited site to familiarise themselves.

This form should be emailed to the relevant FSR team leader, borough commander & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Manager**
Cc: HighRiseReferrals@london-fire.gov.uk

From: **Team Leader**
Email: [REDACTED]@london-fire.gov.uk

FS file **28/223741 and 2 and 3**
Tel

Date: **27 October 2017**

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED] **Tel:** [REDACTED]

Address of premises: 26-88 George House Albert Road.

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Other (detail below)

The 4 blocks consisting of 26-55, 56-65 and 66-88 have cladding that has failed the government test. These buildings are below 18m however the landlord has implemented a simultaneous evacuation for these blocks.

There are wardens on site, 1 per building and 1 walking externally to raise the alarm and assist in the evacuation.

Once the alarm has been raised, all other wardens from the site will respond to the building, therefore a max of 8 wardens will be able to assist in the evacuation of the residents.

I have been informed that there is one team leader on site who will meet the brigade on site and liaise with us in the event of an emergency.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station

- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader Brent Fire Safety**
 Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station manager Ben King**
 Email: [REDACTED] london-fire.gov.uk

FS file:
 Tel: [REDACTED]

Date: 14th November 2017

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

ORD Record Quality assured, latest information added, ePIP has been populated and crews have visited site to familiarise themselves.

This form should be emailed to the relevant FSR team leader, borough commander & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file: 28/223742
Tel:

Date: 08/03/2022

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises: 56-64 George House NW6 5BR

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

BRR fire safety audit carried out. Waking watch now removed. Cladding has been remediated and building is now stay put.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

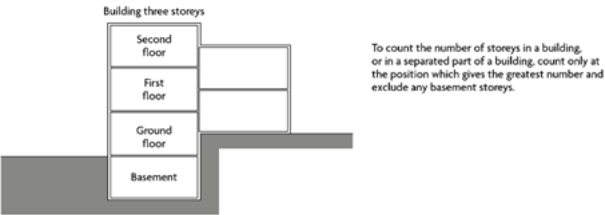
Category	Question	Answer and Commentary
Address Information	Name of Premises	56-64 GEORGE HOUSE
	Address	ALBERT ROAD
	Postcode	NW6 5BR
	UPRN Farynor file	28/223742
	<u>Triage Question 1</u> As part of the triage, was a physical visit to the building undertaken by Ops or FSR personnel	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<u>Triage Question 2</u> What was the outcome of the triage?	<input type="checkbox"/> Fire Safety audit/inspection is required as part of BRR <input type="checkbox"/> No further action required due to recent audit/inspection of the building <input type="checkbox"/> No further action required due to building being deemed to be low risk (despite no inspection history) <input type="checkbox"/> No audit/inspection required due to point 2 or 3 above, but building selected for audit/inspection as part of the QA process <input type="checkbox"/> Building not in scope of the programme (Below 6 floors or not residential) E.g. G + 4
FRS Information	<u>Audit Question 1</u> Where an audit/inspection forms one of the outcomes ^[2] of the triage process – What was the outcome of this audit/inspection?	<input type="checkbox"/> Satisfactory (no further action) <input checked="" type="checkbox"/> Informal advice (oral advice) <input type="checkbox"/> Non-statutory written advice (any letter or non-statutory notification of deficiencies/contraventions with or without action plan or follow up) <input type="checkbox"/> Formal statutory action (Enforcement Notice, Alteration Notice, Prohibition Notice)
FRS	<u>Audit Question 2</u>	

^[2] Either Triage outcome 1: a new audit/inspection is required as part of the BRR or Triage outcome 2: a recent audit/inspection of the buildings has been relied upon to respond to the BRR.

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

Information	<p>What was the date of the audit/inspection referred to under Audit Question 1?</p>	
	<p>As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?</p> <p>(In LFB always Yes due to PDA and safe systems of work etc)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • This could include: <ul style="list-style-type: none"> • Changes to Pre-Determined Attendance • Additional training and operational risk gathering • Wider FRS understanding of premises in area • Specific crew and flexi officer guidance • Resident engagement events • Frequency of site visits and inspections • SSRI gathered • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns • Frequency of site training and awareness visits • Processes in place for testing and validating your plan • Should a 'No' response be given, the Board would ask that you provide: <ul style="list-style-type: none"> • Clear indication as to the reasons why confirmation cannot be provided • What measures are being taken to remedy the situation • Timescales for the rectification of the situation and provision of a positive response
Building Information	<p>Number of storeys</p>	<p>7</p>

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

		
	<p>Is there a basement?</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
	<p>Number of staircases</p>	<p>One</p>
	<p>What is the evacuation strategy?</p>	<p><input checked="" type="checkbox"/> Stay put</p> <p><input type="checkbox"/> Simultaneous</p> <p><input type="checkbox"/> Temporary simultaneous</p> <p><input type="checkbox"/> Other</p>
<p>Building Information</p>	<p>Are balconies present? (Construction can be included in further comments below)</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
	<p>Can the make up of the External Wall System (EWS) be identified?</p>	<p>Based on information readily available to you from the RP at this time</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Don't know</p> <p>Please note more information on EWS can be found in MHCLG's Identifying Details of External Wall Systems – Technical Note</p>
	<p>Type of cladding?</p>	<p>Based on the information available from the RP – If the type of cladding is unknown, please select 'Do not know'</p> <p>Please tick the boxes/answers in line with the EWS classifications below (more than one can be selected)</p> <p><input type="checkbox"/> Glass</p> <p><input type="checkbox"/> High Pressure Laminate (HPL)</p> <p><input checked="" type="checkbox"/> Aluminium Composite Material (ACM)</p>

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

		<p> <input type="checkbox"/> Other Metal Composite Material <input type="checkbox"/> Metal Sheet Panels <input checked="" type="checkbox"/> Render System <input type="checkbox"/> Brick Slips <input type="checkbox"/> Brick <input type="checkbox"/> Stone Panels / Stone <input type="checkbox"/> Tiling systems <input type="checkbox"/> Timber/wood <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below: </p> <p> Both render and ACM boxes had been ticked. This is because some areas have been remediated with a render finish and some with new A2 rated ACM panels which have been independently tested and verified to be “Category 1” to MHCLG standards. </p>
	<p>Type of Insulation?</p>	<p>Based on the information available from the RP – If the type of insulation is unknown, please select ‘Do not know’</p> <p>Please tick the boxes/answers in line with the classifications below (more than one can be selected)</p> <p> <input checked="" type="checkbox"/> Mineral Wool <input type="checkbox"/> Polyurethane rigid foam (PUR) / Polyisocyanurate foam (PIR) </p> <p> <input type="checkbox"/> Phenolic foam <input type="checkbox"/> Expanded and Extruded Polystyrene (EPS/XPS) <input type="checkbox"/> Glass wool <input type="checkbox"/> Wood fibre <input type="checkbox"/> None <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below: </p>
	<p>If you have provided a cladding or insulation type above, how was the external wall system</p>	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <p> <input type="checkbox"/> Information from O&M Manuals </p>

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

	information confirmed by the Responsible Person/s?	<input type="checkbox"/> Information from Building Control Body / Application <input type="checkbox"/> Product Specification Sheet <input type="checkbox"/> BBA Certificate <input checked="" type="checkbox"/> Fire Risk Assessment <input checked="" type="checkbox"/> Fire Engineers Report <input type="checkbox"/> Other Specialist Report Other –If further information is available please indicate below:
	Type of any firefighting facilities including access and instructions if required	Please tick the boxes/answers in line with the options below (more than one can be selected) <input checked="" type="checkbox"/> Dry riser <input type="checkbox"/> Wet riser <input checked="" type="checkbox"/> Smoke control (AOV, vents, pressurisation etc.) <input type="checkbox"/> Firefighting lifts <input checked="" type="checkbox"/> Premises Information Box (PIB) <input checked="" type="checkbox"/> Suitable access for fire appliance <input type="checkbox"/> Other –If further information is available please indicate below:
	Is there a fire suppression system in the building? (sprinkler system, water mist etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Is there a gas supply to the building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

 Completed by (name and position): ████████████████████

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

Date completed: 08/03/2022

Contact details (telephone and email)

[REDACTED] london-fire.gov.uk [REDACTED]

Any further comments:



LONDON FIRE BRIGADE

General Fire Safety Report Form

Inspecting Officer: [REDACTED]	RP Contact Details: [REDACTED]	
Address of Premises: 54-65 George House Albert Road Times: 40min	Competent Person: [REDACTED] Principal Corporate H&S Advisor	Job No.
		File No. 28/223742
		Date: 27/10/17

Report Details:

Building description summary: (attach photos and sketches)
Include number of floors, general internal layout, number of staircases, sprinklers etc

A building constructed in 2012 , ground + 4. 1 x staircase. This building is 17.5m in height

Building is below 18m therefore out of task force scope, please remove from list

Cladding arrangement and description:
Include category & insulation type, location, percentage, impact on MOE

Evacuation strategy: **Simultaneous**

Interim measures:

Description: **1 x Waking watch. In event of an incident all waking watches for site will be notified by radio to respond to the building so that there will be a total of 9 personal available to assist in the evacuation.**

Waking Watch Details : (If relevant)

Copy of briefing note to wardens:

Internal Fire fighting arrangements: (To inform Ops Tactical Plan)

Ventilation configuration (natural)

Appliance access:

Access to inlets, gated/ drop lift key, Gerda

Premises Information Box: (if available)

Gerda or alternative, Plans, Fobs, Keys, PEEP's info

PEEP's in place: (See waking watch guidance – vulnerable person section)

Info available on site, enough resources, staff directing etc

Cladding removal timescales:

Early 2018

Any other relevant information:

A type 4 FRA will be conducted in November 2017.



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander**
Email: _____ Tel: _____

Date: _____

The under-mentioned premises have been identified as having special interest to fire safety personnel. Brief details are given below and further information can be obtained from the officer dealing.

Watch officer dealing: Sub O [REDACTED] **Tel:** 02085551200
ext [REDACTED]

Address of premises: George House, Albert Road, London, NW6 5BR.

Detail of information or risk:

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- Prohibition notice not being complied with
- Inappropriate sleeping accommodation found (sleeping in commercial premises/beds in sheds)
- Repeated unwanted fire signals received (e.g. 3 or more within a week)
- Premises information box contents missing/inadequate
- Other (detail below)

- 1) Fire alarm system actuated, sounder actuated on ground floor lobby area.
2) Unable to locate Fire alarm panel, not in entrance.
3) Fire marshalls onsite unable to locate fire alarm panel.
4) No I.D of fire alarm panel on drawings.

Action recommended by local station/Station Commander:

- Joint visit with local station
- Visit by fire safety
- Take necessary enforcement actions to remedy issues
- Information only, place on record
- Other (detail below)

Visit by fire safety recommended and station notification sent to High Risk Premises team

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF

Notification of fire safety information - return to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by fire safety:

- Joint visit carried out with local station
 - Visit carried out by fire safety
 - Verbal advice given to occupant
 - Written advice given to occupant
 - Formal enforcement action taken
 - Prohibition notice served
 - Information added to fire safety database
 - Other (detail below)
-

This form should be emailed to the relevant station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

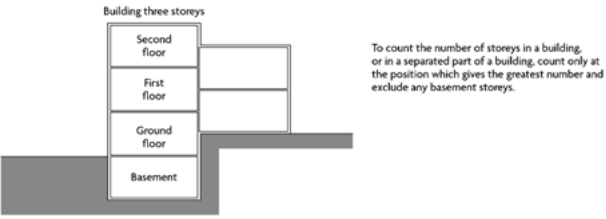
Category	Question	Answer and Commentary
Address Information	Name of Premises	56-66 GEORGE HOUSE
	Address	ALBERT ROAD
	Postcode	NW6 5BR
	UPRN Farynor file	28/223742
	<u>Triage Question 1</u> As part of the triage, was a physical visit to the building undertaken by Ops or FSR personnel	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>Triage Question 2</u> What was the outcome of the triage?	<input checked="" type="checkbox"/> Fire Safety audit/inspection is required as part of BRR <input type="checkbox"/> No further action required due to recent audit/inspection of the building <input type="checkbox"/> No further action required due to building being deemed to be low risk (despite no inspection history) <input type="checkbox"/> No audit/inspection required due to point 2 or 3 above, but building selected for audit/inspection as part of the QA process <input type="checkbox"/> Building not in scope of the programme (Below 6 floors or not residential) E.g. G + 4
FRS Information	<u>Audit Question 1</u> Where an audit/inspection forms one of the outcomes ^[2] of the triage process – What was the outcome of this audit/inspection?	<input type="checkbox"/> Satisfactory (no further action) <input checked="" type="checkbox"/> Informal advice (oral advice) <input type="checkbox"/> Non-statutory written advice (any letter or non-statutory notification of deficiencies/contraventions with or without action plan or follow up) <input type="checkbox"/> Formal statutory action (Enforcement Notice, Alteration Notice, Prohibition Notice)
FRS	<u>Audit Question 2</u>	24/02/2021

^[2] Either Triage outcome 1: a new audit/inspection is required as part of the BRR or Triage outcome 2: a recent audit/inspection of the buildings has been relied upon to respond to the BRR.

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

Information	<p>What was the date of the audit/inspection referred to under Audit Question 1?</p>	
	<p>As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?</p> <p>(In LFB always Yes due to PDA and safe systems of work etc)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • This could include: <ul style="list-style-type: none"> • Changes to Pre-Determined Attendance • Additional training and operational risk gathering • Wider FRS understanding of premises in area • Specific crew and flexi officer guidance • Resident engagement events • Frequency of site visits and inspections • SSRI gathered • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns • Frequency of site training and awareness visits • Processes in place for testing and validating your plan • Should a 'No' response be given, the Board would ask that you provide: <ul style="list-style-type: none"> • Clear indication as to the reasons why confirmation cannot be provided • What measures are being taken to remedy the situation • Timescales for the rectification of the situation and provision of a positive response
Building Information	<p>Number of storeys</p>	<p>7</p>

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

		
	Is there a basement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Number of staircases	One
	What is the evacuation strategy?	<input type="checkbox"/> Stay put <input checked="" type="checkbox"/> Simultaneous <input type="checkbox"/> Temporary simultaneous <input type="checkbox"/> Other
Building Information	Are balconies present? (Construction can be included in further comments below)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Can the make up of the External Wall System (EWS) be identified?	Based on information readily available to you from the RP at this time <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know Please note more information on EWS can be found in MHCLG's Identifying Details of External Wall Systems – Technical Note
	Type of cladding?	Based on the information available from the RP – If the type of cladding is unknown, please select 'Do not know' Please tick the boxes/answers in line with the EWS classifications below (more than one can be selected) <input type="checkbox"/> Glass <input type="checkbox"/> High Pressure Laminate (HPL) <input checked="" type="checkbox"/> Aluminium Composite Material (ACM)

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

		<p> <input type="checkbox"/> Other Metal Composite Material <input type="checkbox"/> Metal Sheet Panels <input type="checkbox"/> Render System <input type="checkbox"/> Brick Slips <input type="checkbox"/> Brick <input type="checkbox"/> Stone Panels / Stone <input type="checkbox"/> Tiling systems <input type="checkbox"/> Timber/wood <input type="checkbox"/> Do not know <input checked="" type="checkbox"/> Other –If further information is available please indicate below: </p> <p> <i>ACM Cladding tested by BRE – category 3. However during this audit the RP confirmed the ACM has been removed and the replacement works are nearly all complete. Additionally FRA gives the following information of the make up of the replacement cladding panels:: "A2 rated ACM panels which have been independently tested and verified to be "Category 1" to MHCLG standards.." The waking watch is still in place until confirmation that all works have been completed, FRA reviewed and all necessary arrangements are in place, at which time the evacuation strategy will revert back to a stay put policy.</i> </p>
	<p>Type of Insulation?</p>	<p>Based on the information available from the RP – If the type of insulation is unknown, please select 'Do not know'</p> <p>Please tick the boxes/answers in line with the classifications below (more than one can be selected)</p> <p> <input checked="" type="checkbox"/> Mineral Wool <input type="checkbox"/> Polyurethane rigid foam (PUR) / Polyisocyanurate foam (PIR) <input type="checkbox"/> Phenolic foam <input type="checkbox"/> Expanded and Extruded Polystyrene (EPS/XPS) <input type="checkbox"/> Glass wool <input type="checkbox"/> Wood fibre <input type="checkbox"/> None </p>

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

		<input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
	<p>If you have provided a cladding or insulation type above, how was the external wall system information confirmed by the Responsible Person/s?</p>	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <p> <input type="checkbox"/> Information from O&M Manuals <input type="checkbox"/> Information from Building Control Body / Application <input type="checkbox"/> Product Specification Sheet <input type="checkbox"/> BBA Certificate <input checked="" type="checkbox"/> Fire Risk Assessment <input type="checkbox"/> Fire Engineers Report <input type="checkbox"/> Other Specialist Report </p> <p>Other –If further information is available please indicate below:</p>
	<p>Type of any firefighting facilities including access and instructions if required</p>	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <p> <input checked="" type="checkbox"/> Dry riser <input type="checkbox"/> Wet riser <input checked="" type="checkbox"/> Smoke control (AOV, vents, pressurisation etc.) <input checked="" type="checkbox"/> Firefighting lifts <input checked="" type="checkbox"/> Premises Information Box (PIB) <input checked="" type="checkbox"/> Suitable access for fire appliance <input type="checkbox"/> Other –If further information is available please indicate below: </p>
	<p>Is there a fire suppression system in the building? (sprinkler system, water mist etc.)</p>	<p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </p>
	<p>Is there a gas supply to the building?</p>	<p> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </p>

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

Completed by (name and position): [REDACTED]

Date completed: 13/04/2021

Contact details (telephone and email)
[REDACTED] [london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk) [REDACTED]

Any further comments:

(This shouldn't include info that will be on the audit form but could include info on Balcony construction etc)



Questions for FRS regarding High Rise

Background to the Inspection

Building Address:	56 - 66 George House Albert Road London NW6 5BR	
Confirm that this was a joint visit with responsible person	Yes	
Is a current fire risk assessment available? (To identify active and passive measures)	Yes	
Does the building comply with Fire Safety Order? (RRO). In respect of matters other than cladding.	Yes	

The Building

What is the age of the Building?	2012
What is the construction type	Concrete
Does the building comply with Fire Safety Order? (RRO). In respect of matters other than cladding.	Yes
Have any modifications been carried out?	No

Cladding

When was the ACM cladding fitted?	2012
Is any certification available for the ACM provided?	No
Who was the contractor and provider of cladding system if available?	Not detailed
What further action/ testing following the outcome of the visit is required?	None
Timescales for any remedial works?	8 weeks
Is enforcement necessary? (Reasonable and proportionate mitigation measures)	Notification of fire safety deficiencies

Fire Protection

Is the building fitted with sprinklers?	No	
Does the building have a communal fire alarm?	No	

Control Measures

Comprehensive engagement with residents	Yes		
Test residents smoke alarms	No		
Remove combustible Material adjacent to cladding	No		
Close car parks	No		
Provide temporary communal fire alarm	No		
Established a fire watch	No		
What other new measures have you introduced	Yes		Currently have 24/7 security on patrol – since cladding was tested.
Have you maintained the stay put policy	Yes		

Data collection form

FS01 AUDIT PROGRAMME OF High Rise Referrals

(Completed form to be emailed to highrisereferrals@london-fire.gov.uk and copied to your Team Leader)

PREMISES / SITE ADDRESS: 56 - 66 George House Albert Road London NW6 5BR	FARYNOR FILE NUMBER: 28/223742
	JOB NUMBER: 1732605
NAME OF I.O WHO COMPLETED FS01: ██████████	
AREA FIRE SAFETY TEAM: Harrow Hillingdon Hounslow	

(Tick appropriate box)

General Information:

	YES	NO
Was an appropriate Regulation 38 package handed over to the RP?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the FRA fully cover all areas highlighted in the aide memoire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Was the responsible persons fully aware of the fire safety precautions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has any refurbishment/modification work been fully addressed in FRA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT:		

Means of Escape:

	YES	NO
Is the escape strategy suitable for the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are fire doors in good working order and effectively self closing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT:		

Passive Fire Protection:

	YES	NO
Have any passive fire protection issues been identified e.g. poor fire stopping or breaches in compartmentation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT:		

External fire spread:

	YES	NO
Was any cladding demonstrated/documentated to comply with B4?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has any cladding been sampled and sent to BRE for analysis?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If it has we need to be provided with the following; Copy of BRE test report. Design details for the cladding including the specification of the materials used in the cladding assembly and drawings of the cross section and fixing details. We would also request if any desktop study or any other relevant information in relation to the cladding is also provided		
No details were available.		
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT: Waiting for information to be sent through.		

Firefighting:

	YES	NO
Are any firefighting shafts compliant with modern standards (including FFlift)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are systems on site that firefighters are expected to interact with available e.g. keys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are these systems signed and information provided on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is a referral needed for the local station	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT: Attended with crew – details requested in a premises information box, including key fobs OR to have an automatic switch to turn off electronic entry points.		

Ventilation:

	YES	NO
Is the purpose of the ventilation understood by the RP? e.g. common corridor venting, post fire clearance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the system appropriately maintained? e.g. maintenance certificate provided.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is signage provided for any firefighting controls? e.g. for yellow box, off/on/auto	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(Where relevant please provide further detail in the comments section below.)		
FELO/IO COMMENT: Waiting for servicing information to be sent through.		

WHAT WAS THE OUTCOME OF THE FS01?

Broadly compliant:

Notice of Deficiency:

Enforcement Notice:

Consider Prosecution:

FELO/IO COMMENT: The aluminium cladding needs to be fully reviewed as part of the fire

risk assessment, now that it has been tested.

Background to inspection

Confirm that this was a joint visit with responsible person	Yes	No
Is a current fire risk assessment available? (To identify active and passive measures)	Yes	No
Does the building comply with Fire Safety Order? (RRO). In respect of matters other than cladding.	Yes	No

What is the age of the Building?	Built in 2012
What is the construction type	Concrete
Does the building comply with Fire Safety Order? (RRO). In respect of matters other than cladding.	Yes
Have any modifications been carried out?	No

When was the ACM cladding fitted?	2012
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Building

Is any certification available for the ACM provided?	No
Who was the contractor and provider of cladding system if available?	Not detailed
What further action/ testing following the outcome of the visit is required?	None
Timescales for any remedial works?	8 weeks
Is enforcement necessary? (Reasonable and proportionate mitigation measures)	Notification of fire safety deficiencies.

Comprehensive engagement with residents	Yes	No	More info
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Cladding

Fire Protection

Is the building fitted with sprinklers?	Yes	No
Does the building have a communal fire alarm?	Yes	No

Test residents smoke alarms	Yes	No	More info
Remove combustible Material adjacent to cladding	Yes	No	More info
Close car parks	Yes	No N/A	More info
Provide temporary communal fire alarm	Yes	No	More info
Established a fire watch	Yes	No	More info
What other new measures have you introduced	Yes	None	More info – currently have 24/7 security on patrol – since cladding tested.
Have you maintained the stay put policy	Yes	No	More info

If Interim measures discussed



Chief Executive Officer
London & Quadrant Housing Trust
1 Kings Hall Mews
Lewisham
London
SE13 5JQ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 25 September 2017
Our Ref 28/223742/PC

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Flats 56 – 66, George House, Albert Road, London, NW6 5BR

The Authority's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). The matters that need to be addressed, together with the Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **20 November 2017**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Authority's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Authority may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 0208 555 1200 Ext [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: [REDACTED] Fire & Asbestos Manager London & Quadrant Housing Trust,
Cray House, 3 Maidstone Road, Sidcup, Kent DA14 5HU

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 again to check on the action you have taken.
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 this 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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The fire authority has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

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).

SCHEDULE**PREMISES: Flats 56 – 66, George House, Albert Road, London, NW6 5BR****File Number: 28/223742**This schedule should be read in conjunction with the Authority's letter dated **25 September 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	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that a review of the FIRE RESISTING compartmentation and separation throughout the building to justify use of a stay put evacuation emergency strategy has not taken place.	The fire risk assessment should be reviewed, with specific consideration given to ensuring the FIRE RESISTANCE of all walls, floors, ceilings and doors is sufficient and has not been compromised and is subject to suitable maintenance.
Article 11	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 the management of maintenance of compartmentation has not been managed and reviewed.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 13	At the time of the audit the provision of manual firefighting equipment was not appropriate. It was found that the dry riser inlets were not adequately signed	Ensure that firefighting equipment is easily identifiable and available at all material times. This can be achieved by providing adequate and visible signage that complies with current British Standards in a location that can be easily seen by attending fire crews.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that The FIRE RESISTING construction protecting the corridor and stair had been breached by holes in various areas of the building.	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 Ensuring the FIRE RESISTING construction is reinstated where breached and investigating the level of compartmentation between service cupboards, bike stores, bin stores and reinstate where required

*****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.

Questions that NFCC want us to be able to answer:

1. In the context of your functions and duties under the Fire and Rescue Services Act 2004 or other relevant legislation and guidance, as far as you can reasonably assess given your role and expertise, has the building owner/responsible person mitigated the risks posed by the ACM cladding to a sufficient level so that residents can occupy the building (pending remediation)? YES

2. As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire? YES

Underpinning Assurance

1. Notified building (name, address, details of the building).

56-66 George House
Albert Road
London

Total number of floors – 7

Flats 56 – 66 are a 7-storey block

Flats 65 and 66 have separate ground floor entrances with no access to the common parts.

The RP is the same throughout.

2. Type/classification of ACM cladding on the building.

The building was externally rendered and clad with Type 3 Aluminium Cladding Material (ACM) and two types of cladding visible (terracotta and panel) with a flat roof & aluminium glazing.

HOWEVER – it has been confirmed by [REDACTED] from L&Q that - **The removal is complete** and reinstatement is progressing quickly – this will be completed by 31st March 2020 (possibly before then).

3. Extent of the ACM cladding on the building, for example: a) What is the approximate percentage of ACM cladding on the building?

0%

b) What is the location of that cladding on the building?

c) What other external wall system is on the building alongside the ACM cladding?

d) What risk does that present?

It has been confirmed by [REDACTED] from L&Q that - The removal is complete and reinstatement is progressing quickly – this will be completed by 31st March 2020 (possibly before then).

3. Is the current fire risk assessment suitable and sufficient in the circumstances?

No, the fire risk assessment needs to be updated to reflect the removal of the ACM cladding and some minor issues identified at the time of the audit.

4. What interim measures are in place?

All of the suggestions/guidance from DCLG in place

Even though it has been confirmed that the ACM has been removed there is still currently a waking watch in place for the George and Swift House developments

5. Under 'normal' circumstances what is the evacuation strategy for the building?

Stay put

6. Has the evacuation strategy been changed?

Yes, the development has a waking watch in place that will facilitate a full evacuation if necessary.

If yes, what has it been changed from and to? For example, from 'stay put' to simultaneous evacuation.

8. Is there a common fire alarm and or waking watch?

If yes, is it suitable to provide simultaneous evacuation?

Waking Watch in place

Presently a Fire Watch of 9 persons is provided in total across the George & Swift House development. 1 x Supervisor and 8 operatives on 7/24 cycle day and night shift 8am-8pm /8pm -8am

9. Are adequate systems in place to notify residents/occupants of the following:

a) An evacuation strategy?

Yes. Residents have been continually updated with regards to the issues with the ACM and the subsequent removal. The Property Manager holds a drop in session every Tuesday morning and a newsletter sent to all residents (latest being Dec 2019) about the cladding and works, this included a copy of the fire action notice as well as this being displayed in the building. Information has also been sent to residents around the zero tolerance policy to storage in common areas and on their private balconies.

b) What to do in the event of a fire?

Yes. A resident was asked and confirmed procedures.

c) An escape plan?

Yes

10. Is there adequate information/signage on site as appropriate?

Yes fire action notices in common areas

11. Is there evidence, such as records, that a suitable system of maintenance for fire safety provisions is being undertaken?

In part. A scheduled maintenance system in place with regards to fire safety systems. However there are faults listed on emergency lighting and ventilations system maintenance documentation and no evidence has been provided to show this has been rectified. The issues with the ventilation are due to the scaffolding getting the way of vent doors opening. The scaffolding is to be removed on completion of all works (end March completion of works)

Maintenance of the dry riser has been carried out however again issues have been identified and no evidence to suggest this has been remedied.

No evidence of the maintenance of the fire-fighting lift.

For example, smoke control, firefighting lifts etc.

12. Is there evidence that a suitable system is in place to ensure that firefighting facilities are accessible and maintained in good working order?

As above

13. Where possible, is there an available list of residents/occupants who have been identified who may need assistance to escape in the event of a fire and/or evacuation?

There are 2 residents within the George House complex that have been identified and PEEPs are in place. Waking watch knew about these residents and the support needed. There is also information in the Gerda Box for crews.

Please note, the above question is referencing those who may not be able to self-evacuate and not a list of vulnerable persons. In the event of a fire, the waking watch staff should be assisting with evacuating the people on the list first and informing the FRS on arrival if they are all accounted for.

14. What ongoing monitoring has been put in place by the FRS to ensure that the fire safety arrangements, including interim measures, continue to be appropriate until remediation is completed?

- Audit of the premises, site visits by crews. Also L&Q (the RP for the complex) are in partnership with the LFB and have regular contact with the business support officer
- All recommendations have been put in place.
- There is ongoing management at the premises.

15. What ongoing monitoring has been put in place by the FRS to ensure the operational risk information/tactical plan is maintained and up to date for operational crews in the event there is a fire in the building?

- Ongoing FS site familiarisation/visits

Easy access to:

Yes Gerda Box present

- Floor plan layouts of the building indicating isolation valves for FRSs
- Keys for ventilation controls with instructions
- Access fobs or keys for staircases, lobby areas and plant rooms
- Information on those who may not be able to self-evacuate
- Access for high-rise appliances and effective water supplies. Access in areas may be more difficult due to the scaffolding however the ACM has been removed and therefore the risk is reduced
- Managing mass rescue and evacuation versus firefighting- due to fire should not be an issue. The waking watch would instigate evacuation of the block

16. What substantive work has taken place, is ongoing, or is planned, and when, to reduce the risk in the building?

It has been confirmed by [REDACTED] from L&Q that - The removal is complete and reinstatement is progressing quickly – this will be completed by 31st March 2020 (possibly before then).

For example, retrofit sprinklers, address compartmentation issues, partial or complete removal of ACM cladding etc.

17. Any additional information that is relevant to the assurance you are providing.

Additional Notes

Dealing with any fire safety issues identified at the latest audit by serving a Notice of Deficiencies

Based on the pilots the Protection Board believes that responses to the assurance questions should be based on information gathered from a new site visit and audit or one carried out within the last 3 months. However, FRSs should base their inspections on a criteria that matches their understanding of the premises.

The Board request that a copy of any formal or informal enforcement notices served, as part of this current inspection, or any future enforcement notice served be sent in separate to your returns. This should also outline what further action is being taken and timescales.

Ongoing monitoring visits should normally be unannounced to ensure that issues are as found. Below are some of the areas you may consider.

Responses to the assurance questions should be returned on a building by building basis when completed, not as a single return.

Waking watch staff are required to have a clear understanding of what to do in the event of a fire. They should be clearly identified and have access to all necessary areas to evacuate the premises, including fixed installations, communications and the method of raising the alarm and calling the FRS. A hard copy of the waking watch procedure, including shifts with breaks, should be available. NFCC has provided a guidance document, which is linked below.

A waking watch **must** be able to provide:

- [In place](#) • Early detection of a fire and warning to occupants.
- [In place](#) • Management of evacuation.
- [24hr staff on site to call FRS, its part of the evacuation plan.](#) • A means by which they can call the FRS.

Page 5 of 5 Assurance Framework Appendix A – Assurance Guidance 21st November 2019

Some affected buildings have a combination of common fire alarm and waking watch. The fire alarm covering the common parts must be able to:

- [Waking watch](#) • Give a warning of fire throughout the building, including within all flats and the common parts.

Responses provided for Q2 should be based on FRS use of National Operational Guidance and also any additional measures that have been put in place. This could include:

- • Changes to Pre-Determined Attendance
- • Additional training and operational risk gathering
- • Wider FRS understanding of premises in area
- • Specific crew and flexi officer guidance
- • Resident engagement events
- • Frequency of site visits and inspections
- • Site Specific Risk Information gathered
- • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns
- • Frequency of site training and awareness visits
- • Processes in place for testing and validating your plan

[Crews have undertaken a number of site visits/familiarisation to establish the above points](#)

Should a NO response be given to either of the questions the Board would ask that you provide:

- • Clear indication as to the reasons why assurance cannot be provided
- • What measures are being taken to remedy the situation

- • Time scales for the rectification of the situation and provision of a positive response
- • Do you require NFCC support to help remedy the situation



Fire Safety Regulation, North West 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
London and Quadrant Housing Trust
One Kings Hall Mews
Lewisham
London
SE13 5JQ

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

Date 11 March 2020
Our Ref 28/223742/SP

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: 56-66 George House, Albert Road, London NW6 5BR

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.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **1 July 2020**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 0205551200 ex [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: [REDACTED] [REDACTED] lqgroup.org.uk

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, 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 this 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 Commissioner.
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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner 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 Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE**PREMISES: 56-66 George House, Albert Road, London NW6 5BR****FILE NUMBER: 28/223742**This schedule should be read in conjunction with the Commissioner's letter dated **11 March 2020**.

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 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required.</p> <p>It was found that:</p> <p>1) The maintenance of the dry riser fire main, emergency lighting or ventilation system had not been monitored or reviewed.</p> <p>2) The maintenance of fire doors had not been monitored.</p> <p>3) The 30-minute FIRE RESISTING construction protecting the corridor had not been monitored. It was found that it had been breached on the 5th floor above the riser cupboard due to a water leak, leaving a large hole.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate.</p> <p>It was found that:</p> <p>1) The 30-minute FIRE RESISTING construction protecting the corridor had been breached on the 5th floor above the riser cupboard due to a water leak, leaving a large hole.</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.</p> <p>This can be achieved by:</p> <p>1) Ensuring the FIRE RESISTING construction is reinstated.</p>

Article 14 continued	<p>2) The fire door to the bike store was catching on the floor and not closing into the frame. Note: 1 and 2 would allow smoke and fire to travel around the premises, placing persons at risk.</p> <p>3) The vent on the top floor failed due to the scaffolding around the building.</p>	<p>2) Ensuring all fire doors are maintained and self close fully into the frame.</p> <p>3) Reviewing arrangements to ensure that adequate smoke ventilation is available to allow use of the exit route in the event of a fire.</p>
Article 17	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.</p> <p>During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the ventilation of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to the ventilation of the access route. The PROTECTED ROUTE has been compromised by overboarding of Louvre's on the 1st, 3rd, 5th, 6th and 7th floors with plastic sheets, thereby preventing effective ventilation of smoke and fumes in the event of fire.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape.</p> <p>The following is provided as advice and does not form any part of the notice: Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
Article 17	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises.</p> <p>It was found that there were faults listed on the maintenance documentation for the emergency lighting, and no evidence to show this has been remedied.</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair.</p> <p>This can be achieved by ensuring all necessary maintenance works is carried out of the emergency escape lighting.</p>

Article 38	At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that the dry riser maintenance document stated "Pressure at highest outlet - Finish: 0.0 Bar - Fail" due to a new landing valve required.	Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring all required works are carried out, and the system is then retested by a competent engineer.
Article 9	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient.</p> <p>It was found that:</p> <p>1) It had not taken into account that the 30-minute FIRE RESISTING construction protecting the corridor had been breached on the 5th floor above the riser cupboard due to a water leak, leaving a large hole.</p> <p>2) The maintenance records show defects in the emergency lighting system, and the dry riser had not been considered.</p> <p>3) It had not taken into account that the ventilation system could not be completely maintained due to the scaffolding.</p> <p>4) The removal of the ACM cladding, and the installation of the new rain screen had not been taken into account.</p> <p>5) The fire door to the bike store was found to be catching on the floor and would not self close, this has not been adequately identified or considered.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <p>1) Ensuring the FIRE RESISTANCE of all walls, floors, ceilings and doors is sufficient, has not been compromised and is subject to suitable maintenance.</p> <p>2) A suitable system of maintenance and repair for the emergency lighting.</p> <p>3) Maintenance of the ventilation system.</p> <p>4) The removal of the ACM cladding.</p> <p>5) Ensuring all fire doors are effectively self closing into their frame.</p>

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

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

Residential Buildings with a Temporary Simultaneous Evacuation in place

To Watch Officers,

After the initial completion of this form, checks on Sim Evac premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

Date of form completion: 14/10/2021

Premises Address:

54-65, George House Albert Road

How many storey's is the building (G + 4 = 5 storey's): 7

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? Yes

If Yes, How many people? 5

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? No

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? Yes

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? No

Has the ORD been updated? Yes

Has the PRA been updated? Yes

Upon completion please attach and email form to highrisereferrals@london-fire.gov.uk no later than the **30th November 2021**

Thank you for your assistance.



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file: 28/223742
Tel:

Date: 08/03/2022

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises: 56-64 George House NW6 5BR

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

BRR fire safety audit carried out. Waking watch now removed. Cladding has been remediated and building is now stay put.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

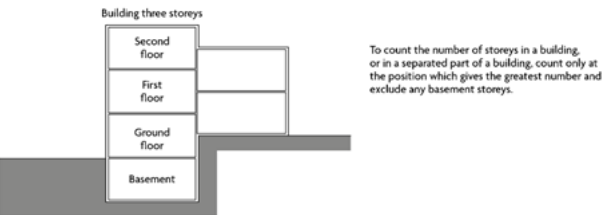
Category	Question	Answer and Commentary
Address Information	Name of Premises	56-64 GEORGE HOUSE
	Address	ALBERT ROAD
	Postcode	NW6 5BR
	UPRN	
	Farynor file	28/223742
	<u>Triage Question 1</u> As part of the triage, was a physical visit to the building undertaken by Ops or FSR personnel	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<u>Triage Question 2</u> What was the outcome of the triage?	<input type="checkbox"/> Fire Safety audit/inspection is required as part of BRR <input type="checkbox"/> No further action required due to recent audit/inspection of the building <input type="checkbox"/> No further action required due to building being deemed to be low risk (despite no inspection history) <input type="checkbox"/> No audit/inspection required due to point 2 or 3 above, but building selected for audit/inspection as part of the QA process <input type="checkbox"/> Building not in scope of the programme (Below 6 floors or not residential) E.g. G + 4
FRS Information	<u>Audit Question 1</u> Where an audit/inspection forms one of the outcomes ^[2] of the triage process – What was the outcome of this audit/inspection?	<input type="checkbox"/> Satisfactory (no further action) <input checked="" type="checkbox"/> Informal advice (oral advice) <input type="checkbox"/> Non-statutory written advice (any letter or non-statutory notification of deficiencies/contraventions with or without action plan or follow up) <input type="checkbox"/> Formal statutory action (Enforcement Notice, Alteration Notice, Prohibition Notice)
FRS	<u>Audit Question 2</u>	

^[2] Either Triage outcome 1: a new audit/inspection is required as part of the BRR or Triage outcome 2: a recent audit/inspection of the buildings has been relied upon to respond to the BRR.

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

Information	<p>What was the date of the audit/inspection referred to under Audit Question 1?</p>	
	<p>As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?</p> <p>(In LFB always Yes due to PDA and safe systems of work etc)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • This could include: <ul style="list-style-type: none"> • Changes to Pre-Determined Attendance • Additional training and operational risk gathering • Wider FRS understanding of premises in area • Specific crew and flexi officer guidance • Resident engagement events • Frequency of site visits and inspections • SSRI gathered • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns • Frequency of site training and awareness visits • Processes in place for testing and validating your plan • Should a 'No' response be given, the Board would ask that you provide: <ul style="list-style-type: none"> • Clear indication as to the reasons why confirmation cannot be provided • What measures are being taken to remedy the situation • Timescales for the rectification of the situation and provision of a positive response
Building Information	Number of storeys	7

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

		
	Is there a basement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Number of staircases	One
	What is the evacuation strategy?	<input checked="" type="checkbox"/> Stay put <input type="checkbox"/> Simultaneous <input type="checkbox"/> Temporary simultaneous <input type="checkbox"/> Other
Building Information	Are balconies present? (Construction can be included in further comments below)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Can the make up of the External Wall System (EWS) be identified?	<p>Based on information readily available to you from the RP at this time</p> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
	Type of cladding?	<p>Based on the information available from the RP – If the type of cladding is unknown, please select 'Do not know'</p> <p>Please tick the boxes/answers in line with the EWS classifications below (more than one can be selected)</p> <input type="checkbox"/> Glass <input type="checkbox"/> High Pressure Laminate (HPL) <input checked="" type="checkbox"/> Aluminium Composite Material (ACM)

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

		<p> <input type="checkbox"/> Other Metal Composite Material <input type="checkbox"/> Metal Sheet Panels <input checked="" type="checkbox"/> Render System <input type="checkbox"/> Brick Slips <input type="checkbox"/> Brick <input type="checkbox"/> Stone Panels / Stone <input type="checkbox"/> Tiling systems <input type="checkbox"/> Timber/wood <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below: </p> <p> Both render and ACM boxes had been ticked. This is because some areas have been remediated with a render finish and some with new A2 rated ACM panels which have been independently tested and verified to be “Category 1” to MHCLG standards. </p>
	<p>Type of Insulation?</p>	<p>Based on the information available from the RP – If the type of insulation is unknown, please select ‘Do not know’</p> <p>Please tick the boxes/answers in line with the classifications below (more than one can be selected)</p> <p> <input checked="" type="checkbox"/> Mineral Wool <input type="checkbox"/> Polyurethane rigid foam (PUR) / Polyisocyanurate foam (PIR) </p> <p> <input type="checkbox"/> Phenolic foam <input type="checkbox"/> Expanded and Extruded Polystyrene (EPS/XPS) <input type="checkbox"/> Glass wool <input type="checkbox"/> Wood fibre <input type="checkbox"/> None <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below: </p>
	<p>If you have provided a cladding or insulation type above, how was the external wall system</p>	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <p> <input type="checkbox"/> Information from O&M Manuals </p>

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

	information confirmed by the Responsible Person/s?	<input type="checkbox"/> Information from Building Control Body / Application <input type="checkbox"/> Product Specification Sheet <input type="checkbox"/> BBA Certificate <input checked="" type="checkbox"/> Fire Risk Assessment <input checked="" type="checkbox"/> Fire Engineers Report <input type="checkbox"/> Other Specialist Report Other –If further information is available please indicate below:
	Type of any firefighting facilities including access and instructions if required	Please tick the boxes/answers in line with the options below (more than one can be selected) <input checked="" type="checkbox"/> Dry riser <input type="checkbox"/> Wet riser <input checked="" type="checkbox"/> Smoke control (AOV, vents, pressurisation etc.) <input type="checkbox"/> Firefighting lifts <input checked="" type="checkbox"/> Premises Information Box (PIB) <input checked="" type="checkbox"/> Suitable access for fire appliance <input type="checkbox"/> Other –If further information is available please indicate below:
	Is there a fire suppression system in the building? (sprinkler system, water mist etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Is there a gas supply to the building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

 Completed by (name and position): ████████████████████

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

Date completed: 08/03/2022

Contact details (telephone and email)

[REDACTED] london-fire.gov.uk [REDACTED]

Any further comments:



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file: 28/223742
Tel:

Date: 08/03/2022

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

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- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

BRR fire safety audit carried out. Waking watch now removed. Cladding has been remediated and building is now stay put.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander**
Email: [REDACTED]@london-fire.gov.uk

FS
file:
Tel:
[REDACTED]

Date: 20/3/22

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

ORD & E-PIP amended

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 8 March 2022

Location summary

File No 28/223742
UPRN 5220004813986
Building Name GEORGE HOUSE
Address 56-66 GEORGE HOUSE
 ALBERT ROAD
 LONDON
Borough Brent
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Brent & Ealing
Station Ground G27 - North Kensington
Site Risk Score 4.75
Building Height band Unknown
Total Floors 7 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail

ACM has been removed and the remediation works to this block are complete. The waking watch has now been removed. FRA reviewed. Building is now stay put. The RP provided an Executive Summary of Inspection of cladding materials.

Premises Description

A seven storey purpose built block of flats of traditional construction. One staircase. Adjoined to 3 other blocks under the control of the same RP. Flats located on the ground floor have their own external entrance with no access to the common parts.

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? Unknown

Gas Supply present? Unknown

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property 56-66 GEORGE HOUSE ALBERT ROAD LONDON
Responsible team	FSR Brent & Ealing
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 January 2022
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

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	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	56-66 GEORGE HOUSE ALBERT ROAD LONDON

Owner/Co-Owner

Name	London & Quadrant Housing Trust
Responsible Person	[REDACTED]
Position	Chief Executive Officer
Address	One Kings Hall Mews Lewisham London SE13 5JQ

Managing Agent

Name	London and Quadrant Group
Responsible Person	[REDACTED]
Position	Fire and Asbestos Manager
Address	London and Quadrant Group 29-35 West Ham Lane Stratford London E15 4PH
Telephone	[REDACTED]
Email	firesafety@lqgroup.org.uk
URL	www.lqgroup.org.uk

Other relevant contact

Name	London and Quadrant Housing Trust
Address	London and Quadrant Housing Trust One Kings Hall Mews Lewisham London SE13 5JQ

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

FRA dated 30/06/2021 provided. Fire hazards, people at risk, preventative and protective measures considered. Action plan included.

The following excerpt from the FRA reviewed the suitability of the building to revert back to a stay put policy following remediation works to the external cladding system and removal of the waking watch:

"Update from 'Trident'- (who carried out remedial works re cladding) on 17/06/2020:

'Swift House and George House, Albert Road, South Kilburn, London NW6 5BW – Waking Watch

We have been involved in remedial work at the above properties in a "monitoring" capacity and we have recorded our findings throughout. The work undertaken can be summarised as:
1) To elevations where EPS insulated render was present, this has been removed fully and a new "mineral wool" based monocouche render has been applied with fire breaks protecting the cavity to the rear of the insulation. The

Article 9 (continued)

insulation itself is A1 (non-combustible) to EN-13501 and we are therefore content that there is no residual fire spread risk to these areas.

2) To elevations where an ACM cassette rainscreen is used, the original Phenolic Foam insulation has been removed fully. New "Siderise" cavity fire barriers have been fitted to floor levels, party walls and around windows and openings. A1 rated (non-combustible) mineral wool insulation has been fitted along with new A2 rated ACM panels which have been independently tested and verified to be "Category 1" to MHCLG standards.

Consequently, we are of the opinion that the ACM rainscreen and insulated render elevations no longer contribute to the risk of uncontrolled fire spread, or to the fire safety of the development, to the extent that they would require the presence of a "Waking Watch" as a temporary measure." Reviewed to reflect actions on NoD and return to stay put /removal of waking watch. 17/11/20".

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

The front door to [REDACTED] on the 4th floor was found to be catching on the latch and the self closing device not fully closing the door into it's frame.

FAILURE

Article 11 FS arrangements not maintained

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 the suitability of flat front doors had not been monitored. The front door to [REDACTED] on the 4th floor was found to be catching on the latch and the self closing device not fully closing the door into it's frame.

REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Smoke detection system in the circulation areas is an L5 system, provided to activate smoke vent system only as would be expected in a property of this type.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Escape routes found to be clear of unauthorised items.

Escape route found to be generally adequately protected. However, the front door to [REDACTED] on the 4th floor was found to be catching on the latch and the self closing device not fully closing the door into it's frame. This has been scored in article 11 and the RP was advised.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Fire action notice that was displayed advised that a stay put policy is in place in this building.

The waking watch that was previously in place due to remediation of ACM cladding has now been removed. See article 9 for further details.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

AOV maintenance certificate dated 13/10/2021 showed that one of the six panels failed the test due to new batteries being required. RP advised that the system is subject to a maintenance programme and all defects are prioritised and jobs raised for rectification.

FRA states "Evidence within the Building Services Team identify that the emergency AOV/MOV system is entered into an ongoing service & maintenance contract, carried out by an external contractor (Bonnell's Electrical Contractors Ltd)."

AOV system is visually inspected on a monthly basis. RP advised that from April a programme for monthly physical tests to be carried out will commence.

6 monthly DRM inspection test carried out 01/04/2021 - Satisfactory.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

FRA states:

"L&Q Staff that frequently visit the building are given regular fire safety training. This training clearly informs them what to do in the event of fire. Employees from other organisations are expected to have regular training on carrying out an evacuation in the event of an emergency. The training records are submitted to L&Q before these persons are allowed to visit the property."

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

The front door to [REDACTED] on the 4th floor was found to be catching on the latch and the self closing device not fully closing the door into it's frame. This has been scored in article 11 and the RP was advised.

Front door checked to [REDACTED] on 5th floor found to be adequate.

Other flat front doors checked visually only and found to be in good condition.

Fire stopping in service riser cupboards that were sampled was found to be professionally done and certified.

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

Broadly Compliant

Observations

No portable firefighting equipment found within common parts as would be expected for a property of this type.

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 Evaluation	Observations
Broadly Compliant	6 monthly DRM inspection test carried out 01/04/2021 - Satisfactory. Fire control switch at main entrance operated correctly.

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

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

08/03/2022 12:28

Pre Audit Research:

BRDO Website - Partnership with LFB

Company House - London and Quadrant Housing Trust, One Kings Hall Mews, Lewisham, London, SE13 5JQ

IMS: SS only

iMapping: Entire block 80m x 20m. N. Kens ground.

Street View – 11 storey clad PBBF's Traditional construction.

Farynor - Audited 03/2020 and 24/02/2021. Last audit outcome - NOD

Fire Safety Portal - Records of previous audits. NFCC data collection forms. Building consultation.

ORD - Records waking watch and ACM removal. DRM locations. Fobs in PIB.

Lone worker - None

6 monthly BRR FS01 carried out on 01/02/2022 accompanied by FSA [REDACTED] All floor areas inspected.

Property found to be well managed. ACM has been removed and the remediation works to this block are complete. The waking watch has now been removed. FRA reviewed. Building is now stay put. The RP provided an Executive Summary of Inspection of cladding materials.

IEE - BC. This is considered to be an acceptable outcome for this property.

08/03/2022 12:27

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

Inspectors notes

Dry riser inlet by main entrance and signed.

Bin store accessed externally. Unsecured.

Ground floor flats open directly onto street.

Main door at ground level is operated by a 'push to exit' button with emergency override.

Premises information box located in main entrance lobby. Unable to access, secured by Gerda key.

FAN displayed details a stay put strategy.

Lift, bin store and electrical service cupboard located in rear ground floor lobby area. Bile store, fob access only, unable to access.

Dry riser outlets in stair.

Electrical cupboard on ground and 6th floor and water service cupboard on 6th floor found to have professionally done fire stopping and certified.

Front door to [REDACTED] found to have adequate self closing device, strips and seals.

Flat front door to [REDACTED] on the 4th floor. Self closing device did not fully close the door into it's frame.

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration
90

Travel Time
80

Post Audit Processing Duration
250



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 13 April 2021

Location summary

File No 28/223742
UPRN 5220004813986
Building Name GEORGE HOUSE
Address 56-66 GEORGE HOUSE
 ALBERT ROAD
 LONDON
Borough Brent
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Brent & Ealing
Station Ground G27 - North Kensington
Site Risk Score 5.00
Total Floors 7 **Basement floors** 0
Estimated number of sleeping 25
Special Features
Additional detail

ACM Cladding tested by BRE – category 3. However during this audit the RP confirmed the ACM has been removed and the replacement works are nearly all complete. The waking watch is still in place until confirmation that all works have been completed, FRA reviewed and all necessary arrangements are in place, at which time the evacuation strategy will revert back to a stay put policy.

Premises Description

7 storey purpose built block of flats of traditional construction with one staircase. No firefighting lift.
 Flats located on the ground floor have their own external entrance with no access to the common parts.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 5 March 2023

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact London and Quadrant Housing Trust
Address 56-66 GEORGE HOUSE
 ALBERT ROAD
 LONDON

Responsible team	FSR Brent & Ealing
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>5.00</u>
Reinspection Date	5 March 2023
Last Inspection	24 February 2021
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

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	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts**Occupier**

Name London and Quadrant Housing Trust
Address One Kings Hall Mews
 Lewisham
 London
 SE13 5JQ

Owner/Co-Owner

Name	L&Q Group
Responsible Person	[REDACTED]
Position	Chief Executive Officer
Address	One Kings Hall Mews Lewisham London SE13 5JQ

Managing Agent

Name	L&Q Group
Responsible Person	[REDACTED]
Position	Fire & Asbestos Manager
Address	29-35 West ham lane Stratford London E15 4PH
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	firesafety@lqgroup.org.uk
URL	www.lqgroup.org.uk

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

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

FRA dated 16/06/2020 was provided.

The FRA confirms that all ACM has been removed and has been replaced with cladding and insulation that is A1 non-combustible as follows:

"1) To elevations where EPS insulated render was present, this has been removed fully and a new "mineral wool"

based monocouche render has been applied with fire breaks protecting the cavity to the rear of the insulation. The insulation itself is A1 (non-combustible) to EN-13501 and we are therefore content that there is no residual fire spread risk to these areas.

2) To elevations where an ACM cassette rainscreen is used, the original Phenolic Foam insulation has been removed fully. New "Siderise" cavity fire barriers have been fitted to floor levels, party walls and around windows and openings. A1 rated (non-combustible) mineral wool insulation has been fitted along with new A2 rated ACM panels which have been independently tested and verified to be "Category 1" to MHCLG standards.

Consequently, we are of the opinion that the ACM rainscreen and insulated render elevations no longer contribute

to the risk of uncontrolled fire spread, or to the fire safety of the development, to the extent that they would require

the presence of a "Waking Watch" as a temporary measure."

Article 9
(continued)

Issues:

There is no firefighting lift in this building. The FRA states that a firefighting lift is present but no maintenance documents were provided to support this. The height to the top storey should be clarified in the FRA.

FAILURE

Article 9(1) FRA not suitable or sufficient

At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. The FRA states that a firefighting lift is present. This was not evident during the audit and no maintenance documents were provided to support this.

REMEDY

The fire risk assessment should be reviewed, with specific consideration given to the absence of a firefighting lift and whether a firefighting shaft is required or present due to the height of the top storey of this building.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Escape routes are well managed and clear of unauthorised items. Adequate fire stopping was evident in the ground floor electrical cupboard and bicycle store. Suitable and sufficient certificates of inspection for the dry riser dated 20/10/2020 and for the emergency lighting dated 08/01/2021 were provided. AOV testing and inspection certificate dated 10/12 2020 showed that the system was unsatisfactory. RP confirmed that jobs have been raised and any issues are scheduled for repair.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

A waking watch is still in place in this property. Person on duty was questioned on their duties and actions to be taken in the event of an emergency. Satisfactory responses were given. Patrol is carried out every 30 minutes. Location of vulnerable residents known. Alarm to be raised with the use of an air horn and knocking on residents doors. 2 way radio provided to alert main security.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Escape routes clear and unobstructed. Fire-stopping that was checked found to be professionally finished and certified.
Fire resistant service cupboards locked.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

A waking watch is still in place in this property. Person on duty was questioned on their duties and actions to be taken in the event of an emergency. Satisfactory responses were given. Patrol is carried out every 30 minutes. Location of vulnerable residents known. Alarm to be raised with the use of an air horn and knocking on residents doors. 2 way radio provided to alert main security.
Fire actions notices suitably displayed.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Suitable and sufficient certificates of inspection for the dry riser dated 20/10/2020 and for the emergency lighting dated 08/01/2021 were provided. AOV testing and inspection certificate dated 10/12 2020 showed that the system was unsatisfactory. RP confirmed that jobs have been raised and any issues are scheduled for repair.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Waking watch suitably trained . See Articles 13 and 15.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

Adequate fire stopping was evident in the ground floor electrical cupboard and bicycle store.

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

Broadly Compliant

Observations

No firefighting equipment was found in the common parts as would be expected for a premises of this type.

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

Safety Evaluation

Not Applicable

Observations

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
Broadly Compliant	The FRA states that "Should any contractors be required to work in the property they currently use their own H&S policies / procedures to ensure safe working. These are vetted by L&Q on employment."

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	Observations
Broadly Compliant	FRA states that "the Building Services Team identify that the emergency AOV and dry riser system is entered into an ongoing service & maintenance contract, carried out by an external contractor (Bonnell's Electrical Contractors Ltd)."

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

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

13/04/2021 15:22

Pre Audit Research:

BRDO Website - Partnership with LFB

Company House - London and Quadrant Housing Trust, One Kings Hall Mews, Lewisham, London, SE13 5JQ

IMS: No recent fires recorded on IMS

iMapping: Entire block 80m x 20m

Street View – Partially obscured by scaffolding. Appears to be 11 and 8 floors PBF's.

Farynor - Last audited 06/2020. Outcome - NOD

Fire Safety Portal - NOD served 11/03/2020. Documents re: ACM. Stn Notification forms.

ORD - Notes on waking watch and ACM removal,

Lone worker - None

Audit carried out unaccompanied as part of urgent BRR program. ACM Cladding tested by BRE – category 3. However during this audit the RP confirmed the ACM has been removed and the replacement works are nearly all complete. The waking watch is still in place until confirmation that all works have been completed, FRA reviewed and all necessary arrangements are in place, at which time the evacuation strategy will revert back to a stay put policy.

The FRA states that a firefighting lift is present. This was not evident during the audit and no maintenance documents were provided to support this. RP advised to ensure that this is reviewed in the forthcoming FRA.

IEE - BC. Considered to be a suitable outcome.

BRR form sent to HRR team and uploaded.

13/04/2021 15:22

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	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration
90

Travel Time
40

Post Audit Processing Duration
240



Chief Executive Officer
London & Quadrant Housing Trust
One Kings Hall Mews
Lewisham
London
SE13 5JQ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 11 September 2017
Our Ref 28/223880/PC

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Flats 1-19 Swift House, Albert Road, London, NW6 5BW

The Authority's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). The matters that need to be addressed, together with the Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **6 November 2017**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Authority's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Authority may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 0208 555 1200 Ext [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms
GN 70

Cc- [REDACTED] Head of Health & Safety, London & Quadrant Housing Trust ,Cray House,
3 Maidstone Road, Sidcup, Kent , DA14 5HU

[REDACTED] Fire & Asbestos Manager, London & Quadrant Housing Trust
Cray House, 3 Maidstone Road, Sidcup, Kent , DA14 5HU

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 again to check on the action you have taken.
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 this 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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The fire authority has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

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).

SCHEDULE**PREMISES: Flats 1-19 Swift House, Albert Road, London, NW6 5BW****File Number: 28/223880**This schedule should be read in conjunction with the Authority's letter dated **11 September 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	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that it failed to identify issues relating to cables penetrating the compartment in service risers.	The fire risk assessment should be reviewed, with specific consideration given to the breaches in the compartmentation found.
Article 11	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 the locking of the fire doors fitted to the utility risers was not being controlled.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 13	At the time of the audit the provision of manual firefighting equipment was not appropriate. It was found that the dry risers were inadequately signed and may cause confusion to responding crews.	Ensure that firefighting equipment is appropriate to risk, easily identifiable and available at all material times. This can be achieved by ensuring that the dry riser is adequately signed to show which of the building it serves.
Article 13	At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that the access to the premises would cause unnecessary access difficulties for firefighters	Arrange necessary contact with the appropriate external emergency services by installing a Premises Information Box which includes the information specified in our guidance note GN 70.

Article 13	At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that the access to the premises would cause unnecessary access difficulties for firefighters due to no indication of floor levels due to the complex layout of the protected stair and flat numbering.	Arrange necessary contact with the appropriate external emergency services by installing a Premises Information Box which includes the information specified in our guidance note GN 70, and also placing floor numbers in the protected stair at or near the doors providing access to the various floor lobbies.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that at Flat 1 there was an area of FIRE RESISTING material removed around the service riser.	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 re-instating the compartmentation in the service riser near Flat 1 and to inspect all the risers to ensure that the compartmentation is adequate.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The protected route had been compromised due to several locks on the utility cupboards had been damaged when forced open.	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner. This can be achieved by inspecting all utility fire door locks inspected and replaced as necessary. The vertical bolts used on the doors should be replaced were necessary to ensure that they can be latched in place and stay secured.

*****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.



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 16 March 2022

Location summary

File No 28/223884
UPRN 5220004814469
Building Name 53-65 SWIFT HOUSE
Address 53-65 SWIFT HOUSE
 ALBERT ROAD
 LONDON
Borough Brent
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Brent & Ealing
Station Ground G27 - North Kensington
Site Risk Score 4.25
Building Height band Unknown
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 28
Special Features

Additional detail

ACM Cladding previously tested by BRE confirmed to be category 3. FRA confirms the remediation of this ACM cladding and the suitability of the stay put strategy to be re-instated as follows:
 "The waking watch was removed on the 17th dec 2021 following the completion of the installation of a replacement external wall system.
 To elevations where EPS insulated render was present, this has been removed fully and a new "mineral wool" based monocoque render has been applied with fire breaks protecting the cavity to the rear of the insulation. The insulation itself is A1 (non-combustible) to EN-13501 and we are therefore content that there is no residual fire spread risk to these areas.
 The building has returned to a "stay put " Policy , the building risk is now rated as Low."

Premises Description

Premises is a small purpose built block of flats of traditional construction. The premises has its own protected staircase with a dry rising main and a passenger lift. Two service cupboards within stair at each floor level.

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? Unknown

Gas Supply present? Unknown

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address 53-65 SWIFT HOUSE
 ALBERT ROAD
 LONDON

Responsible team FSR Brent & Ealing
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 4.25
Reinspection Date N/A (SAMPLE)
Last Inspection 12 November 2021
Total Capacity 0
Maximum number of people 20-100
Property Size for use Very Small
 1400m² to 3000m²

Environmental Risks NONE
Occupant Mobility Average
Fire Loading Average

Additional detail

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

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 0
Engineered solution? No

Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	53-65 SWIFT HOUSE ALBERT ROAD LONDON

Managing Agent

Name	L and Q Group
Responsible Person	[REDACTED]
Position	Senior Fire Strategy Advisor
Address	L and Q Group 29-35 West Ham Lane Stratford London E15 4PH
Telephone	[REDACTED]
Email	firesafety@lqgroup.org.uk
URL	www.lqgroup.org.uk

On Site Representative

Name	London and Quadrant Housing Trust
Responsible Person	[REDACTED]
Position	Health and Safety Advisor
Address	One Kings Hall Mews Lewisham London SE13 5JQ
Telephone	[REDACTED]
Email	[REDACTED]@lqgroup.org.uk
URL	lqgroup.org.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FRA dated 26/01/2022 provided. Suitable and sufficient. Fire hazards, people at risk, preventative and protective measures considered. Action plan with recommended timescales included.

FRA confirms the remediation of the previous ACM cladding and the suitability of the stay put strategy to be re-instated as follows:

"The waking watch was removed on the 17th dec 2021 following the completion of the installation of a replacement external wall system.

To elevations where EPS insulated render was present, this has been removed fully and a new "mineral wool"

Article 9
(continued)

based monocoque render has been applied with fire breaks protecting the cavity to the rear of the insulation. The insulation itself is A1 (non-combustible) to EN-13501 and we are therefore content that there is no residual fire spread risk to these areas.

The building has returned to a "stay put " Policy , the building risk is now rated as Low."

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

Property generally well managed. Circulation spaces clear of unauthorised items. Condition of fire doors suitable and sufficient.

Issues found:

Water cupboard doors on 1st, 2nd, 3rd and 4th floors not secured. Evidence of previous water damage in these areas. No ignition sources within cupboards. Not considered to be a high risk. RP informed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

Fire detection L5, limited to the operation of the AOV system as would be expected for a property of this type.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

Circulation spaces clear of unauthorised items. Condition of fire doors protecting the escape route found to be suitable and sufficient. Final exit door secured by simple 'push to exit' button' and with emergency override.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Fire action notices advise that a stay put strategy is in place. FRA confirms that previous ACM cladding has been fully remediated and the building can safely support a stay put policy.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Maintenance documents provided as follows:

AOV - 28-10-2021 identified failure on 1st floor requiring remediation.

DRM - 19th April 2021. Pressure test suitable and sufficient.

EL - 23/08/2021 Some remedials required.

RP has demonstrated that a system is in place to remediate any defects found during inspections.

RP confirmed that the AOV system is checked visually on a monthly basis but not operated. Plans are in place for the AOV's in these blocks to be operated monthly, and, as of April 2022 the AOV systems will be checked and operated on a monthly basis.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Not Applicable

Observations

None

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

Fire stopping to all service cupboards that were inspected found to be professionally done and certified.

No issues found.

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
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

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

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	Observations
Not Applicable	None

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

Not Applicable

Observations

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

16/03/2022 09:27

BRDO Website - Partnership with LFB

Company House - London and Quadrant Housing Trust, One Kings Hall Mews, Lewisham, London, SE13 5JQ

IMS: SS only

iMapping: Entire block 80m x 20m. N. Kens ground.

Street View – 6 storey clad PBBF's Traditional construction.

Farynor - Audited 2017, Minor NOD 2020 - BC and 2021 - BC

Fire Safety Portal - Records of previous audits. NFCC data collection forms. Building consultation.

ORD - Records waking watch and ACM removal. DRM locations. Fobs in PIB.

Lone worker - None

6 monthly BRR FS01 carried out on 15/02/2022 accompanied by FSA [REDACTED] All floor levels inspected.

Found to be well managed. Evidenc of water damage around water cupboards on upper floor levels. These doors not secured. No ignition sources in these cupboards and clear of unauthorised items. Considered to be low risk.

Cladding now fully remediated. Previous waking watch has now been removed. Premises is now stay put.

FRA confirms as follows: " The waking watch was removed on the 17th dec 2021 following the completion of the installation of a replacement external wall system. To elevations where EPS insulated render was present, this has been removed fully and a new "mineral wool" based monocoque render has been applied with fire breaks protecting the cavity to the rear of the insulation. The insulation itself is A1 (non-combustible) to EN-13501 and we are therefore content that there is no residual fire spread risk to these areas. The building has returned to a "stay put " Policy , the building risk is now rated as Low."

IEE -BC. This is considered a suitable outcome.

16/03/2022 09:26

Initial Expectation: Verbal action

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Inspectors notes

Fire control switch at main entrance. Door operated by 'push to exit' button and emergency override.

Fire action notice - stay put.

Electrical cupboard below stair found to have fire stopping professionally done and certified.

Maintenance:

AOV - 28-10-2021 identified failure on 1st floor requiring remediation.

DRM - 19th April 2021. Pressure test suitable an sufficient.

EL - 23/08/2021 Some remedials required.

Issues found:

Water cupboard doors on 1st, 2nd, 3rd and 4th floors not secured. No ignition sources within cupboards.

Not considered to be a high risk. RP informed.

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-5
Actual Risk Score	4.33
Risk Score	4.25

Audit Timings**Audit Duration**

90

Travel Time

90

Post Audit Processing Duration

250



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 16 March 2022

Location summary

File No 28/223883
UPRN 5220004814466
Building Name 44-52 SWIFT HOUSE
Address 44-52 SWIFT HOUSE
 ALBERT ROAD
 LONDON
Borough Brent
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Brent & Ealing
Station Ground G27 - North Kensington
Site Risk Score 4.25
Building Height band Unknown
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Previous ACM Cladding tested by BRE – category 3 now fully remediated. FRA confirms that the ACM has been removed and the replacement works are complete. FRA has been reviewed and all necessary arrangements are in place. The evacuation strategy has now reverted back to a stay put policy.

Premises Description

Premises is a small purpose built block of flats between two other blocks and of traditional construction. The premises has its own protected staircase with a dry rising main and a passenger lift. Built in 2012.

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? Yes

Gas Supply present? Yes

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	London and Quadrant Housing Trust 44-52 SWIFT HOUSE ALBERT ROAD LONDON
Responsible team	FSR Brent & Ealing
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	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	12 November 2021
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Very Small 1400m ² to 3000m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

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	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name London and Quadrant Housing Trust
Address One Kings Hall Mews
 Lewisham
 London
 SE13 5JQ

Owner/Co-Owner

Name L and Q Group
Address L and Q Group Housing Trust
 One Kings Hall Mews
 Lewisham
 London
 SE13 5JQ

Managing Agent

Name L and Q Group
Responsible Person [REDACTED]
Position Senior Fire Strategy Advisor
Address L and Q Group
 29-35 West Ham Lane
 Stratford
 London
 E15 4PH
Telephone [REDACTED]
Email firesafety@lqgroup.org.uk
URL www.lqgroup.org.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

FRA dated 26-01-2022 provided. Suitable and sufficient. Fire hazards, people at risk, preventative and protective measures considered. Action plan with recommended timescales included.

FRA provided details of the cladding remediation and confirmed the stay put evacuation policy now in place and included in the significant findings as follows:

"The waking watch was removed on the 17th Dec 2021 following the completion of a replacement external wall system.

To elevations where EPS insulated render was present, this has been removed fully and a new "mineral wool" based monocoque render has been applied with fire breaks protecting the cavity to the rear of the insulation. The insulation itself is A1 (non-combustible) to EN-13501 and we are therefore content that there is no residual fire spread risk to these areas.

This building will return to a "Stay Put" policy and the building risk is Low."

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Verbal Advice Given

Observations

Bin store unsecured.
Fire control switch at main entrance inoperable.
Electrical cupboard at ground floor level unsecured.
A 3m x 1m section of board missing from ceiling in 2nd floor flat lobby.

FAILURE

Article 11 FS arrangements not maintained

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:

1. Facilities for the fire service had not been adequately controlled and monitored. The fire control switch at main entrance was found to be inoperable.
2. The storage of refuse had not been controlled. The door to the bin store at street level was found to be unsecured.
3. Arrangements to prevent the uncontrolled spread of smoke had not been organised. A 3m x 1m section of board missing from ceiling in 2nd floor flat lobby.

REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Detection within the circulation spaces was for the smoke control system only as would be expected for a premises of this type.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Escape routes were found to be clear of unauthorised items and generally adequately protected. See article 11 re: a service cupboard door found to be unsecured.
Main exit door secured with a simple push button switch with emergency override.
EL and AOV system in circulation spaces.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Correct fire action notices were displayed at all floor levels. The FRA confirms that this building now has a stay put policy in place.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

AOV certificate - 28-10-2021

E.L. certificate - 17-06-2021

Maintenance documents were provided as detailed above.

Some issues were identified. However, RP has demonstrated that maintenance contracts are in place for all fire safety facilities and equipment for any faults found to be remediated.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

FRA states that "Fire drills and training are not a requirement in this type of residential housing as the landlord has no control or responsibility over the resident"s actions or whereabouts."

With the removal of the waking watch, this can be deemed to be acceptable.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

No issues found under this article. See main body of audit form for issues found.

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
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Not Applicable

Observations

None

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

Safety Evaluation

Broadly Compliant

Observations

FRA states "Hot Work permits are issued and controlled by L&Q Housing. Contractors are required to follow safe systems of work and carryout site-specific risk assessments for the work being carried out. Method statements and risk assessments for any works are assessed before any work begins."

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

Non Compliant

Observations

DRM inspection certificate - 04/10/2021 provided and found to be satisfactory.

Issue found with fire control switch at main entrance that was found to be faulty.

FAILURE

Article 38(1) FF protection not maintained

At the time of the audit a suitable system of maintenance of the fire-fighting measures was not in place. It was found that the fire control switch at the main entrance that was found to be inoperable.

REMEDY

Arrange initial and on-going maintenance to ensure fire-fighting measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring that the fire control switch at the main entrance is maintained in a fully functional state at all times.

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

16/03/2022 13:00

Pre Audit Research:

BRDO Website - Partnership with LFB

Company House - London and Quadrant Housing Trust, One Kings Hall Mews, Lewisham, London, SE13 5JQ

IMS: SS only

iMapping: Entire block 80m x 20m. N. Kens ground.

Street View – 6 storey PBBF's Traditional construction.

Farynor - Audited 2017, Minor NOD 2020 - BC and 2021 - BC

Fire Safety Portal - Records of previous audits. NFCC data collection forms. Building consultation.

ORD - Records waking watch and ACM removal. DRM locations. Fobs in PIB.

Lone worker - None

6 monthly BRR FS01 carried out on 15/02/2022 accompanied by FSA [REDACTED] All floor levels inspected.

Found to be well managed. Only minor issues found. RP was advised.

Cladding now fully remediated. Previous waking watch has now been removed. Premises is now stay put.

FRA confirms as follows:

"The waking watch was removed on the 17th Dec 2021 following the completion of a replacement external wall

system. To elevations where EPS insulated render was present, this has been removed fully and a new "mineral wool" based monocoque render has been applied with fire breaks protecting the cavity to the rear of the insulation. The insulation itself is A1 (non-combustible) to EN-13501 and we are therefore content that there is no residual fire spread risk to these areas. This building will return to a " Stay Put" policy and the building risk is Low."

IEE -BC. This is considered a suitable outcome.

16/03/2022 12:59

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

Inspectors notes

Bin store accessed externally directly from the street.

Fire action notice - 'Stay put'

PIIB - Unable to access secured by a Gerda lock

Lift - Not FF.

Fire stopping to service cupboards on ground, 3rd, 4th and 5th floors professionally done and certified.

Correct fire action notices displayed on all levels.

A 3m x 1m section of board missing from ceiling in 2nd floor flat lobby. However, fire stopping seen above this was in good condition and walls continued to underside of concrete floor slab.

Issues found:

Bin store unsecured.

Fire control switch at main entrance inoperable.

Electrical cupboard at ground floor level unsecured.

A 3m x 1m section of board missing from ceiling in 2nd floor flat lobby.

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-5
Actual Risk Score	4.33
Risk Score	4.25

Audit Timings

Audit Duration
90

Travel Time
80

Post Audit Processing Duration
270



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 17 April 2021

Location summary

File No 28/223880
UPRN 5220004814461
Building Name 1-19 SWIFT HOUSE
Address 1-19 SWIFT HOUSE
 ALBERT ROAD
 LONDON
Borough Brent
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Brent & Ealing
Station Ground G27 - North Kensington
Site Risk Score 5.00
Total Floors 11 **Basement floors** 0
Estimated number of sleeping 60
Special Features

Additional detail

Premises is a general needs 11 storey purpose built block of traditional construction. It has two types of tenants with 2 separate entrances - (social/private owners). This audit is for flats 1-19 only which occupy the 6th to 10th floor, whole block under the control of the same RP.

RP confirms all ACM cladding had been removed by December 2019 but that the waking watch remains in place until the FRA has been removed and all necessary management processes have been completed.

Premises Description **NONE**

Environmental Risks NONE

Features assisting fire spread * Other

Site Reinspection date 22 January 2023

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact London and Quadrant Housing Trust
Address 1-19 SWIFT HOUSE
 ALBERT ROAD
 LONDON

Responsible team	FSR Brent & Ealing
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	5.00
Reinspection Date	22 January 2023
Last Inspection	24 February 2021
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

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 London and Quadrant Housing Trust
Address One Kings Hall Mews
 Lewisham
 London
 SE13 5JQ

Owner/Co-Owner

Name	London and Quadrant Housing Trust
Address	One Kings Hall Mews Lewisham London SE13 5JQ
Telephone	[REDACTED]
Email	[REDACTED]lqgroup.org.uk
URL	lqgroup.org.uk

Managing Agent

Name	L&Q Group
Responsible Person	[REDACTED]
Position	Senior Fire Strategy Advisor
Address	29-35 West ham lane Stratford London E15 4PH
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	firesafety@lqgroup.org.uk
URL	lqgroup.org.uk

On Site Representative

Name	London and Quadrant Housing Trust
Responsible Person	[REDACTED]
Position	Health and Safety Advisor
Address	One Kings Hall Mews Lewisham London SE13 5JQ
Telephone	[REDACTED]
Email	[REDACTED]lqgroup.org.uk
URL	lqgroup.org.uk

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FRA dated 18/06/2020 forwarded by RP.

The FRA confirms that ACM cladding is fitted to this building and that a waking watch is in place. However, it could not be confirmed at the time the FRA was carried out whether all cladding had been remediated.

RP confirmed in an email dated 25/03/2021 that all ACM has now been removed, but that the waking watch remains in place until the FRA has been reviewed and all necessary management processes have been completed.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Premises well managed. Communal areas were clear. A good standard of fire stopping found within the electrical service riser cupboards at 9th and 10th floor levels.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

A waking watch is still in place in this property. Person on duty was questioned on their duties and actions to be taken in the event of an emergency. Satisfactory responses were given. Patrol is carried out every 30 minutes. Location of vulnerable residents known. Alarm to be raised with the use of an air horn and knocking on residents doors. 2 way radio provided to alert main security.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Escape routes clear and unobstructed. Fire-stopping found to be professionally finished and certified within the electrical service riser cupboards at 9th and 10th floor levels.; Fire resistant service cupboards locked. Flat front doors not checked due to pandemic. However, all doors seen were undamaged identical and unchanged.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

A waking watch is still in place in this property. Person on duty was questioned on their duties and actions to be taken in the event of an emergency. Satisfactory responses were given. Patrol is carried out every 30 minutes. Location of vulnerable residents known. Alarm to be raised with the use of an air horn and knocking on residents doors. 2 way radio provided to alert main security.
Fire actions notices suitably displayed.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Evidence provided of remedial work carried out to AOV system.
 Life safety systems in practical working order i.e. powered, no fault lights etc.
 Firefighting lift inspection certificate dated 19/11/2020 provided.
 FRA states that Building Services Team identify that the emergency AOV/MOV and dry riser system is entered into an ongoing service & maintenance contract, carried out by an external contractor (Bonnell's Electrical Contractors Ltd).

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Waking watch suitably trained . See Articles 13 and 15.

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

9th and 10th floor electrical cupboards checked. A good standard of fire stopping seen.

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

Broadly Compliant

Observations

No firefighting equipment in communal parts as would be expected in a premises of this type.

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

Broadly Compliant

Observations

FRA states: "Contractors working in the premises are provided with appropriate information"

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	Observations
Not Applicable	None

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

16/04/2021 09:14

Pre Audit Research:

BRDO Website - L & Q

Company House - L & Q

IMS: SS and AFA's only.

iMapping: Entire block 1-65 - 80m x 17m

Street View – Scaffolding obscuring view. Appears to be 7 and 5 floors.

Farynor - 53-65 Last audited in 01/2020 as HRTF follow up visit. "RP confirms all ACM cladding had been removed by December 2019." All ACM removed. Outcome - BC.

Fire Safety Portal - PRA, Stn Notification form, NFCC form, Previous audits and enforcement action (NOD)

ORD - Details updated and correct, i.e. ACM removed waking watch still in place. PIB.

Lone worker - None

Audit carried out unaccompanied as part of urgent BRR program. ACM Cladding tested by BRE – category 3. However during this audit the RP confirmed the ACM has been removed and the replacement works are nearly all complete. The waking watch is still in place until confirmation that all works have been completed, FRA reviewed and all necessary arrangements are in place, at which time the evacuation strategy will revert back to a stay put policy.

Fire safety precautions found to be satisfactory.

IEE - BC

EMM considered. BC an appropriate outcome.

16/04/2021 09:09

Initial Expectation: Verbal action

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Inspectors notes

FRA states: "Solar panels have been installed upon the roof area of the property. The 'PV' isolation switch is located within the 9th floor electrical cupboard." Stn notification form to be sent.

FRA states that Building Services Team identify that the emergency AOV/MOV and dry riser system is entered into an ongoing service & maintenance contract, carried out by an external contractor (Bonnell's Electrical Contractors Ltd).

Evidence within the Building Services Team identify that the Dry riser system is entered into an on-going service & maintenance contract, carried out by an external contractor (Bonnell's Electrical Contractors Ltd).
The Dry Riser system is required to be continually

FRA states: "Contractors working in the premises are provided with appropriate information"

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
90

Travel Time
90

Post Audit Processing Duration
260



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 22 January 2020

Location summary

File No 28/223880
UPRN 5220004814461
Building Name 1-19 SWIFT HOUSE
Address 1-19 SWIFT HOUSE
 ALBERT ROAD
 LONDON
Borough Brent
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Brent & Ealing
Station Ground G27 - North Kensington
Site Risk Score 4.50
Total Floors 11 **Basement floors** 0
Estimated number of sleeping 60
Special Features

Additional detail

Premises is a general needs 11 storey purpose built block, which has two types of tenants with 2 separate entrances - (social/private owners). This audit is for flats 1-19 only, whole block under the control of the same RP. An adjacent (attached) building forming part of Swift House currently has ACM Cladding - removal process was already underway at the time of the audit. Waking watch in place (no AFD) to cover section of building that is ACM clad.

January 2020 HRTF update: RP confirms all ACM cladding had been removed by December 2019.

Premises Description **NONE**
Environmental Risks NONE
Features assisting fire spread * Other
Site Reinspection date
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property 1-19 SWIFT HOUSE ALBERT ROAD LONDON
Responsible team	FSR Brent & Ealing
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	4.50
Reinspection Date	N/A (SAMPLE)
Last Inspection	13 January 2020
Total Capacity	0
Maximum number of people	<20
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

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	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts**Occupier**

Name	Default Property
Address	1-19 SWIFT HOUSE ALBERT ROAD LONDON

Owner/Co-Owner

Name	London and Quadrant Housing Trust
Responsible Person	[REDACTED]
Position	Principal Corporate H&S Advisor
Address	One Kings Hall Mews Lewisham London SE13 5JQ
Telephone	[REDACTED]
Email	[REDACTED]@lqgroup.org.uk
URL	lqgroup.org.uk

Managing Agent

Name	London and Quadrant Housing Trust
Responsible Person	[REDACTED]
Position	CEO
Address	One Kings Hall Mews Lewisham London SE13 5JQ
Telephone	[REDACTED]
URL	lqgroup.org.uk

On Site Representative

Name	London and Quadrant Housing Trust
Responsible Person	[REDACTED]
Position	Health and Safety Advisor
Address	One Kings Hall Mews Lewisham London SE13 5JQ
Telephone	[REDACTED]
Email	[REDACTED]@lqgroup.org.uk
URL	lqgroup.org.uk

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

January 2020 HRTF update: current FRA sighted.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

January 2020 HRTF update: overall premises appears well managed - see other Articles for details.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

January 2020 HRTF update: standard residential flats measures - SDs only operate natural ventilation to common parts. RP has enhanced management/staffing on site while non-ACM cladding works are carried out.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

January 2020 HRTF update: good MOE conditions; compartmentation issues seem rectified from 2017 NOD; fire-stopping professionally finished and certified; FR cupboards locked. Natural AOV shaft in common parts and head-of-stair vent in practical working order.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

January 2020 HRTF update: Fire Action Notices provided. Evacuation policy remains 'stay-put' but with enhanced management/staffing presence due to other non-ACM cladding works (1 x Fire Marshall per stair core).

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

January 2020 HRTF update: Life safety systems seem in good practical working order i.e. powered, no fault lights etc.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

January 2020 HRTF update: on-site staff have adequate knowledge relative to risk, with contact to RP management if necessary.

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations
None

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	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	Observations
Not Applicable	None

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

22/01/2020 16:35

Spoke to RP who confirmed all ACM cladding had been removed by December 2019. All issues from 2017 NOD in compliance: professional fire-stopping appears completed; FR riser cupboards locked; floor numbering in stair; Gerda boxes in place; dry rising mains signage in place. FRA sought but not provided by time of FS01 submission (unable to amend original Article 9 comments), however no issues of concern were found on this January 2020 re-visit.

19/01/2020 16:59

Initial Expectation: Verbal action

16/01/2020 13:23

Initial Expectation: Verbal action

16/01/2020 13:21

Initial Expectation: Verbal action

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

No further action required; please enter times and close job.

FSIO [REDACTED]

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
30

Travel Time
30

Post Audit Processing Duration
150



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Manager Paul Morgan**
Email: [REDACTED]@london-fire.gov.uk Tel:

Date: 15/12/20

The under-mentioned premises have been identified as having special interest to fire safety personnel. Brief details are given below and further information can be obtained from the officer dealing.

Watch officer dealing: Sub O [REDACTED] **Tel:** [REDACTED]

Address of premises:
Swift House, Albert Road, London, NW6 5BW.

Detail of information or risk:

Following weekly revisit of High Rise residential block with a waking watch, we noticed two core drill holes about 6.5 inches wide. These holes lead to a plant room next door containing water room and electrics. Access to the room is outside. These two large holes breach compartmentation into the lobby area of the block of flats, this would compromise this area with smoke or fire spread as this is an entrance and fire exit for residents.

Building manager is aware of this, and has informed me its been like this for 4 weeks. He has stated it has been sent up for repair.

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- Prohibition notice not being complied with
- Inappropriate sleeping accommodation found (sleeping in commercial premises/beds in sheds)
- Repeated unwanted fire signals received (e.g. 3 or more within a week)
- Premises information box contents missing/inadequate
- Other (detail below)

Breach of compartmentation in lobby area.

Action recommended by local station/station manager:

- Joint visit with local station
- Visit by fire safety
- Take necessary enforcement actions to remedy issues
- Information only, place on record
- Other (detail below)

--

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF

Notification of fire safety information - return to station

To: **Station Manager**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by fire safety:

- Joint visit carried out with local station
 - Visit carried out by fire safety
 - Verbal advice given to occupant
 - Written advice given to occupant
 - Formal enforcement action taken
 - Prohibition notice served
 - Information added to fire safety database
 - Other (detail below)
-

This form should be emailed to the relevant station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

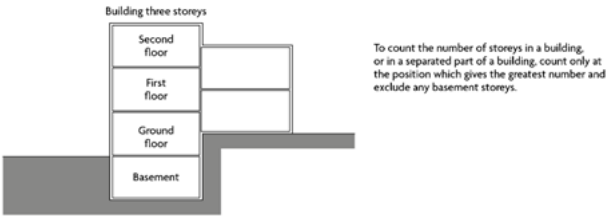
Category	Question	Answer and Commentary
Address Information	Name of Premises	1-17 SWIFT HOUSE
	Address	ALBERT ROAD
	Postcode	NW6 5BR
	UPRN Farynor file	28/223880
FRS Information	<u>Triage Question 1</u> As part of the triage, was a physical visit to the building undertaken by Ops or FSR personnel	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<u>Triage Question 2</u> What was the outcome of the triage?	<input type="checkbox"/> Fire Safety audit/inspection is required as part of BRR <input type="checkbox"/> No further action required due to recent audit/inspection of the building <input type="checkbox"/> No further action required due to building being deemed to be low risk (despite no inspection history) <input checked="" type="checkbox"/> No audit/inspection required due to point 2 or 3 above, but building selected for audit/inspection as part of the QA process <input type="checkbox"/> Building not in scope of the programme (Below 6 floors or not residential) E.g. G + 4
	<u>Audit Question 1</u> Where an audit/inspection forms one of the outcomes ^[2] of the triage process – What was the outcome of this audit/inspection?	<input type="checkbox"/> Satisfactory (no further action) <input type="checkbox"/> Informal advice (oral advice) <input checked="" type="checkbox"/> Non-statutory written advice (any letter or non-statutory notification of deficiencies/contraventions with or without action plan or follow up) <input type="checkbox"/> Formal statutory action (Enforcement Notice, Alteration Notice, Prohibition Notice)
	<u>Audit Question 2</u>	15/02/2022

^[2] Either Triage outcome 1: a new audit/inspection is required as part of the BRR or Triage outcome 2: a recent audit/inspection of the buildings has been relied upon to respond to the BRR.

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

FRS Information	What was the date of the audit/inspection referred to under Audit Question 1?	
	<p>As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?</p> <p>(In LFB always Yes due to PDA and safe systems of work etc)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • This could include: <ul style="list-style-type: none"> • Changes to Pre-Determined Attendance • Additional training and operational risk gathering • Wider FRS understanding of premises in area • Specific crew and flexi officer guidance • Resident engagement events • Frequency of site visits and inspections • SSRI gathered • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns • Frequency of site training and awareness visits • Processes in place for testing and validating your plan • Should a 'No' response be given, the Board would ask that you provide: <ul style="list-style-type: none"> • Clear indication as to the reasons why confirmation cannot be provided • What measures are being taken to remedy the situation • Timescales for the rectification of the situation and provision of a positive response
Building Information	Number of storeys	11

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

		
	Is there a basement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Number of staircases	One
	What is the evacuation strategy?	<input type="checkbox"/> Stay put <input checked="" type="checkbox"/> Simultaneous <input type="checkbox"/> Temporary simultaneous <input type="checkbox"/> Other
Building Information	Are balconies present? (Construction can be included in further comments below)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Can the make up of the External Wall System (EWS) be identified?	Based on information readily available to you from the RP at this time <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know Please note more information on EWS can be found in MHCLG's Identifying Details of External Wall Systems – Technical Note
	Type of cladding?	Based on the information available from the RP – If the type of cladding is unknown, please select 'Do not know' Please tick the boxes/answers in line with the EWS classifications below (more than one can be selected) <input type="checkbox"/> Glass <input type="checkbox"/> High Pressure Laminate (HPL) <input type="checkbox"/> Aluminium Composite Material (ACM)

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

	<input type="checkbox"/> Other Metal Composite Material <input type="checkbox"/> Metal Sheet Panels <input type="checkbox"/> Render System <input type="checkbox"/> Brick Slips <input type="checkbox"/> Brick <input type="checkbox"/> Stone Panels / Stone <input checked="" type="checkbox"/> Tiling systems <input type="checkbox"/> Timber/wood <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
<p>Type of Insulation?</p>	<p>Based on the information available from the RP – If the type of insulation is unknown, please select ‘Do not know’</p> <p>Please tick the boxes/answers in line with the classifications below (more than one can be selected)</p> <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Polyurethane rigid foam (PUR) / Polyisocyanurate foam (PIR) <input checked="" type="checkbox"/> Phenolic foam <input type="checkbox"/> Expanded and Extruded Polystyrene (EPS/XPS) <input type="checkbox"/> Glass wool <input type="checkbox"/> Wood fibre <input type="checkbox"/> None <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
<p>If you have provided a cladding or insulation type above, how was the external wall system information confirmed by the Responsible Person/s?</p>	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <input type="checkbox"/> Information from O&M Manuals <input type="checkbox"/> Information from Building Control Body / Application <input type="checkbox"/> Product Specification Sheet <input type="checkbox"/> BBA Certificate <input checked="" type="checkbox"/> Fire Risk Assessment <input checked="" type="checkbox"/> Fire Engineers Report <input type="checkbox"/> Other Specialist Report

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

	Other –If further information is available please indicate below:
Type of any firefighting facilities including access and instructions if required	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <p><input checked="" type="checkbox"/> Dry riser</p> <p><input type="checkbox"/> Wet riser</p> <p><input checked="" type="checkbox"/> Smoke control (AOV, vents, pressurisation etc.)</p> <p><input checked="" type="checkbox"/> Firefighting lifts</p> <p><input checked="" type="checkbox"/> Premises Information Box (PIB)</p> <p><input checked="" type="checkbox"/> Suitable access for fire appliance</p> <p><input type="checkbox"/> Other –If further information is available please indicate below:</p>
Is there a fire suppression system in the building? (sprinkler system, water mist etc.)	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
Is there a gas supply to the building?	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>

Completed by (name and position): [REDACTED] - FS Inspecting Officer

Date completed: 16/03/2022

Contact details (telephone and email)

[REDACTED] london-fire.gov.uk [REDACTED]

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

Any further comments:

See audit form.



HR Taskforce data collection form – phase 2

(Form to be completed in full and emailed to highrisereferrals@london-fire.gov.uk)

PREMISES / SITE ADDRESS: 1-19 SWIFT HOUSE ALBERT ROAD LONDON	FARYNOR FILE NUMBER: 28/223880
	JOB NUMBER:
NAME OF I.O.: [REDACTED] (Part A) [REDACTED] (Part B) – All items completed in Red relate to October 17 visit.	
DATE*: 23/08/2017 Part B on 27/10/17	

*Date of completion of this form. Record date of site visit in Part B below.

This is to be completed in the following circumstances:

- Building is over 18m
- Residential building where the design strategy would be stay put
- Cladding has failed the large scale test

RP to confirm type of cladding present on the building:		
	CAT 3 ACM + foam	
	CAT 3 ACM + mineral wool	
	CAT 2 ACM + foam	X
	Another type (detail below)	
Ceramic panel as part of cladding system – K15 Kingspan insulation	X	

Particular attention needs to be given to;

- Any un-sprinklered building over 30m must have its interim measures confirmed as appropriate by a specialist, competent fire safety professional (in light of the cladding test results) to inform the review of the FRA

This form is to ensure we have checked all the mitigation that was advised to RP by the DCLG before the first test and subsequently following notification of failure of the full scale BS8414 test.

PART A: Pre-visit information gathering

Mitigation checklist: This should be checked before visiting the premises. This part of the form should be completed through research on the premises (including previous inspection paperwork from file and any notice served) and any outstanding information should be obtained through a phone call and/or any site visit that is undertaken.

Interim measures and supplementary questions	Comments	Yes	No
1. Has the RP addressed any deficiencies with the general FS precautions identified through any previous audit?	<p><i>Stage 1 Notice not available at time of visit, NoD being processed.</i></p> <p><i>Work is being undertaken to address:</i></p> <p><i>Compartmentation Issues, fire stopping, info to fire-fighters.</i></p>		No
2. Is there any cladding remaining on the building? If not has the RP given an indication as to when the cladding will be removed? What extent of the building is clad and is there any adjacent/on escape routes?	<p><i>This building is clad with ceramic panels. The insulation is not known.</i></p> <p><i>Awaiting advice from TFC who will be advising.</i></p> <p><i>ACM cladding is around the entrance of the 11 storey building and the 7 storey Annex balconies and end of the building.</i></p>	Yes	
3. Has the FRA been completed post 22/07/2017? Has it been carried out by a competent person? What type (1-4) of FRA has been undertaken? (Note: refer to purpose built blocks of flats guide for levels)	<p><i>FRA Reviewed post Grenfell. In house risk assessors used with Frankhams fire management employed to audit the risk assessors. Not yet done on this block</i></p> <p><i>A Survey has been carried out following deficiencies found by LFB</i></p>		
4. Is there evidence that information about the current evacuation strategy has been shared with residents ? Have they been asked to check their smoke alarms and given community safety advice on reducing the risk of fires? Have they got a way of reporting fire safety deficiencies ?	<p><i>Current evac strategy confirmed by Q&A of L&Q representative.</i></p> <p><i>Residents have been advised that SD's should be checked. Q&A of a resident on 15/08/2017 said they had not been advised. Advised L&Q to re-address this with update of CFS info.</i></p> <p><i>Reporting FS deficiencies can be carried out via the online reporting system or call centre</i></p>	Yes	
		Yes	
		Yes	

		Yes	No
5. Where necessary, has a system to provide early warning to the occupant of fire affecting their flat been provided? This should consider coverage in all habitable rooms and in particular rooms that have openable windows on to the affected cladding ?	LD3 in the flats only		No
6. Are flat front doors and doors leading to staircase(s) FR and self-closing? Are other FR doors kept locked? e.g. Plant Rooms, risers, cupboards etc.	Front doors sampled and were self closing fire doors L&Q plan to fit self closing devices to riser doors to ensure they close in 10 storey blocks and above and where necessary. Not yet done in this block	Yes	
7. Are there obvious compartmentation issues? <i>Check all walls that separate flats, plant and store rooms, etc. from escape routes to ensure that there are no obvious routes for fire or smoke spread.</i>	Yes found on 15/08/2017 Compartment issues currently being addressed with up date expected in the next 2 weeks	Yes	
8. Are smoke control systems tested and working?	Last serviced 17 th May 2017	Yes	
9. Fire-fighting facilities tested and working?	Last serviced 30 th June 2017	Yes	
10. Has the building got a suppression system? If so what type and has it been tested and maintained?	No Suppression		No
11. Are all un-sprinklered car parks and commercial units that could impact on the cladding closed?	No Car parks or commercial		No

		Yes	No
<p>12. Has the RP engaged a specialist competent fire safety professional to provide advice on the cladding assembly and the suitability of any interim measures (as directed by CLG)? <i>If yes – take details of the nominated individual/company and provide below</i></p>	<p>L&Q has a wealth of knowledge and competence in house and these people have formed a project team to provide advice on interim arrangements. Collectively, we believe we fulfil the requirements of a specialist competent person.</p> <p>On this team are:</p> <p>██████████ – Head of Corporate Health & Safety CMIOSH; MIIRSM; PIEMA; DipEM</p> <p>██████████ – Principal Corporate Health & Safety Advisor CFPA-E Dip; MIFSM; MIFPO.</p> <p>██████████ – Deputy Director Technical Services BSc Hons; MCIQB</p> <p>██████████ – Director Technical Services BSc Building Surveying; HND Building Construction; MCIQB; RICS</p> <p>██████████ – Technical Manager (Technical Services) FCIOB</p> <p>██████████ – Regional Managing Director (Development) BSc; MRICS; MCIQB</p> <p>Frankhams RMS are in the process of being appointed to undertake Type 4 fire risk assessments and their brief is being expanded to incorporate providing competent specialist advice.</p> <p>TFS and other consultants are also being appointed to provide specialist advice on the removal/replacement of the current cladding. This is in line with the DCLG Aug 2017 letter.</p>		
<p>13. If a competent professional has been engaged is their report available? If not when will this be? And request a copy</p>	<p>A management plan for the site has been produced and is regularly reviewed to meet the changing advice from external authorities.</p>		

<p>14. Is a waking watch employed which is suitable to ensure that in a significant incident the fire service is called and occupants will be evacuated before conditions become untenable? Note: request copy of any procedural documents. Refer to GN90</p>	<p>2x Staff provide a 24 hour waking watch for the 8 blocks on site. Of which this is one of the eight</p> <p>This building is currently still operating a stay put policy as per the building design and initial fire strategy approved during planning and is subject to ongoing review.</p> <p>Waking watch staff are on site to ensure the fire brigade are summoned at the earliest opportunity in the event of fire as well as ensuring that the general fire precautions put in place in the common escape routes are maintained. This will include restricting any storage; ensuring doors are working effectively and reporting back to L&Q any other issues.</p> <p>This building is currently still operating a stay put policy as per the building design and initial fire strategy approved during planning and is subject to ongoing review.</p> <p>Waking watch staff are on site to ensure the fire brigade are summoned at the earliest opportunity in the event of fire as well as ensuring that the general fire precautions put in place in the common escape routes are maintained. This will include restricting any storage; ensuring doors are working effectively and reporting back to L&Q any other issues.</p> <p>In light of GN90, careful consideration is being given to installing a temporary alarm system and changing the property to a simultaneous evacuation strategy.</p>		
<p>15. Is a common fire alarm installed with the ability to simultaneously evacuate persons in the event of a significant incident ? Note: request details on the specification of the system Refer to GN91</p>	<p>No Common fire alarm.</p>		<p>X</p>

16. Does the combination of both waking watch and common fire alarm have the ability to simultaneously evacuate persons in the event of a significant incident ?	L&Q have kept with a Stay Put Strategy for this housing block		X
17. Has the evacuation strategy changed from stay put to simultaneous? <i>If yes - inform local station via station notification form</i>	No		X

PART B: Site visit		Date of visit: 27/10/17	
<p>Where on the building is the cladding? <i>Photos to be taken and description provided in box below. Photos to be uploaded to premises file. This building has decorative cladding around the front entrance only. The rest of the building is clad in ceramic tiles. Photos on GEN 1 and up loaded to file.</i></p> <p>Does the cladding connect, or is adjacent, to any escape route? <i>Front entrance only</i> <i>e.g. staircase, balcony escape etc.</i></p> <p>Are there combustible materials surrounding the block or on balconies? <i>No</i></p>			
	Yes	Entrance only	X
<p>At the time of the visit were interim measures in place?</p> <p style="text-align: center;">Waking watch</p> <p style="text-align: center;">Common alarm</p> <p style="text-align: center;">Combination of above</p> <p style="text-align: center;">Other</p> <p><i>(If yes, details to be provided below and a copy of any procedures made and any information provided to residents.)</i></p> <p>The duties are to include the following:</p> <ul style="list-style-type: none"> • <i>Instigate a simultaneous evacuation of all occupants of the building using air horns and knocking on doors shouting FIRE and using air-horns.</i> • <i>Ensure that the fire service is called immediately; such is the importance of this action that one member of staff should be tasked with ensuring that this action has been taken, whether by that person</i> 			X

<p>or one of the other members of staff. This person will also need to meet the fire brigade on attendance and provide necessary information – this means they cannot be included in the evacuation.</p> <ul style="list-style-type: none"> • Reduce as far as reasonably practicable the evacuation time; • Facilitate the evacuation of vulnerable people through PEEPs where required. • To confirm that all floors, stairwells, car park areas access roads and general estate are checked. • All communal doors operate correctly and self close. • All areas are clear and free from obstruction, including external areas and gardens. • No faults on alarm panels • Riser cupboard doors are closed and locked. • Are vehicles parked close to the building. • Are emergency vehicular access routes clear. <p>The onsite 24 hour security (City Line) work from 8am-8pm and then 8pm-8am. Property Manager (PM) has a brief with them every Tuesday morning as they should be updating PM with any issues/repairs/reports of residents dumping rubbish incorrectly/ storage of items etc – any issues once reported to PM they are raised with Direct maintenance or aftercare depending on whether it's a leasehold or general needs block.</p>		
<p>How long have any interim measures been in place for? (Details to be provided below.)</p> <p>Since July 2017</p>		
<p>Were the interim measures in place considered appropriate? (If no, details to be provided below and what advice was given.)</p>	Yes	No
	X	
<p>IO comments: This block has been confirmed by L&Q not to have ACM on the main building (Blue Clad) other than around the main entrance and the attached annex part of the block balconies and to the side (Grey/Metal Clad) . This block has an alternative MOE down a protected stair. The interim measures for this housing block appear satisfactory for the blue clad part of the building, however the part that is grey clad requires assessment by competent persons due to the interaction between this and the adjacent block.</p> <p>RP has used in house competencies to assess cladding risk and formulate the evacuation, warden and maintenance strategy. In this block the residence have the option to use the stair of block 20-43 if needed. Cladding removal will be completed early 2018 due to the amount as well as the lack of supplies of non combustible products.</p> <p>The number of wardens on site is deemed acceptable as in case of emergency, all onsite wardens are notified by radio and respond to the effected building. As a result 9 wardens would be available to assist in any evacuation.</p>		

Detail included on Station Notification form (form to be sent each time by IO post visit as an urgent action): *This should include: evacuation plan in simple terms e.g. simultaneous evacuation, interim arrangements including details of the waking watch, any prohibitions or restrictions on the use of the premises and any other information that may be of assistance to the incident commander (e.g. access for aerial appliances).*

IO comments: Local Station to revisit and familiarise themselves on the fire fighting stair, access and egress to the building plus access the dry riser inlet and outlets.

HR Taskforce data collection form – phase 2

(Form to be completed in full and emailed to highrisereferrals@london-fire.gov.uk)

PREMISES / SITE ADDRESS: 1-19 SWIFT HOUSE ALBERT ROAD LONDON	FARYNOR FILE NUMBER: 28/223880
	JOB NUMBER:
NAME OF I.O.: [REDACTED]	
DATE*: 23/08/2017	

*Date of completion of this form. Record date of site visit in Part B below.

This is to be completed in the following circumstances:

- Building is over 18m
- Residential building where the design strategy would be stay put
- Cladding has failed the large scale test

RP to confirm type of cladding present on the building: CAT 3 ACM + foam CAT 3 ACM + mineral wool CAT 2 ACM + foam Another type (detail below) Ceramic panel as part of cladding system – K15 Kingspan insulation		
	X	

Particular attention needs to be given to;

- Any un-sprinklered building over 30m must have its interim measures confirmed as appropriate by a specialist, competent fire safety professional (in light of the cladding test results) to inform the review of the FRA

This form is to ensure we have checked all the mitigation that was advised to RP by the DCLG before the first test and subsequently following notification of failure of the full scale BS8414 test.

PART A: Pre-visit information gathering

Mitigation checklist: This should be checked before visiting the premises. This part of the form should be completed through research on the premises (including previous inspection paperwork from file and any notice served) and any outstanding information should be obtained through a phone call and/or any site visit that is undertaken.

Interim measures and supplementary questions	Comments	Yes	No
1. Has the RP addressed any deficiencies with the general FS precautions identified through any previous audit?	<p><i>Stage 1 Notice not available at time of visit, NoD being processed.</i></p> <p><i>Work is being undertaken to address:</i></p> <p><i>Compartmentation Issues, fire stopping, info to fire-fighters.</i></p>		No
2. Is there any cladding remaining on the building? If not has the RP given an indication as to when the cladding will be removed? What extent of the building is clad and is there any adjacent/on escape routes?	<p><i>This building is clad with ceramic panels. The insulation is not known.</i></p> <p><i>Awaiting advice from TFC who will be advising.</i></p> <p><i>ACM cladding is around the entrance of the 11 storey building and the 7 storey Annex balconies and end of the building.</i></p>	Yes	
3. Has the FRA been completed post 22/07/2017? Has it been carried out by a competent person? What type (1-4) of FRA has been undertaken? (Note: refer to purpose built blocks of flats guide for levels)	<p><i>FRA Reviewed post Grenfell. In house risk assessors used with Frankhams fire management employed to audit the risk assessors. Not yet done on this block</i></p> <p><i>A Survey has been carried out following deficiencies found by LFB</i></p>		
4. Is there evidence that information about the current evacuation strategy has been shared with residents ? Have they been asked to check their smoke alarms and given community safety advice on reducing the risk of fires? Have they got a way of reporting fire safety deficiencies ?	<p><i>Current evac strategy confirmed by Q&A of L&Q representative.</i></p> <p><i>Residents have been advised that SD's should be checked. Q&A of a resident on 15/08/2017 said they had not been advised. Advised L&Q to re-address this with update of CFS info.</i></p> <p><i>Reporting FS deficiencies can be carried out via the online reporting system or call centre</i></p>	Yes	
		Yes	
		Yes	

		Yes	No
5. Where necessary, has a system to provide early warning to the occupant of fire affecting their flat been provided? This should consider coverage in all habitable rooms and in particular rooms that have openable windows on to the affected cladding ?	LD3 in the flats only		No
6. Are flat front doors and doors leading to staircase(s) FR and self-closing? Are other FR doors kept locked? e.g. Plant Rooms, risers, cupboards etc.	Front doors sampled and were self closing fire doors L&Q plan to fit self closing devices to riser doors to ensure they close in 10 storey blocks and above and where necessary. Not yet done in this block	Yes	
7. Are there obvious compartmentation issues? <i>Check all walls that separate flats, plant and store rooms, etc. from escape routes to ensure that there are no obvious routes for fire or smoke spread.</i>	Yes found on 15/08/2017 Compartment issues currently being addressed with up date expected in the next 2 weeks	Yes	
8. Are smoke control systems tested and working?	Last serviced 17 th May 2017	Yes	
9. Fire-fighting facilities tested and working?	Last serviced 30 th June 2017	Yes	
10. Has the building got a suppression system? If so what type and has it been tested and maintained?	No Suppression		No
11. Are all un-sprinklered car parks and commercial units that could impact on the cladding closed?	No Car parks or commercial		No

		Yes	No
<p>12. Has the RP engaged a specialist competent fire safety professional to provide advice on the cladding assembly and the suitability of any interim measures (as directed by CLG)? <i>If yes – take details of the nominated individual/company and provide below</i></p>	<p>L&Q has a wealth of knowledge and competence in house and these people have formed a project team to provide advice on interim arrangements. Collectively, we believe we fulfil the requirements of a specialist competent person.</p> <p>On this team are:</p> <p>██████████ – Head of Corporate Health & Safety CMIOSH; MIIRSM; PIEMA; DipEM</p> <p>██████████ – Principal Corporate Health & Safety Advisor CFPA-E Dip; MIFSM; MIFPO.</p> <p>██████████ – Deputy Director Technical Services BSc Hons; MCIQB</p> <p>██████████ – Director Technical Services BSc Building Surveying; HND Building Construction; MCIQB; RICS</p> <p>██████████ – Technical Manager (Technical Services) FCIOB</p> <p>██████████ – Regional Managing Director (Development) BSc; MRICS; MCIQB</p> <p>Frankhams RMS are in the process of being appointed to undertake Type 4 fire risk assessments and their brief is being expanded to incorporate providing competent specialist advice.</p> <p>TFS and other consultants are also being appointed to provide specialist advice on the removal/replacement of the current cladding. This is in line with the DCLG Aug 2017 letter.</p>		
<p>13. If a competent professional has been engaged is their report available? If not when will this be? And request a copy</p>	<p>A management plan for the site has been produced and is regularly reviewed to meet the changing advice from external authorities.</p>		

<p>14. Is a waking watch employed which is suitable to ensure that in a significant incident the fire service is called and occupants will be evacuated before conditions become untenable? Note: request copy of any procedural documents. Refer to GN90</p>	<p>2x Staff provide a 24 hour waking watch for the 8 blocks on site. Of which this is one of the eight</p> <p>This building is currently still operating a stay put policy as per the building design and initial fire strategy approved during planning and is subject to ongoing review.</p> <p>Waking watch staff are on site to ensure the fire brigade are summoned at the earliest opportunity in the event of fire as well as ensuring that the general fire precautions put in place in the common escape routes are maintained. This will include restricting any storage; ensuring doors are working effectively and reporting back to L&Q any other issues.</p> <p>This building is currently still operating a stay put policy as per the building design and initial fire strategy approved during planning and is subject to ongoing review.</p> <p>Waking watch staff are on site to ensure the fire brigade are summoned at the earliest opportunity in the event of fire as well as ensuring that the general fire precautions put in place in the common escape routes are maintained. This will include restricting any storage; ensuring doors are working effectively and reporting back to L&Q any other issues.</p> <p>In light of GN90, careful consideration is being given to installing a temporary alarm system and changing the property to a simultaneous evacuation strategy.</p>		
<p>15. Is a common fire alarm installed with the ability to simultaneously evacuate persons in the event of a significant incident ? Note: request details on the specification of the system Refer to GN91</p>	<p>No Common fire alarm.</p>		<p>X</p>

16. Does the combination of both waking watch and common fire alarm have the ability to simultaneously evacuate persons in the event of a significant incident ?	L&Q have kept with a Stay Put Strategy for this housing block		X
17. Has the evacuation strategy changed from stay put to simultaneous? <i>If yes - inform local station via station notification form</i>	No		X

PART B: Site visit		Date of visit:	
Where on the building is the cladding? <i>Photos to be taken and description provided in box below. Photos to be uploaded to premises file.</i>			
Does the cladding connect, or is adjacent, to any escape route? <i>e.g. staircase, balcony escape etc.</i>	Yes	Entrance only	
		No	
Are there combustible materials surrounding the block or on balconies?			
At the time of the visit were interim measures in place?			
Waking watch		X	
Common alarm			
Combination of above			
Other			
<i>(If yes, details to be provided below and a copy of any procedures made and any information provided to residents.)</i>			
How long have any interim measures been in place for? <i>(Details to be provided below.)</i> [REDACTED] to add time here			
Were the interim measures in place considered appropriate? <i>(If no, details to be provided below and what advice was given.)</i>		Yes	No
Not without justification following an assessment of the clad areas from L&Q			X
IO comments: This block has been confirmed by L&Q not to have ACM on the main building (Blue Clad) other than around the main entrance and the attached annex part of the block balconies and to the side (Grey/Metal Clad) . This block has an alternative MOE down a			

protected stair. The interim measures for this housing block appear satisfactory for the blue clad part of the building, however the part that is grey clad requires assessment by competent persons due to the interaction between this and the adjacent block.

Detail included on Station Notification form (form to be sent each time by IO post visit as an urgent action): *This should include: evacuation plan in simple terms e.g. simultaneous evacuation, interim arrangements including details of the waking watch, any prohibitions or restrictions on the use of the premises and any other information that may be of assistance to the incident commander (e.g. access for aerial appliances).*

IO comments: Local Station to revisit and familiarise themselves on the fire fighting stair, access and egress to the building plus access the dry riser inlet and outlets.

█ & █ Need to send Stn Notification



LONDON FIRE BRIGADE

Definitions of standard terms used in means of escape requirements

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.

Fire Resisting

1. FIRE RESISTING means construction capable of resisting the action of fire for not less than thirty minutes under the prescribed conditions of test appropriate to such construction in accordance with the provisions of the current British Standard 476 and that:

- a) whatsoever is so designated gives effective separation between those parts of the premises on each side of it;
- b) where the word 'enclosed' is used in connection with this term, the room, escape route or other space so described is completely enclosed with walls, ceilings and floors of FIRE RESISTING construction except for that part of the enclosure consisting of a roof, external wall, or the lowest floor of a building;
- c) where the construction consists of or incorporates a door, the door together with its frame complies with Table A below; and the door
 - i) is effectively self closing by means of an automatic self closing device and the device is to conform to BS EN 1154. As an alternative, where the door is to a duct, shaft or cupboard, it may be locked shut and provided with a notice to this effect:
 - ii) is free from any means of holding the door in an open position except, where permitted an electro-magnetic or electro-mechanical door holder device. BS 7273-4 is the applicable document with regard to these devices.
 - iii) is close fitting to both the frame and, where there are two leaves, between the leaves;
 - iv) is hung on hinges no part of which is made either of combustible material or of non-combustible material having a melting point less than 800°C;
 - v) is permanently marked 'Fire door keep shut' in a conspicuous position except whether the door is to a bedroom or to or within a dwelling (including a flat or maisonette);

vi) is imperforate except for the minimum perforations necessary for the fitting of locks and door furniture;

d) where the construction incorporates glazing, in addition to comply with this definition, the glazing is in a frame fixed shut.

2. Where existing ceilings, soffits, walls, partitions, floors and doorsets are not already FIRE RESISTING and are required to be made FIRE RESISTING the following constructions will be accepted as complying with the definition:

a) CEILINGS AND SOFFITS

The ceilings and soffits covered with lath and plaster in good condition, or with plasterboard or FIRE PROTECTIVE BOARDING with sheets closely butted together and securely nailed or screwed to joints/nogging pieces, as appropriate.

b) WALLS AND PARTITIONS

All perforations and gaps sealed with FIRE RESISTING construction. Partitions made flush with timber or FIRE PROTECTIVE BOARDING and covered with plasterboard, or FIRE PROTECTIVE BOARDING butted together, securely nailed or screwed in position.

c) DOORSETS

See Table B below.

Notes:

- i) Protection to partitions, ceilings and doors shall be on the risk side, e.g. on the side remote from an escape route, or, in the case of a screen separating an escape route from the lower part of the building, on the side exposed to the lower part of the building. Where a lobby or screen is not carried up to the main ceiling and a false ceiling is proved to complete the separation, it may be necessary to protect the upper surface of the ceiling construction.
- ii) Where the risk is on both sides, the construction shall be protected on both sides.



LONDON FIRE BRIGADE

Fire Protective Boarding

3. Attention is drawn to the desirability of effectively sealing the exposed surface of FIRE PROTECTIVE BOARDING by paint or other suitable methods and protecting exposed edges against damage.

Non Combustible Material

4. NON COMBUSTIBLE MATERIAL means material which satisfies the test for non combustibility prescribed in the current British Standard 476: Part 4 and is deemed to include plasterboard.

Protected Route

5. PROTECTED ROUTE means a route enclosed with FIRE RESISTING construction and which complies with the following conditions.

- a) service, ventilating and other similar ducts or shafts which pass into or out of the enclosure are FIRE RESISTING within the enclosure;
- b) cupboards are enclosed with FIRE RESISTING construction (except where premises are provided with a single staircase only, in which case cupboards are not accepted and must be taken out of use and sealed with FIRE RESISTING construction on the inside);
- c) no combustible storage is allowed other than in cupboards described in (b) above;
- d) stairs and landings are provided with handrails and are adequately guarded on any open side;
- e) sufficient and suitable artificial lighting is provided for the purpose of means of escape; and
- f) the linings have a surface spread of flame classification not inferior to 'Class 0' when tested in accordance with the provisions of the current British Standard 476: Part 7.

Note:

Lavatories and sanitary accommodation which are neither cloakrooms nor contain gas or portable heating appliances other than water heaters and incinerators may be contained within a PROTECTED ROUTE.

Inherently Non-Flammable Material

6. INHERENTLY NON-FLAMMABLE MATERIAL means material which, although non non-combustible and not submitted to a flame-proofing process nor provided with a flame resistant finish is, in fact, non-flammable throughout its thickness.

The standard for fabrics is 'flameproof' when tested in accordance with the provisions of the current British Standard.

The standard for material other than fabrics is 'Class 1' surface spread of flame when tested in accordance with the provisions of the current British Standard 476: Part 7.

Durably Flame Proofed Fabric

7. DURABLY FLAME PROOFED FABRIC means flame-proofed fabric which after being submitted to a washing treatment remains flame-proof as determined by the method of test prescribed in the current British Standard.

Table A - Minimum requires for Construction and materials of doorsets capable of resisting the action of fire for a period of thirty minutes

1. Doors, including frames, are to be tested and installed in accordance with the current British Standard 476: Part 22 (and BS 476: Section 31.1 where the 'S' specification requires smoke stopping) or BS EN 1634 and are to be certified as being capable of resisting the action of fire for a period of not less than thirty minutes as regards the passage of flame (integrity). There are no requirements as to stability or insulation for doorsets. Doors which met the requirements for resisting the action of fire in the British Standard in force at the time the door was manufactured may be accepted.

2. Doors which open into a corridor or lobby with enclosures capable of resisting the action of fire for a period of not less than thirty minutes may open in two directions provided a maximum clearance of 3mm is achieved at the meeting edges.

Any door capable of being opened in both directions shall be fitted with a vision panel of clear fire resisting glazing.

3. Glazing fixed shut may be incorporated in a door if it is capable of resisting the action of fire in accordance with the current British Standard 476: Part 22. Glazing should be fixed either;



LONDON FIRE BRIGADE

- a) in timber frames with wood or metal beads or with a glazing compound in conjunction with springs or clips in panels not exceeding 0.4m² in area; or
- b) in metal frames with metal beads in panels not exceeding 1.2m² in area, all metal having a melting point not lower than 900°C;

The area of glazing shall also satisfy the provisions of any requirements in the accompanying schedule.

Table B - Upgrading existing doorsets to achieve a fire resisting standard of thirty minutes

1. In general, the upgrading of existing doorsets to achieve a standard of fire resistance of thirty minutes is not recommended except in the case of historic buildings. It is preferable that new doorsets are installed.
2. If a doorset is to be upgraded, a test report will be required confirming that the door and frame are capable of resisting the action of fire for not less than thirty minutes when tested in accordance with the current British Standard 476: Part 22 (and BS 476: Section 31.1 when the 'S' specification requires smoke stopping).

Cupboard doors required to be fire resisting

3. Cupboard doors of standard size shall be replaced with new doors capable of resisting the action of fire for not less than thirty minutes when tested in accordance with the current British Standard 476: Part 22 (and BS 476: Section 31.1 when the 'S' specification requires smoke stopping).
4. For cupboard doors of less than standard size, a suitable fire resisting door shall be cut to size and fitted with an intumescent strip channelled into the top, hinge and closing edges to resist fire when tested in accordance with the current British Standard 476: Part 22.



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email: [REDACTED]@london-fire.gov.uk

FS file: 28/223880
Tel:

Date: 17th December 2021

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises: **1-19 SWIFT HOUSE**
ALBERT ROAD LONDON
NW6 5BW

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Transmission delay units and/or time-related fire alarm systems are installed
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Enforcement Notice served that contains risks to firefighters (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Sandwich panels are installed
- Premises information box installed (Gerda or similar – see FSIGN 505)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Places of public entertainment which may not already be known to stations
- Temporary changes to evacuation strategies and the application of interim measures in residential buildings
- Electric vehicle charging equipment or Battery Energy Storage Systems installed on or near the premises
- Other (detail below)

This is to inform you of a change of strategy to the above premises.
As from 17:00 (Today) Friday 17th December 2021 the waking watch will be replaced with an L5 interim fire alarm system in all flats to support the simultaneous evacuation strategy that is still in place.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Details to be added to ORD
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin: Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

From: LFB [REDACTED]
To: LFB [REDACTED]; [*North Kensington](#)
Cc: LFB [REDACTED]; [FSR-AdminSupport](#)
Subject: FS Notification - Address 1 - 19 Swift House, Albert Road, NW6 5BW - File 28.223880
Date: 17 December 2021 15:25:56
Attachments: [FS Notification - Address 1 - 19 Swift House, Albert Road, NW6 5BW - File 28.223880.docx](#)

Good afternoon

Please find attached to this email a fire safety notification pertaining to Flats 1- 19 Swift House, Albert Road NW6.

The changes within this note take effect as of 1700hrs today.

FSR Admin

Please upload a copy of this email and the attachment to the Portal for future reference.

Regards

[REDACTED]

Brent & Ealing Fire Safety



Fire Safety Regulation, North West 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London & Quadrant Housing Trust
One Kings Hall Mews
Lewisham
London
SE13 5JQ

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

Date 26th October 2018
Our Ref 28/223880/RP

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: 1-19 Swift House, Albert Road, London NW6 5BW

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.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **30th November 2018**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 ext [REDACTED] or [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms
GN 70

Cc: [REDACTED] Principal Corporate Health & Safety Advisor, London & Quadrant Housing Trust,
29-35 West Ham Lane, Stratford, London E15 4PH

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, 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 this 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 Commissioner.
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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner 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 Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE**PREMISES: 1-19 Swift House, Albert Road, London NW6 5BW****FILE NUMBER: 28/223880**

This schedule should be read in conjunction with the Commissioner's letter dated **26th October 2018**.

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 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) Significant amounts of combustibles had accumulated in/around the bin store room. The access doors to the store were open, partially due to the obstruction caused by these materials. The area in question was also immediately adjacent to external ACM (Aluminium Composite Material) Cladding.</p> <p>2) Storey exit door hardware has been added, but management have not considered the effect on firefighting operations.</p> <p>3) The Premises Information Box (PIB) content was inadequate - only FOB keys (no plant room key etc), no building plans or fire safety system instructions, the PEEP (Personal Emergency Evacuation Plan) data sheet did not include floor numbers to identify location of vulnerable residents.</p> <p>4) Ground floor residents have their own bins (2 per property) several are currently located beneath the upper floor balconies.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

Article 13	<p>At the time of the audit you had not made suitable arrangements for external emergency services. It was found that :</p> <p>1) Storey exit door hardware has been added, but management had not considered the effect on firefighting operations as this would prevent fire crew accessing corridors serving flats from the firefighting stair.</p> <p>2 . The premises information box (PIB) content was inadequate - only FOB keys (no plant room key etc), no building plans or fire safety system instructions, the PEEP data sheet lacked floor numbers relating to individual flats.</p>	<p>Ensure appropriate external emergency service arrangements are implemented, this will be achieved by :</p> <p>1) Ensuring fire crew have unrestricted access to flat entrance lobbies from the firefighting stair.</p> <p>2) Review and update of the information/other content within the PIB.</p>
Article 15	<p>At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that incorrect fire action notices are displayed in certain areas - some currently refer to the original 'defend in place' strategy where a section of the property has reverted to a simultaneous evacuation via a waking watch due to the presence of ACM. Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by displaying appropriate fire action notices. Clear instructions should also be provided to all waking watch staff to ensure that strategies are clearly defined to avoid confusion/unnecessary delay in the event of fire.</p>	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by displaying appropriate fire action notices. Clear instructions should also be provided to all waking watch staff to ensure that strategies are clearly defined to avoid confusion/unnecessary delay in the event of fire.</p>
Article 9	<p>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 the fire risk assessment had not been subject to review preceding the erection of scaffolding to the property.</p>	<p>The fire risk assessment should be reviewed.</p>

Article 8	<p>At the time of the audit it was found that:</p> <p>1) Ground floor residents have own bins (2 per property) several are currently located beneath the upper floor balconies.</p> <p>2) Significant amounts of combustibles had accumulated in/around the bin store room. The access doors to the store were open, partially due to the obstruction caused by these materials. The area in question was also immediately adjacent to external ACM.</p>	<p>Arrangements should be reviewed/action taken to minimise the risk of arson/consequential fire spread where these two issues exist.</p>
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*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

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



Fire Safety Regulation, North West 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London and Quadrant Housing Trust
29-35 West Ham Lane
Stratford
London
E15 4PH

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

Date 5 April 2022
Our Ref 28/223881/LB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: 20-43 Swift House, Albert Road, London NW6 5BW

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.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **28 June 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

PP

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer

Direct T 020 8555 1200 ext

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

CC: firesafety@lqgroup.org.uk

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, 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 this 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 Commissioner.
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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

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The above Act requires the London Fire Commissioner 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 Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE**PREMISES: 20-43 Swift House, Albert Road, London NW6 5BW****FILE NUMBER: 28/223881**

This schedule should be read in conjunction with the Commissioner's letter dated **5 April 2022**.

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 11	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 signage to indicate the correct actions to be taken in the event of a fire had not been organised. A fire action notice at the fifth floor level denoted a 'stay put' policy, when a simultaneous evacuation policy is in place, and no fire action notices were found to displayed on the other floor levels.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that contradicting information is provided. Fire action notices displayed advise that a stay put policy is in place and the fire risk assessment advises that the building has reverted to stay put following the removal of the waking watch. However, an interconnected alarm system has been installed in block E in order to facilitate simultaneous evacuation. This could lead to confusion to occupants as to the correct actions to be taken in the event of an emergency.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by ensuring that the correct evacuation policy is established and communicated to residents as necessary.
Article 9	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 states that this block is now subject to a 'stay put' evacuation policy following remediation of the external cladding. During the audit it was found that the majority of flats in this core occupy	The fire risk assessment should be reviewed, with specific consideration given to the correct evacuation strategy that is in place and assessing the suitability of the L5, managed, fire alarm system to support the simultaneous evacuation policy that is in place block.

Article 9 continued.	block E which is subject to a simultaneous evacuation policy and fitted with a managed L5 fire alarm system. The suitability of the L5, managed fire alarm system to support the simultaneous evacuation policy had not been adequately assessed prior to or following the removal of the waking watch.	
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*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

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



Fire Safety Regulation, North West 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London and Quadrant Housing Trust
29-35 West Ham Lane
Stratford
London
E15 4PH

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

Date 6 April 2022
Our Ref 28/223880/LB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: 1-19 Swift House, Albert Road, London NW6 5BW

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.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **29 June 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 ext [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

CC: firesafety@lqgroup.org.uk

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Important information to consider before taking remedial steps:

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3. **Notwithstanding any consultation undertaken by the Commissioner, 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 this 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 Commissioner.
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.
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THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

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ENVIRONMENT AND SAFETY INFORMATION ACT 1988

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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 Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE**PREMISES: 1-19 Swift House, Albert Road, London NW6 5BW****FILE NUMBER: 28/223880**

This schedule should be read in conjunction with the Commissioner's letter dated **6 April 2022**.

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 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required.</p> <p>It was found that the escape route had not been controlled and monitored as evidenced by the following:</p> <ol style="list-style-type: none"> 1) The self closing device to the flat lobby door at ground level did not fully close the door into its frame. 2) The self closing device on the fire door separating the two cores at ground floor level was broken. 3) Six rolls of roofing felt were found stored within the service cupboard that housed the heating pipes at ground floor level. 	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
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, at the time of audit on 15 February 2022, the previous waking watch had been removed and simultaneous evacuation is initiated by the L5 fire alarm system. At the time of the audit the had not been reviewed to assess the suitability of the cause and effect of the fire alarm system to support the evacuation strategy.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to assessing the suitability of the cause and effect of the fire alarm system to support the evacuation strategy.</p>

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

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



Fire Safety Regulation, North West 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London and Quadrant Housing Trust
29-35 West Ham Lane
Stratford
London
E15 4PH

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

Date 6 April 2022
Our Ref 28/223880/LB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: 1-19 Swift House, Albert Road, London NW6 5BW

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.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **29 June 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

PP

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer

Direct T 020 8555 1200 ext

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

CC: firesafety@lqgroup.org.uk

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, 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 this 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 Commissioner.
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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner 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 Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE**PREMISES: 1-19 Swift House, Albert Road, London NW6 5BW****FILE NUMBER: 28/223880**

This schedule should be read in conjunction with the Commissioner's letter dated **6 April 2022**.

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 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required.</p> <p>It was found that the escape route had not been controlled and monitored as evidenced by the following:</p> <ol style="list-style-type: none"> 1) The self closing device to the flat lobby door at ground level did not fully close the door into its frame. 2) The self closing device on the fire door separating the two cores at ground floor level was broken. 3) Six rolls of roofing felt were found stored within the service cupboard that housed the heating pipes at ground floor level. 	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
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, at the time of audit on 15 February 2022, the previous waking watch had been removed and simultaneous evacuation is initiated by the L5 fire alarm system. At the time of the audit the had not been reviewed to assess the suitability of the cause and effect of the fire alarm system to support the evacuation strategy.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to assessing the suitability of the cause and effect of the fire alarm system to support the evacuation strategy.</p>

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

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

From: LFB
To: [FSR-BrentEaling](#); [FSR-AdminSupport](#)
Cc: LFB
Subject: FW: 1-17 Swift House
Date: 15 December 2020 16:46:11
Attachments: [image007.jpg](#)
[image008.jpg](#)
[image009.jpg](#)
[core_drill_holes_swift_house.jpg](#)
[A020_Swift_House.docx](#)

Good afternoon,.

Please find the A020 from G27 BW Sub O [REDACTED] following checking of the waking watch at Swift House, Albert Road, London, NW6 5BW.

Although this is on G27's ground I believe it may be covered by Brent Borough fire safety.

It appears that there is a breach in a compartment containing a plant room through to the common area.

Could you please visit this premise to offer advice and ensure this is remedied if necessary.

Regards.

[REDACTED]

Station Commander

Other case files

28/223751 20-43 SWIFT HOUSE SWIFT HOUSE, ALBERT ROAD, LONDON, NW6 5BW

28/223880 1-19 SWIFT HOUSE 1-19 SWIFT HOUSE, ALBERT ROAD, LONDON, - UPLOAD TO THIS CASE FILE

28/223881 20-43 SWIFT HOUSE 20-43 SWIFT HOUSE, ALBERT ROAD, LONDON,

28/223883 44-52 SWIFT HOUSE 44-52 SWIFT HOUSE, ALBERT ROAD, LONDON,

28/223884 53-65 SWIFT HOUSE 53-65 SWIFT HOUSE, ALBERT ROAD, LONDON

From: LFB
Sent: 15 December 2020 15:51
To: LFB
Subject: 1-17 Swift House

Guv,

Please find a copy of the AO20. Fire Safety issue found at 1-17 Swift house following High Rise revisit.

Kind Regards

[REDACTED]

Sub Officer



General Fire Safety Report Form

Inspecting Officer: [REDACTED]	RP Contact Details: [REDACTED]	
Address of Premises: 1-17 Swift House Albert Road Times: 60min	Competent Person: [REDACTED] Principal Corporate H&S Advisor	Job No.
		File No. 28/223880
		Date: 27/10/17

Report Details:

Building description summary: (attach photos and sketches)

Include number of floors, general internal layout, number of staircases, sprinklers etc

A building constructed in 2012 , ground + 10. 2 x staircases, 1 x containing dry riser out lets. This building is 29 m in height with a 17.5m annex

Cladding arrangement and description:

Include category & insulation type, location, percentage, impact on MOE

This building has decorative cladding around the front entrance only. The rest of the building is clad in ceramic tiles

Evacuation strategy: Stay put

Interim measures:

Description: 1 x Waking watch that is walking external to the building. In event of an incident all waking watches for site will be notified by radio to respond to the building so that there will be a total of 9 personal available to assist in the evacuation if deemed necessary.

Waking Watch Details : (If relevant)

Copy of briefing note to wardens:

These duties are to include the following:

- Ensure that the fire service is called immediately; such is the importance of this action that one member of staff should be tasked with ensuring that this action has been taken, whether by that person or one of the other members of staff. This person will also need to meet the fire brigade on attendance and provide necessary information – this means they cannot be included in the evacuation.
- Reduce as far as reasonably practicable the evacuation time;
- Facilitate the evacuation of vulnerable people through PEEPs where required.
- To confirm that all floors, stairwells, car park areas access roads and general estate are checked.
- All communal doors operate correctly and self close.
- All areas are clear and free from obstruction, including external areas and gardens.
- No faults on alarm panels
- Riser cupboard doors are closed and locked.
- Are vehicles parked close to the building.
- Are emergency vehicular access routes clear.

The onsite 24 hour security (City Line) work from 8am-8pm and then 8pm-8am. Property Manager (PM) has a brief with them every Tuesday morning as they should be updating PM with any issues/repairs/reports of

residents dumping rubbish incorrectly/ storage of items etc – any issues once reported to PM they are raised with Direct maintenance or aftercare depending on whether it's a leasehold or general needs block.

Internal Fire fighting arrangements: (To inform Ops Tactical Plan)

Ventilation configuration (natural)

Appliance access:

Access to inlets, gated/ drop lift key, Gerda

Gerda on order. Inlet is located at 20-43. Wardens have master fob that will be handed to crews.

Premises Information Box: (if available)

Gerda or alternative, Plans, Fobs, Keys, PEEP's info

Gerda on order.

PEEP's in place: (See waking watch guidance – vulnerable person section)

Info available on site, enough resources, staff directing etc

According to the RR, there are no residence that require PEEPS

Cladding removal timescales:

Early 2018

Any other relevant information:

A type 4 FRA will be conducted in November 2017.



Building ID



Building Height



Cladding Location



Damage from initial audit

Damage repaired

New fire doors for riser cupboards

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Article 8 - Duty to take general fire precautions

(1) The responsible person must—

- (a) take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees; and
- (b) in relation to relevant persons who are not his employees, take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe.

Article 9 - Risk assessment

(1) The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order.

(2) Where a dangerous substance is or is liable to be present in or on the premises, the risk assessment must include consideration of the matters set out in Part 1 of Schedule 1 (of the Regulatory Reform (Fire Safety) Order 2005).

(3) Any such assessment must be reviewed by the responsible person regularly so as to keep it up to date and particularly if—

- (a) there is reason to suspect that it is no longer valid; or
- (b) there has been a significant change in the matters to which it relates including when the premises, special, technical and organisational measures, or organisation of the work undergo significant changes, extensions, or conversions,

and where changes to an assessment are required as a result of any such review, the responsible person must make them.

(4) The responsible person must not employ a young person unless he has, in relation to risks to young persons, made or reviewed an assessment in accordance with paragraphs (1) and (5).

(5) In making or reviewing the assessment, the responsible person who employs or is to employ a young person must take particular account of the matters set out in Part 2 of Schedule 1 (of the Regulatory Reform (Fire Safety) Order 2005).

(6) As soon as practicable after the assessment is made or reviewed, the responsible person must record the information prescribed by paragraph (7) where—

- (a) he employs five or more employees;
- (b) a licence under an enactment is in force in relation to the premises; or
- (c) an alterations notice requiring this is in force in relation to the premises.

(7) The prescribed information is—

- (a) the significant findings of the assessment, including the measures which have been or will be taken by the responsible person pursuant to this Order; and
- (b) any group of persons identified by the assessment as being especially at risk.

(8) No new work activity involving a dangerous substance may commence unless—

- (a) the risk assessment has been made; and
- (b) the measures required by or under this Order have been implemented.

Article 10 - Principles of prevention to be applied

Where the responsible person implements any preventive and protective measures he must do so on the basis of the principles specified in Part 3 of Schedule 1 (of the Regulatory Reform (Fire Safety) Order 2005).

Article 11 - Fire safety arrangements

- (1) The responsible person must make and give effect to such arrangements as are appropriate, having regard to the size of his undertaking and the nature of its activities, for the effective planning, organisation, control, monitoring and review of the preventive and protective measures.
- (2) The responsible person must record the arrangements referred to in paragraph (1) where—
 - (a) he employs five or more employees;
 - (b) a licence under an enactment is in force in relation to the premises; or
 - (c) an alterations notice requiring a record to be made of those arrangements is in force in relation to the premises.

Article 12 - Elimination or reduction of risks from dangerous substances

- (1) Where a dangerous substance is present in or on the premises, the responsible person must ensure that risk to relevant persons related to the presence of the substance is either eliminated or reduced so far as is reasonably practicable.
- (2) In complying with his duty under paragraph (1), the responsible person must, so far as is reasonably practicable, replace a dangerous substance, or the use of a dangerous substance, with a substance or process which either eliminates or reduces the risk to relevant persons.
- (3) Where it is not reasonably practicable to eliminate risk pursuant to paragraphs (1) and (2), the responsible person must, so far as is reasonably practicable, apply measures consistent with the risk assessment and appropriate to the nature of the activity or operation, including the measures specified in Part 4 of Schedule 1 to this Order to—
 - (a) control the risk, and
 - (b) mitigate the detrimental effects of a fire.
- (4) The responsible person must—
 - (a) arrange for the safe handling, storage and transport of dangerous substances and waste containing dangerous substances; and
 - (b) ensure that any conditions necessary pursuant to this Order for ensuring the elimination or reduction of risk are maintained.

Article 13 - Fire-fighting and fire detection

- (1) Where necessary (whether due to the features of the premises, the activity carried on there, any hazard present or any other relevant circumstances) in order to safeguard the safety of relevant persons, the responsible person must ensure that—
 - (a) the premises are, to the extent that it is appropriate, equipped with appropriate fire-fighting equipment and with fire detectors and alarms; and
 - (b) any non-automatic fire-fighting equipment so provided is easily accessible, simple to use and indicated by signs.
- (2) For the purposes of paragraph (1) what is appropriate is to be determined having regard to the dimensions and use of the premises, the equipment contained on the premises, the physical and chemical properties of the substances likely to be present and the maximum number of persons who may be present at any one time.
- (3) The responsible person must, where necessary—
 - (a) take measures for fire-fighting in the premises, adapted to the nature of the activities carried on there and the size of the undertaking and of the premises concerned;

- (b) nominate competent persons to implement those measures and ensure that the number of such persons, their training and the equipment available to them are adequate, taking into account the size of, and the specific hazards involved in, the premises concerned; and
- (c) arrange any necessary contacts with external emergency services, particularly as regards fire-fighting, rescue work, first-aid and emergency medical care.

(4) A person is to be regarded as competent for the purposes of paragraph (3)(b) where he has sufficient training and experience or knowledge and other qualities to enable him properly to implement the measures referred to in that paragraph.

Article 14 - Emergency routes and exits

(1) Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that routes to emergency exits from premises and the exits themselves are kept clear at all times.

(2) The following requirements must be complied with in respect of premises where necessary (whether due to the features of the premises, the activity carried on there, any hazard present or any other relevant circumstances) in order to safeguard the safety of relevant persons—

- (a) emergency routes and exits must lead as directly as possible to a place of safety;
- (b) in the event of danger, it must be possible for persons to evacuate the premises as quickly and as safely as possible;
- (c) the number, distribution and dimensions of emergency routes and exits must be adequate having regard to the use, equipment and dimensions of the premises and the maximum number of persons who may be present there at any one time;
- (d) emergency doors must open in the direction of escape;
- (e) sliding or revolving doors must not be used for exits specifically intended as emergency exits;
- (f) emergency doors must not be so locked or fastened that they cannot be easily and immediately opened by any person who may require to use them in an emergency;
- (g) emergency routes and exits must be indicated by signs; and
- (h) emergency routes and exits requiring illumination must be provided with emergency lighting of adequate intensity in the case of failure of their normal lighting.

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

(1) The responsible person must—

- (a) establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons;
- (b) nominate a sufficient number of competent persons to implement those procedures in so far as they relate to the evacuation of relevant persons from the premises; and
- (c) ensure that no relevant person has access to any area to which it is necessary to restrict access on grounds of safety, unless the person concerned has received adequate safety instruction.

(2) Without prejudice to the generality of paragraph (1)(a), the procedures referred to in that sub-paragraph must—

- (a) so far as is practicable, require any relevant persons who are exposed to serious and imminent danger to be informed of the nature of the hazard and of the steps taken or to be taken to protect them from it;
- (b) enable the persons concerned (if necessary by taking appropriate steps in the absence of guidance or instruction and in the light of their knowledge and the technical means at their disposal) to stop work and immediately proceed to a place of safety in the event of their being exposed to serious, imminent and unavoidable danger; and
- (c) save in exceptional cases for reasons duly substantiated (which cases and reasons must be specified in those procedures), require the persons concerned to be prevented from resuming work in any situation where there is still a serious and imminent danger.

(3) A person is to be regarded as competent for the purposes of paragraph (1) where he has sufficient training and experience or knowledge and other qualities to enable him properly to implement the evacuation procedures referred to in that paragraph.

Article 16 - Additional emergency measures in respect of dangerous substances

(1) Subject to paragraph (4), in order to safeguard the safety of relevant persons arising from an accident, incident or emergency related to the presence of a dangerous substance in or on the premises, the responsible person must ensure that—

- (a) information on emergency arrangements is available, including—
 - (i) details of relevant work hazards and hazard identification arrangements; and
 - (ii) specific hazards likely to arise at the time of an accident, incident or emergency;
- (b) suitable warning and other communication systems are established to enable an appropriate response, including remedial actions and rescue operations, to be made immediately when such an event occurs;
- (c) where necessary, before any explosion conditions are reached, visual or audible warnings are given and relevant persons withdrawn; and
- (d) where the risk assessment indicates it is necessary, escape facilities are provided and maintained to ensure that, in the event of danger, relevant persons can leave endangered places promptly and safely.

(2) Subject to paragraph (4), the responsible person must ensure that the information required by article 15(1)(a) and paragraph (1)(a) of this article, together with information on the matters referred to in paragraph (1)(b) and (d) is—

- (a) made available to relevant accident and emergency services to enable those services, whether internal or external to the premises, to prepare their own response procedures and precautionary measures; and
- (b) displayed at the premises, unless the results of the risk assessment make this unnecessary.

(3) Subject to paragraph (4), in the event of a fire arising from an accident, incident or emergency related to the presence of a dangerous substance in or on the premises, the responsible person must ensure that—

- (a) immediate steps are taken to—
 - (i) mitigate the effects of the fire;
 - (ii) restore the situation to normal; and
 - (iii) inform those relevant persons who may be affected; and
- (b) only those persons who are essential for the carrying out of repairs and other necessary work are permitted in the affected area and they are provided with—
 - (i) appropriate personal protective equipment and protective clothing; and
 - (ii) any necessary specialised safety equipment and plant,

which must be used until the situation is restored to normal.

(4) Paragraphs (1) to (3) do not apply where—

- (a) the results of the risk assessment show that, because of the quantity of each dangerous substance in or on the premises, there is only a slight risk to relevant persons; and
- (b) the measures taken by the responsible person to comply with his duty under article 12 are sufficient to control that risk.

Article 17 – Maintenance

(1) Where necessary in order to safeguard the safety of relevant persons the responsible person must ensure that the premises and any facilities, equipment and devices provided in respect of the premises under this Order or, subject to paragraph (6), under any other enactment, including any enactment repealed or revoked by this Order, are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair.

(2) Where the premises form part of a building, the responsible person may make arrangements with the occupier of any other premises forming part of the building for the purpose of ensuring that the requirements of paragraph (1) are met.

(3) Paragraph (2) applies even if the other premises are not premises to which this Order applies.

(4) The occupier of the other premises must co-operate with the responsible person for the purposes of paragraph (2).

(5) Where the occupier of the other premises is not also the owner of those premises, the references to the occupier in paragraphs (2) and (4) are to be taken to be references to both the occupier and the owner.

(6) Paragraph (1) only applies to facilities, equipment and devices provided under other enactments where they are

provided in connection with general fire precautions.

Article 18 - Safety assistance

(1) The responsible person must, subject to paragraphs (6) and (7), appoint one or more competent persons to assist him in undertaking the preventive and protective measures.

(2) Where the responsible person appoints persons in accordance with paragraph (1), he must make arrangements for ensuring adequate co-operation between them.

(3) The responsible person must ensure that the number of persons appointed under paragraph (1), the time available for them to fulfil their functions and the means at their disposal are adequate having regard to the size of the premises, the risks to which relevant persons are exposed and the distribution of those risks throughout the premises.

(4) The responsible person must ensure that—

- (a) any person appointed by him in accordance with paragraph (1) who is not in his employment—
 - (i) is informed of the factors known by him to affect, or suspected by him of affecting, the safety of any other person who may be affected by the conduct of his undertaking; and
 - (ii) has access to the information referred to in article 19(3); and
- (b) any person appointed by him in accordance with paragraph (1) is given such information about any person working in his undertaking who is—
 - (i) employed by him under a fixed-term contract of employment, or
 - (ii) employed in an employment business,

as is necessary to enable that person properly to carry out the function specified in that paragraph.

(5) A person is to be regarded as competent for the purposes of this article where he has sufficient training and experience or knowledge and other qualities to enable him properly to assist in undertaking the preventive and protective measures.

(6) Paragraph (1) does not apply to a self-employed employer who is not in partnership with any other person, where he has sufficient training and experience or knowledge and other qualities properly to assist in undertaking the preventive and protective measures.

(7) Paragraph (1) does not apply to individuals who are employers and who are together carrying on business in partnership, where at least one of the individuals concerned has sufficient training and experience or knowledge and other qualities—

- (a) properly to undertake the preventive and protective measures; and
- (b) properly to assist his fellow partners in undertaking those measures.

(8) Where there is a competent person in the responsible person's employment, that person must be appointed for the purposes of paragraph (1) in preference to a competent person not in his employment.

Article 19 - Provision of information to employees

(1) The responsible person must provide his employees with comprehensible and relevant information on—

- (a) the risks to them identified by the risk assessment;
- (b) the preventive and protective measures;
- (c) the procedures and the measures referred to in article 15(1)(a);
- (d) the identities of those persons nominated by him in accordance with article 13(3)(b) or appointed in accordance with article 15(1)(b); and
- (e) the risks notified to him in accordance with article 22(1)(c).

(2) The responsible person must, before employing a child, provide a parent of the child with comprehensible and relevant information on—

- (a) the risks to that child identified by the risk assessment;
- (b) the preventive and protective measures; and
- (c) the risks notified to him in accordance with article 22(1)(c),

and for the purposes of this paragraph, "parent of the child" includes a person who has parental responsibility, within the meaning of section 3 of the Children Act 1989, for the child.

(3) Where a dangerous substance is present in or on the premises, the responsible person must, in addition to the information provided under paragraph (1) provide his employees with —

- (a) the details of any such substance including—
 - (i) the name of the substance and the risk which it presents;
 - (ii) access to any relevant safety data sheet; and
 - (iii) legislative provisions (concerning the hazardous properties of any such substance) which apply to the substance; and
- (b) the significant findings of the risk assessment.

(4) The information required by paragraph (3) must be—

- (a) adapted to take account of significant changes in the activity carried out or methods or work used by the responsible person; and
- (b) provided in a manner appropriate to the risk identified by the risk assessment.

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

(1) The responsible person must ensure that the employer of any employees from an outside undertaking who are working in or on the premises is provided with comprehensible and relevant information on—

- (a) the risks to those employees; and
- (b) the preventive and protective measures taken by the responsible person.

(2) The responsible person must ensure that any person working in his undertaking who is not his employee is provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person.

(3) The responsible person must—

- (a) ensure that the employer of any employees from an outside undertaking who are working in or on the premises is provided with sufficient information to enable that employer to identify any person nominated by the responsible person in accordance with article 15 (1)(b) to implement evacuation procedures as far as those employees are concerned; and
- (b) take all reasonable steps to ensure that any person from an outside undertaking who is working in or on the premises receives sufficient information to enable that person to identify any person nominated by the responsible person in accordance with article 15 (1)(b) to implement evacuation procedures as far as they are concerned.

Article 21 – Training

(1) The responsible person must ensure that his employees are provided with adequate safety training—

- (a) at the time when they are first employed; and
- (b) on their being exposed to new or increased risks because of—
 - (i) their being transferred or given a change of responsibilities within the responsible person's undertaking;
 - (ii) the introduction of new work equipment into, or a change respecting work equipment already in use within, the responsible person's undertaking;
 - (iii) the introduction of new technology into the responsible person's undertaking; or
 - (iv) the introduction of a new system of work into, or a change respecting a system of work already in use within, the responsible person's undertaking.

(2) The training referred to in paragraph (1) must—

- (a) include suitable and sufficient instruction and training on the appropriate precautions and actions to be taken by the employee in order to safeguard himself and other relevant persons on the premises;
- (b) be repeated periodically where appropriate;
- (c) be adapted to take account of any new or changed risks to the safety of the employees concerned;
- (d) be provided in a manner appropriate to the risk identified by the risk assessment; and

- (e) take place during working hours.

Article 22 - Co-operation and co-ordination

(1) Where two or more responsible persons share, or have duties in respect of, premises (whether on a temporary or a permanent basis) each such person must—

- (a) co-operate with the other responsible person concerned so far as is necessary to enable them to comply with the requirements and prohibitions imposed on them by or under this Order;
- (b) (taking into account the nature of his activities) take all reasonable steps to co-ordinate the measures he takes to comply with the requirements and prohibitions imposed on him by or under this Order with the measures the other responsible persons are taking to comply with the requirements and prohibitions imposed on them by or under this Order; and
- (c) take all reasonable steps to inform the other responsible persons concerned of the risks to relevant persons arising out of or in connection with the conduct by him of his undertaking.

(2) Where two or more responsible persons share premises (whether on a temporary or a permanent basis) where an explosive atmosphere may occur, the responsible person who has overall responsibility for the premises must co-ordinate the implementation of all the measures required by this Part to be taken to protect relevant persons from any risk from the explosive atmosphere.

Article 23 - General duties of employees at work

(1) Every employee must, while at work—

- (a) take reasonable care for the safety of himself and of other relevant persons who may be affected by his acts or omissions at work;
- (b) as regards any duty or requirement imposed on his employer by or under any provision of this Order, co-operate with him so far as is necessary to enable that duty or requirement to be performed or complied with; and
- (c) inform his employer or any other employee with specific responsibility for the safety of his fellow employees—
 - (i) of any work situation which a person with the first-mentioned employee's training and instruction would reasonably consider represented a serious and immediate danger to safety; and
 - (ii) of any matter which a person with the first-mentioned employee's training and instruction would reasonably consider represented a shortcoming in the employer's protection arrangements for safety,

in so far as that situation or matter either affects the safety of that first-mentioned employee or arises out of or in connection with his own activities at work, and has not previously been reported to his employer or to any other employee of that employer in accordance with this sub-paragraph.

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

(1) Where necessary in order to safeguard the safety of fire-fighters in the event of a fire, the responsible person must ensure that the premises and any facilities, equipment and devices provided in respect of the premises for the use by or protection of fire-fighters under this Order or under any other enactment, including any enactment repealed or revoked by this Order, are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair.

(2) Where the premises form part of a building, the responsible person may make arrangements with the occupier of any premises forming part of the building for the purpose of ensuring that the requirements of paragraph (1) are met.

(3) Paragraph (2) applies even if the other premises are not premises to which this Order applies.

(4) The occupier of the other premises must co-operate with the responsible person for the purposes of paragraph (2).

(5) Where the occupier of the other premises is not also the owner of those premises, the reference to the occupier in paragraphs (2) and (4) are to be taken to be references to both the occupier and the owner.

NFCC data collection form

(Form to be completed in full and emailed to highrisereferrals@london-fire.gov.uk)

PREMISES / SITE ADDRESS: 1-17 Swift House Albert Road
Date of Visit: 27/10/17
NUMBER OF FLOORS (AND ESTIMATED HEIGHT OF THE BUILDING): Ground + 10 (29.2m)

CLADDING

	YES	NO
Is there cladding still remaining on this building ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RP to confirm type of cladding present on the building		
CAT 3 ACM + Foam	<input type="checkbox"/>	
CAT 3 ACM + mineral wool	<input type="checkbox"/>	
CAT 2 ACM + Foam	<input checked="" type="checkbox"/>	
Another type (detail below)	<input type="checkbox"/>	
Where on the building is the cladding? Photos to be taken and description provided in box below. Photos to be uploaded to premises file: This building has decorative cladding around the front entrance only. The rest of the building is clad in ceramic tiles. Photos on GEN 1 and up loaded to file.		
Does the cladding connect, or is adjacent, to any escape route? e.g. staircase, balcony escape etc: The front entrance only. Occupants have access to the stairs of 20-43 Swift House	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has the RP engaged a specialist competent fire safety professional to provide advice on the cladding assembly (see * below)? (if yes – take details of the nominated individual/company and provide below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If a competent professional has been engaged is their report available? (if not when will this be and request a copy)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Has the RP given a timeframe as to when the cladding will be removed?
 Detail to be provided below. **Early 2018**

IO COMMENT: RP has used in house competencies to assess cladding risk and formulate the evacuation, warden and maintenance strategy. In this block the residence have the option to use the stair of block 20-43 if needed. Cladding removal will be completed early 2018 due to the amount as well as the lack of supplies of non combustible products.

INTERIM MEASURES:

	YES	NO
Does the building have a water suppression system? (sprinklers or water mist – detail spec. and coverage below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
At the time of the visit were interim measures in place?		
Waking watch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common alarm	<input type="checkbox"/>	<input type="checkbox"/>
Combination of above	<input type="checkbox"/>	<input type="checkbox"/>
Something else?	<input type="checkbox"/>	<input type="checkbox"/>

(if yes, details to be provided below and a copy of any procedures made and any information provided to residents)

The duties are to include the following:

- Instigate a simultaneous evacuation of all occupants of the building using air horns and knocking on doors shouting FIRE and using air-horns.
- Ensure that the fire service is called immediately; such is the importance of this action that one member of staff should be tasked with ensuring that this action has been taken, whether by that person or one of the other members of staff. This person will also need to meet the fire brigade on attendance and provide necessary information – this means they cannot be included in the evacuation.
- Reduce as far as reasonably practicable the evacuation time;
- Facilitate the evacuation of vulnerable people through PEEPs where required.
- To confirm that all floors, stairwells, car park areas access roads and general estate are checked.
- All communal doors operate correctly and self close.
- All areas are clear and free from obstruction, including external areas and gardens.
- No faults on alarm panels
- Riser cupboard doors are closed and locked.
- Are vehicles parked close to the building.

- Are emergency vehicular access routes clear.

The onsite 24 hour security (City Line) work from 8am-8pm and then 8pm-8am. Property Manager (PM) has a brief with them every Tuesday morning as they should be updating PM with any issues/repairs/reports of residents dumping rubbish incorrectly/ storage of items etc – any issues once reported to PM they are raised with Direct maintenance or aftercare depending on whether it's a leasehold or general needs block.

How long have any interim measures been in place for?
(Details to be provided below) *Since July 2017*

Were the interim measures in place considered appropriate?
(if no, details to be provided below and what advice was given)

Has the RP engaged a specialist, competent fire safety professional
to provide advice on the suitability of the interim arrangements (in light of the cladding test results) to inform the review of the FRA?

If a competent professional has been engaged is their report available?
(if not when will this be and request a copy)

IO COMMENT: *The number of wardens on site is deemed acceptable as in case of emergency, all onsite wardens are notified by radio and respond to the effected building. As a result 9 wardens would be available to assist in any evacuation.*

***Extracted text from CLG letter**

9. Secondly, building owners should take professional advice on what further steps to take with respect to their cladding system. This professional advice may be obtained from a qualified engineer with relevant experience in fire safety, including fire testing of building products and systems, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers. Professional assessment of system performance may be obtained from an assessor employed by a test laboratory accredited by the United Kingdom Accreditation Service to carry out BS8414 and classify results to BR135.



Questions for FRS regarding High Rise.

Background to the Inspection

Building Address:		Flats 1-19 Swift House, Albert Road, London, NW6 5BW
Confirm that this was a joint visit with responsible person	Yes	
Is a current fire risk assessment available? (To identify active and passive measures)	Yes	
Does the building comply with Fire Safety Order? (RRO). In respect of matters other than cladding.	Yes	Minor issues found

The Building

What is the age of the Building?	2012
What is the construction type	Brick and concrete
Does the building comply with Fire Safety Order? (RRO). In respect of matters other than cladding.	Yes
Have any modifications been carried out?	No

Cladding

When was the ACM cladding fitted?	2012
Is any certification available for the ACM provided?	No
Who was the contractor and provider of cladding system if available?	Not Known
What further action/ testing following the outcome of the visit is required?	Cladding to be removed in the future, awaiting further guidance
Timescales for any remedial works?	None given as awaiting further guidance
Is enforcement necessary? (Reasonable and proportionate mitigation measures)	Yes - NOD

Fire Protection

Is the building fitted with sprinklers?	No	
Does the building have a communal fire alarm?	No	AFD for AOV only

Control Measures

Comprehensive engagement with residents	Yes	Very proactive	Using texts, letters and surveys
Test residents smoke alarms	No		Giving further info when carrying out surveys
Remove combustible Material adjacent to cladding	Yes		
Close car parks	N/A		
Provide temporary communal fire alarm	No		
Established a fire watch	Yes		
What other new measures have you introduced	None		
Have you maintained the stay put policy	Yes		

NO.	<u>QUESTIONS – NFCC ASSURANCE</u>	ANSWER
1	In the context of your functions and duties under the Fire and Rescue Services Act 2004 or other relevant legislation and guidance, as far as you can reasonably assess given your role and expertise, has the building owner/responsible person mitigated the risks posed by the ACM cladding to a sufficient level so that residents can occupy the building (pending remediation)? YES/NO	YES ✓
2	As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire? YES/NO	YES ✓
NO.	<u>QUESTIONS – UNDERPINNING ASSURANCE</u>	ANSWER
1	Notified building (name, address, details of the building).	
	NOTES / OBSERVATIONS	
	1-19 Swift House Albert Road London NW6 5BW	
2	Type/classification of ACM cladding on the building.	NONE
	NOTES / OBSERVATIONS	
	All ACM removed completely by December 2019	
3	Extent of the ACM cladding on the building.	NONE
	NOTES / OBSERVATIONS	
4	Is the current fire risk assessment suitable and sufficient in the circumstances?	YES ✓
	NOTES / OBSERVATIONS	
5	What interim measures are in place?	N/A
	NOTES / OBSERVATIONS	
6	Under 'normal' circumstances what is the evacuation strategy for the building?	Defend in place ('stay put')
	NOTES / OBSERVATIONS	

7	Has the evacuation strategy been changed?	NO ✖
	NOTES / OBSERVATIONS	
8	Is there a common fire alarm and/or waking watch?	NO ✖
	NOTES / OBSERVATIONS	
	Enhanced management/staffing present on site (1 x Fire Marshall per core) but this is due to other non-ACM remedial works to external fabric, not the presence of any ACM which has now been removed.	
9	Are adequate systems in place to notify residents/occupants of the following: a) An evacuation strategy? b) What to do in the event of a fire? c) An escape plan?	YES ✓
	NOTES / OBSERVATIONS	
10	Is there adequate information/signage on site as appropriate?	YES ✓
	NOTES / OBSERVATIONS	
11	Is there evidence, such as records, that a suitable system of maintenance for fire safety provisions is being undertaken?	YES ✓
	NOTES / OBSERVATIONS	
12	Is there evidence that a suitable system is in place to ensure that firefighting facilities are accessible and maintained in good working order?	YES ✓
	NOTES / OBSERVATIONS	
13	Where possible, is there an available list of residents/occupants who have been identified who may need assistance to escape in the event of a fire and/or evacuation?	N/A
	NOTES / OBSERVATIONS	
14	What ongoing monitoring has been put in place by the FRS to ensure that the fire safety arrangements, including interim measures, continue to be appropriate until remediation is completed?	N/A
	NOTES / OBSERVATIONS	

15	What ongoing monitoring has been put in place by the FRS to ensure the operational risk information/tactical plan is maintained and up to date for operational crews in the event there is a fire in the building?	
	NOTES / OBSERVATIONS	
	Initial (2017) Station Notification Form + regular Premises Risk Assessment visits from local Fire Station	
16	What substantive work has taken place, is ongoing, or is planned, and when, to reduce the risk in the building?	N/A
	NOTES / OBSERVATIONS	
	All ACM removed completely by December 2019	
17	Any additional information that is relevant to the assurance you are providing.	
	Premises were visited twice in July 2017 where limited ACM was identified on the premises. <u>This has now been completely removed.</u> All information and re-visit for the purposes of this return form provided January 2020.	

From: LFB
To: [FSR-AdminSupport](#)
Subject: RE: Notice of Deficiencies - REMINDER DUE 26/09/2017 Premises Risk Assessment Alert from Station Diary 28/223880, 28/223881, 28/223883 & 28/223884
Date: 12 September 2017 16:20:48
Attachments: [image009.jpg](#)
[image010.jpg](#)
[image001.jpg](#)
[image002.jpg](#)
[image011.jpg](#)

Hi Admin


We will not be taking any action. I have spoken to the attending crew and there were no obvious fire safety issues noted.

Regards



Fire Safety Inspecting Officer

From: LFB
Sent: 12 September 2017 15:57
To: LFB
Subject: FW: Notice of Deficiencies - REMINDER DUE 26/09/2017 Premises Risk Assessment Alert from Station Diary 28/223880, 28/223881, 28/223883 & 28/223884

From:  **On Behalf Of** FSR-AdminSupport
Sent: 12 September 2017 15:40
To: FSR-BrentEaling
Subject: Notice of Deficiencies - REMINDER DUE 26/09/2017 Premises Risk Assessment Alert from Station Diary 28/223880, 28/223881, 28/223883 & 28/223884

Good Afternoon,

Please see the below Premises Risk Assessment Alert form for your attention.

The file numbers for this premises are:

28/223880, 28/223881, 28/223883 & 28/223884 there is an active notice of deficiencies issued to this premises.

Please can you forward an email response (including this email) to the FSR-Admin Support mailbox by the 26/09/2017 to let us know what action/ if any, you intend to take.

Fire Safety Regulation Helpdesk
London Fire Brigade HQ



From: Do Not Reply
Sent: 12 September 2017 14:56
To: FSR-AdminSupport
Subject: Premises Risk Assessment Alert from Station Diary
A Premises Risk Assessment was carried out at:

SWIFT HOUSE
ALBERT ROAD
LONDON
NW6 5BW

On **12/09/2017** at **11:30** by North Kensington Green Watch

This notification has been generated for the following reason(s):
304 - Large Sleeping Risk (over 100 persons)

From: [REDACTED] on behalf of >BUILDINGSAFETYINFORMATION
 To: LFB [REDACTED] >North.Kensington; >FSD-BRENT&AL-HHH; >FSD-K&C-H&E-KING-RICH
 Cc: >BUILDINGSAFETYINFORMATION
 Subject: Rectified faults on High Rise Buildings Data Portal NORTH KENSINGTON
 Date: 24 August 2023 13:53:01

Dear all

Please see below a list of addresses on your grounds where a fault reported on the High Rise Building Data Portal has been **rectified**. Please remove the fault and amend the ORD where necessary.

- GEORGE HOUSE, ALBERT ROAD, LONDON, NW6 5BR
- SWIFT HOUSE, ALBERT ROAD, LONDON, NW6 5BW
- DIXON HOUSE, 1 DARFIELD WAY, LONDON, W10 6TU
- 184 WORNINGTON ROAD, LONDON, NW10 5HY
- TRELICK TOWER, 5 GOLBORNE ROAD, LONDON, W10 5UR
- WHITSTABLE HOUSE, SILCHESTER ROAD, LONDON, W10 6SB

Building Name	Evacuation Strategy Change	Equipment Type	Nature Of Fault	Location Area Affected	Reported At	Rectified At	Rectify Logged At	Station	FS File no Borough
GEORGE HOUSE	The building already has a simultaneous evacuation policy	Fire detection and alarm systems - with sounders	Loss of power to L5 interim fire detection system	1-23 George House - Core 1 - all areas	7/19/2023	7/31/2023	08/01/2023	North Kensington	28/204595 BRENT
SWIFT HOUSE	The building already has a simultaneous evacuation policy	Smoke control systems - Mechanical Extraction	10th Floor RHS Control Panel which controls the top of staircase vent is non-operational	1-17 Swift House - core E - 10th floor	7/19/2023	7/19/2023	7/19/2023	North Kensington	28/223880 BRENT
DIXON HOUSE	No	Lifts for use by firefighters or evacuation lifts	FIRE CONTROL SWITCH ON LIFT H093 NOT WORKING	Lift	5/31/2023	7/19/2023	7/19/2023	North Kensington	12/085551 K&C
184 WORNINGTON ROAD	No	Lifts for use by firefighters or evacuation lifts	Breakdown	Communal areas	06/12/2023	7/26/2023	08/03/2023	North Kensington	12/253207 K&C
TRELICK TOWER	No	Lifts for use by firefighters or evacuation lifts	Out of service	all floors, 2 more lifts working	7/19/2023	7/26/2023	7/31/2023	North Kensington	12/011762 K&C
WHITSTABLE HOUSE	No	Lifts for use by firefighters or evacuation lifts	FIRE CONTROL SWITCH ON LIFT H100 NOT WORKING	Lift	5/31/2023	7/19/2023	7/19/2023	North Kensington	12/085690 K&C

Kind Regards

[REDACTED]
 High Risk Premises Team
 Fire Safety
 Fire Safety (Prevention & Protection)
 London Fire Brigade

From: [REDACTED] on behalf of [FSR-AdminSupport](#)
To: [FSR-BrentEaling](#)
Subject: REMINDER 161219 Premises Risk Assessment Alert SWIFT HOUSE ALBERT ROAD LONDON
Date: 02 December 2019 11:58:09
Attachments: [image001.jpg](#)
[image002.jpg](#)

Good Morning

Please see the below Premises Risk Assessment Alert form for your attention.

The file number is 28/223880 and the last audit was on 26/10/2018, job number 1845866
Also a Informal Notification of Deficiencies on 26/10/2018 Job number 1846402

Please can you forward an email response (including this email) to the FSR-Admin Support mailbox by the 16/12/19 to let us know what action/ if any, you intend to take.

Kind Regards,

London Fire Brigade
Fire Safety Regulation Admin

From: Do Not Reply
Sent: 03 October 2019 15:34
To: FSR-AdminSupport
Subject: Premises Risk Assessment Alert from Station Diary

A Premises Risk Assessment was carried out at:

(ACM HR) Swift House
SWIFT HOUSE
ALBERT ROAD
LONDON
NW6 5BW

On **03/10/2019** at **12:00** by North Kensington Green Watch

This notification has been generated for the following reason(s):
304 - Large Sleeping Risk (over 100 persons)

From: [REDACTED] on behalf of [FSR-AdminSupport](#)
To: [FSR-BrentEaling](#)
Subject: REMINDER DUE 06/02/2019 Premises Risk Assessment Alert from Station Diary 28/223880, 28/223881, 28/223883 & 28/223884
Date: 23 January 2019 15:23:53

Good Afternoon,

Please see the below Premises Risk Assessment Alert form for your attention.

The file number is 28/223880, 28/223881, 28/223883 & 28/223884 and last audit was on 25/10/2018 resulting in a NOD.

Please can you forward an email response (including this email) to the FSR-Admin Support mailbox by the 06/02/2019 to let us know what action/if any, you intend to take.

Fire Safety Regulation Helpdesk
London Fire Brigade HQ

From: Do Not Reply
Sent: 18 December 2018 10:08
To: FSR-AdminSupport
Subject: Premises Risk Assessment Alert from Station Diary

A Premises Risk Assessment was carried out at:

(HR) Swift House
SWIFT HOUSE
ALBERT ROAD
LONDON
NW6 5BW

On **02/12/2018** at **16:00** by North Kensington Blue Watch

This notification has been generated for the following reason(s):
304 - Large Sleeping Risk (over 100 persons)

Residential Buildings with a Temporary Simultaneous Evacuation in place

To Watch Officers,

After the initial completion of this form, checks on Sim Evac premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

Date of form completion: 14/10/2021

Premises Address:

1-19 Swift House, Albert Road NW6 5BW

How many storey's is the building (G + 4 = 5 storey's): 6

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? Yes

If Yes, How many people? 5

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? No

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? Yes

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? No

Has the ORD been updated? Yes

Has the PRA been updated? Yes

Upon completion please attach and email form to highrisereferrals@london-fire.gov.uk no later than the **30th November 2021**

Thank you for your assistance.



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: BuildingSafetyInformation@london-fire.gov.uk

From: **High Risk Premises Team** FS file: 28/223880
Email: BuildingSafetyInformation@london-fire.gov.uk

Date: 13/04/2023

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Address of premises:

SWIFT HOUSE
ALBERT ROAD
LONDON
NW6 5BW

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Transmission delay units and/or time-related fire alarm systems are installed
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Enforcement Notice served that contains risks to firefighters (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Sandwich panels are installed
- Premises information box installed (Gerda or similar – see FSIGN 505)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Places of public entertainment which may not already be known to stations
- Temporary changes to evacuation strategies and the application of interim measures in residential buildings
- Electric vehicle charging equipment or Battery Energy Storage Systems installed on or near the premises
- The Fire Safety England Regulations 22 – Reported from Responsible Person of notifiable failure to resolve fire safety systems that have been found to be faulty for over 24 hours (eg: wet/dry riser issues, smoke ventilation, fire alarm, etc. Details attached)
- Other (detail below)

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Details to be added to ORD
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

We recommend that the premises is reviewed and a PRA is **considered** along with ORD, tactical plan updates and additional underwrites are also considered as per any temporary increased risk. While this is in line with business as usual with a temporary hazard Watch officers/ Station Commander can liaise with fire safety/ SFSO's as per normal protocols for further support.

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin: Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
 Cc: BuildingSafetyInformation@london-fire.gov.uk

From: **Station Commander** FS
 file:
 Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: BuildingSafetyInformation@london-fire.gov.uk

From: **High Risk Premises Team**
Email: BuildingSafetyInformation@london-fire.gov.uk

FS file: 28/223880

Date: 13/04/2023

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Address of premises:

SWIFT HOUSE
ALBERT ROAD
LONDON
NW6 5BW

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Transmission delay units and/or time-related fire alarm systems are installed
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Enforcement Notice served that contains risks to firefighters (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Sandwich panels are installed
- Premises information box installed (Gerda or similar – see FSIGN 505)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Places of public entertainment which may not already be known to stations
- Temporary changes to evacuation strategies and the application of interim measures in residential buildings
- Electric vehicle charging equipment or Battery Energy Storage Systems installed on or near the premises
- The Fire Safety England Regulations 22 – Reported from Responsible Person of notifiable failure to resolve fire safety systems that have been found to be faulty for over 24 hours (eg: wet/dry riser issues, smoke ventilation, fire alarm, etc. Details attached)
- Other (detail below)

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Details to be added to ORD
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

We recommend that the premises is reviewed and a PRA is **considered** along with ORD, tactical plan updates and additional underwrites are also considered as per any temporary increased risk. While this is in line with business as usual with a temporary hazard Watch officers/ Station Commander can liaise with fire safety/ SFSO's as per normal protocols for further support.

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin: Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
 Cc: BuildingSafetyInformation@london-fire.gov.uk

From: **Station Commander** FS
 file:
 Email: [REDACTED]@london-fire.gov.uk Tel:

Date: 17trh April 2023

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

All watches aware

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file: 28/223880
Tel:

Date: 16/03/2022

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises: 1-17 Swift House NW6 5BR

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

BRR fire safety audit carried out. Waking watch has now been removed. Sim evac is managed by an interconnected fire alarm system that is managed by a remote monitoring centre. Monitored 24/7.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander** FS
file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file:
Tel:

Date: 22/04/2021

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises: 1-19 Swift House NW6 5BW

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

BRR fire safety audit carried out. Waking watch still in place. No change.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander** FS
file:
Email: [redacted] [london-fire.gov.uk](mailto:[redacted]@london-fire.gov.uk) Tel: [redacted]

Date: 8/8/21

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file: 28/223884
Tel:

Date: 16/03/2022

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises: 53-63 Swift House NW6 5BR

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

BRR fire safety audit carried out. Waking watch now removed. Cladding has been remediated and building is now stay put.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
 Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander**
 Email: [REDACTED]@london-fire.gov.uk

FS file:
 Tel: [REDACTED]

Date: 20/3/22

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

ORD & E_PIP amended

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file: 28/223880
Tel:

Date: 16/03/2022

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises: 1-17 Swift House NW6 5BR

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

BRR fire safety audit carried out. Waking watch has now been removed. Sim evac is managed by an interconnected fire alarm system that is managed by a remote monitoring centre. Monitored 24/7.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
 Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander**
 Email: [REDACTED]@london-fire.gov.uk

FS file:
 Tel: [REDACTED]

Date: 20/3/22

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

ORD & E_PIP amended

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file: 28/223881
Tel:

Date: 16/03/2022

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises: 20-43 Swift House NW6 5BR

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

BRR fire safety audit carried out. For the flats that occupy the 11 storey block, the waking watch has now been removed. Sim evac is managed by an interconnected fire alarm system that is managed by a remote monitoring centre. Monitored 24/7.

Flats that occupy the 7storey block (Flats 44, 45, 46, 47, 48, 49 and 50) are now stay put.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
 Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander**
 Email: [REDACTED]@london-fire.gov.uk

FS file:
 Tel: [REDACTED]

Date: 20/3/22

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

ORD & E_PIP amended

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

From: [REDACTED] on behalf of [FSR-AdminSupport](#)
To: [FSR-BrentEaling](#)
Subject: REMINDER 161219 Premises Risk Assessment Alert SWIFT HOUSE ALBERT ROAD LONDON
Date: 02 December 2019 11:58:09

Good Morning

Please see the below Premises Risk Assessment Alert form for your attention.

The file number is 28/223880 and the last audit was on 26/10/2018, job number 1845866
Also a Informal Notification of Deficiencies on 26/10/2018 Job number 1846402

Please can you forward an email response (including this email) to the FSR-Admin Support mailbox by the 16/12/19 to let us know what action/ if any, you intend to take.

Kind Regards,

London Fire Brigade
Fire Safety Regulation Admin

From: Do Not Reply
Sent: 03 October 2019 15:34
To: FSR-AdminSupport
Subject: Premises Risk Assessment Alert from Station Diary

A Premises Risk Assessment was carried out at:

(ACM HR) Swift House
SWIFT HOUSE
ALBERT ROAD
LONDON
NW6 5BW

On **03/10/2019** at **12:00** by North Kensington Green Watch

This notification has been generated for the following reason(s):
304 - Large Sleeping Risk (over 100 persons)

From: LFB
To: [FSR-BrentEaling](#); [FSR-AdminSupport](#)
Cc: LFB
Subject: FW: 1-17 Swift House
Date: 15 December 2020 16:46:11
Attachments: [core drill holes swift house.jpg](#)
[A020_Swift_House.docx](#)

Good afternoon,.

Please find the A020 from G27 BW Sub O [REDACTED] following checking of the waking watch at Swift House, Albert Road, London, NW6 5BW.

Although this is on G27's ground I believe it may be covered by Brent Borough fire safety.

It appears that there is a breach in a compartment containing a plant room through to the common area.

Could you please visit this premise to offer advice and ensure this is remedied if necessary.

Regards.

[REDACTED]
Station Commander

Other case files

28/223751 20-43 SWIFT HOUSE SWIFT HOUSE, ALBERT ROAD, LONDON, NW6 5BW

28/223880 1-19 SWIFT HOUSE 1-19 SWIFT HOUSE, ALBERT ROAD, LONDON, - UPLOAD TO THIS CASE FILE

28/223881 20-43 SWIFT HOUSE 20-43 SWIFT HOUSE, ALBERT ROAD, LONDON,

28/223883 44-52 SWIFT HOUSE 44-52 SWIFT HOUSE, ALBERT ROAD, LONDON,

28/223884 53-65 SWIFT HOUSE 53-65 SWIFT HOUSE, ALBERT ROAD, LONDON

From: LFB [REDACTED]
Sent: 15 December 2020 15:51
To: LFB [REDACTED]
Subject: 1-17 Swift House

Guv,

Please find a copy of the AO20. Fire Safety issue found at 1-17 Swift house following High Rise revisit.

Kind Regards

[REDACTED]
Sub Officer

From: LFB
To: >HIGH RISE REFERRALS
Cc: LFB ; ESR-AdminSupport
Subject: BRR and Stn Notification Form - 56-66 George House NW6 5BR 28/223742
Date: 08 March 2022 16:18:15
Attachments: [image001.png](#)
[BRR High Rise assurance questions UPDATE- 56-64 George House Albert Rd NW6 5BR.docx](#)
[Stn notification - UPDATE 56-64 George House NW6 5BR \(003\).docx](#)

Dear HRR,

Please find attached the completed BRR and station notification form for the above.

(Admin – Please upload to file)

Kind Regards,



Inspecting Officer

Current User:		Approved By:	
Completed By:		Watch:	Green
Name & Address:	(HR) GEORGE HOUSE, GEORGE HOUSE, ALBERT ROAD, NW6 5BR		
Date:	02/05/2024		

Comments

New Comment:

Current Visit Comments

	User	Date
Visit carried out at request of fire safety. 		02/05/2024 14:52:02

Previous Visit Comments

	User	Date
e-pip updated as required All other considerations are the same		25/02/2023 15:15:50

Earlier Visit Comments

	User	Date
***** data quality checks completed *****		31/03/2022 12:04:02
Some amendments made to flat numbers in Operational Hazards to maintain quality assurance.		31/03/2022 12:04:02
New Simultaneous evacuation and Stay put properties added Scaffolding risk removed Inspection notes and tactical plan updated EPIP Updated to reflect sim evac/stay put		18/03/2022 16:06:37
***** data quality checks completed *****		26/10/2021 13:42:29
The scaffolding has now been removed and most of the cladding has been taken off and replaced. Internal works still continue to bring upto building code. Waking watch still remain in site within George and Swift house. Waking watch can be found in ground floor office and on the stairwells within the building. Up to 8 of them at any time. SIM evacuation strategy still in place. No confirmed end date in site.		15/10/2021 10:08:23
***** data quality checks completed *****		03/03/2021 15:34:56
Waking watch questioned on clear understanding of wht to do in event of fire. Two members of waking watch who we spoke to. Were able to give a clear understanding. This was crossed referenced against guidance received on simultaneous evacuation - High Rise Visits. Was able detail actions when evacuating vulnerable residents and had knowledge of vulnerable residents list in the PIB. Addition of hazard to George House. There are solar panels located at roof level, added to hazard section		23/02/2021 08:37:22
***** data quality checks completed *****		26/05/2020 16:30:30

Additional information added to OIC actions: Close proximity of railway and overhead powered lines. Aerial appliance limited operation to front and sides of building only. Obtain door fobs from PIB. Complexity with flat numbering.		23/04/2020 14:36:05
***** data quality checks completed *****		31/03/2020 15:51:38
PRA amended following ORD review by SC		29/03/2020 15:11:47
***** data quality checks completed *****		17/01/2020 17:26:37
All details remain the same. ACM cladding now removed however scaffolding still in place whilst works continue. Simultaneous evacuation in place while they await results of Fire Risk Assessment.		17/12/2019 14:03:03
***** data quality checks completed *****		05/12/2019 14:48:34
Information received from [REDACTED] at L&Q via email on 2nd December 2019, all ACM Panels have now been removed		03/12/2019 13:27:48
Data Cleanse/Quality check, amendments made to labelling of floor plans.		26/11/2019 20:25:47
***** data quality checks completed *****		17/09/2019 11:04:14
Visit date 05.08.19. Details almost the same, however, scaffolding being erected on tower section to remove wooden screening. ACM cladding all but gone throughout except small section of panelling located left of main entrance which will be removed imminently. G272 no Gerda key so unable to check plans - crews to do on visual audit. Key control to fire lift a little temperamental but worked as did built in comms system.		07/08/2019 00:16:03
***** data quality checks completed *****		23/01/2019 14:42:54
Visit date 20/12/18 PRA amended. 414, 406 added. 504, 301 removed. PIP amended. Floors total 11 (Ground plus ten). Query regarding wooden screening sent to SM [REDACTED] (see hazards for details). Plans in PIB at west entrance only (flats 1-23). Property management have given assurance that plans will be added within remaining PIB's ASAP. Local crews to check whilst carrying out visual audits. Fire lift tested and working although key control temperamental, reported to property management.		21/12/2018 23:01:26
***** data quality checks completed *****		14/12/2018 09:31:36
AOV system now on the Tactical Plan		10/12/2018 13:18:24
Hi [REDACTED] as discussed can you add AOV information to the Ops Hazard tab of the tactical plan to provide more detail for crews		05/12/2018 10:54:38
Joint site visit carried out with LFB Fire Safety, L&Q, GM [REDACTED] & G27 Blue Watch personnel 22/10/18		26/11/2018 22:06:15
***** data quality checks completed *****		26/11/2018 09:37:51
***** data quality checks completed *****		10/07/2018 20:10:25
On inspection still no plans in the PIB.		06/07/2018 17:12:35
***** data quality checks completed *****		05/01/2018 10:51:08
Code removed		04/01/2018 21:00:07
Security codes for premises are not to be placed on the ORD or the mobilising system. If the access code is given during call handling this information will be passed on to the attending crews. Please remove the code from this ORD and resubmit.		28/11/2017 11:33:09

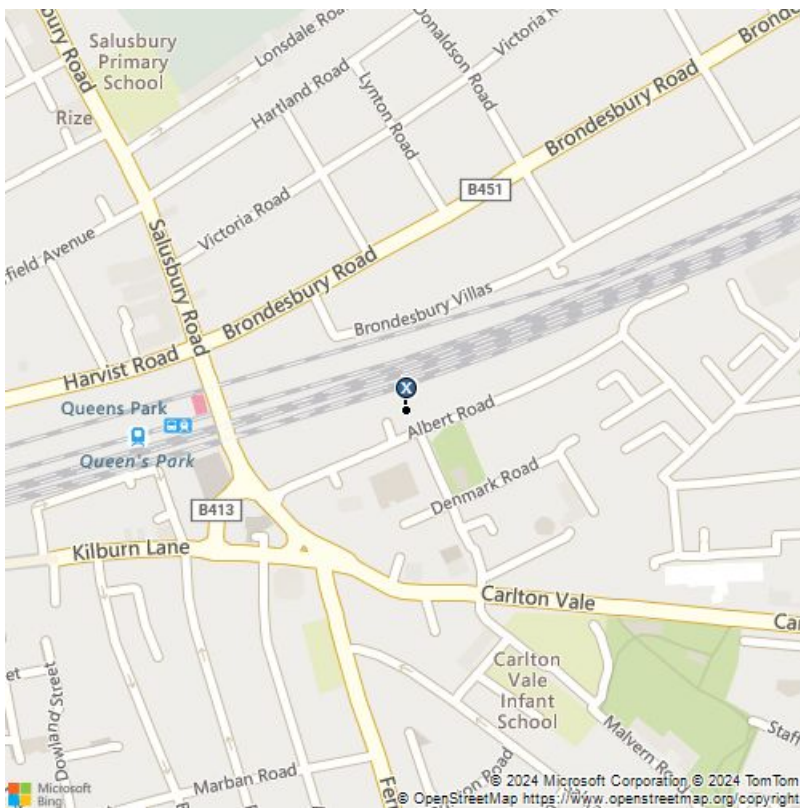
Hand held radios tested ok. Access codes to main entrances added. Updated RVP. Added emergency contact names and numbers.	██████████	17/11/2017 17:23:43
***** data quality checks completed *****	██████████	16/11/2017 15:32:40
Updated based on information received from Fire Safety.	██████████	14/11/2017 14:09:07
***** data quality checks completed *****	██████████	27/07/2017 09:46:04
Code 2448 removed	██████████	12/07/2017 15:24:01
In accordance with Policy Number 800 (Information Gathering/Contingency Plans), Section 15.2, it is not Brigade Policy to enter Security/Access Key codes on the ORD or the Mobilising System. If we are informed of security codes during emergency call handling this information will be relayed to attending fire crews. Additionally, the information contained in the site profile field of the tactical plan appears to be truncated.	██████████	06/07/2017 10:41:03
EPIP Updated, Access code to key pads on main entrances added, No contact number for ██████████ (Property Manager) - Email: ██████████@lqgroup.org.uk.	██████████	30/06/2017 08:52:31
***** data quality checks completed *****	██████████	30/06/2017 08:29:33
Joint visit to George house carried out with LFB Fire safety inspectors & L&Q Building management group. Fire safety issues identified on site. Electrical intake cupboard fire doors on nearly all floors were unlocked and in some cases wide open. No floor number signs on any of the floors. Bicycle storage in the hallway in the block numbering flats 26 - 52, creating both a fire and an entanglement hazard. Plans requested via L&Q Group and will be added to this plan once obtained.	██████████	28/06/2017 20:12:51

Address**Station**

Area	South West
Borough	Kensington
Station	G27 North Kensington

Visit Contacts

Contact	[REDACTED]
Telephone	[REDACTED]
Notes	[REDACTED]@lqgroup.org.uk



Easting	5248100
Northing	1832210

Hazards

Inspection Notes:	<p>Hydrant - Albert Road / Opposite William Dunbar House - tested. 5.08.19 Nearest Hydrant to DRM tested - Albert Rd, opposite Rupert Rd.</p> <p>The PIB has now been installed, located just inside the main door to the highrise section.</p> <p>According to contractor all ACM now removed (05.08.19).</p> <p>Update 18th march 2022- Flats 1-25 and 26-52 are simultaneous evacuation using interconnected alarm with 24/7 monitoring. Flats 34,40,46, 52, 56-64 and 67-84 are stay put.</p>
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<p>Guidance issued to all Watches ref the operation of the AOV system. Door Locks removed from Ground to 5th floor stairwell doorways. 6th - 10th floors stairwell doors to be opened with security fob. Floor numbers now installed throughout.</p>

Hazards Summary

Location	Higher rise section of George House		
Code	OTH - OTHER RISKS	Desc	Void within cupboard containing Boiler flue. open void from ground to roof level, within cupboard with lockable fire doors. PRA amended.

Location	Whole building		
Code	SI - SPECIAL INFORMATION	Desc	Simultaneous Evacuation and stay put in place. See inspection notes and tac plan for flat numbers

Location	Roof level of George House (high rise section)		
Code	OTH - OTHER RISKS	Desc	Solar panels are present on roof of high rise section of George House. There is an information card in lobby area detailing the isolator.

Tactical Plan

The tactical plan data for this Address has not been verified.

Operational Contingency Plan

Plan Name	George House, Albert Road, NW6 5BR
Plan No	1
Version	ammendments made 20/12/18
Date Effective From	29/06/2017
Date Documented	29/06/2017

Site Details

Site Profile	A Purpose built range of blocks that consist of 88 flats. The tallest block consists of eleven floors and is a mix of private and social housing with Separate entrances. Private entrance on west side. Building was clad in ACM cladding system that has failed testing. L&Q confirmed on 2 December 2019 that all ACM now removed. AOV system throughout building. Controls in stairwells and at ground level. Evacuate persons unable to respond to simultaneous evacuation.
Site Dimensions	27m x 92m. Height 35m. Consisting of 11,7,4, 5 & 4 Floors.

Life Risks	Residents, guests and current on-site wardens, caretaker and contractors.
Water Supply	Hydrant- Albert Road outside George House Hydrant - Albert Road outside Swift House

Number of People at Risk			
Occasion	PeopleType	No. ppl Day	No. ppl Night
Typical	Residents	450	450
Typical	Staff	3	2

Operational Hazards
Potential for people to self evacuate on mass.
'Simultaneous evacuation' in Flats 1-55 excluding numbers 34, 40, 46, 52 & 56-88. The excluded numbers are 'Stay put'.
Risk of falling debris and early loss of escape routes.
Automatic Opening Vent (AOV) system throughout. Highrise - Internal vent shaft from ground to roof level, override control on each landing.
AOV system cont. Highrise - Stairwell has 1.5m x 1.5m opening at roof level, override controls located at foot & head of stairwell.
AOV system Low rise - override control boxes throughout, these operate window openings in communal areas *CURRENTLY SHOWING AS FAULTY - 2/5/24)
Wooden screening on front façade. Identified as possible pathway for fire spread.

Communications
Handheld radios work fine.

Fixed Installations		
Group	Type	Description
Other systems/building facilities	Dry rising mains	Inlet outside - Entrance to Flats 26-53. Outlets all floors G-10th in Stairwell-private side of building.
Other systems/building facilities	Dry rising mains	Inlet outside - Entrance to Flats 67-88. Outlets all floors.
Other systems/building facilities	Dry rising mains	Inlet outside- Entrance to Flats 56-64. Outlets all floors.
Other systems/building facilities	Smoke ventilation systems	In all buildings - Manual buttons on all floors. More info in Ops Hazard Section

Premises Information Box (PIB)	
Is there a PIB at this address?	True
PIB/Other Plans Location	Located inside door to highrise section, plans, FOBS & access keys inside.

Access

Route Access
Right out of STN, Progress to Kilburn lane, onto Chamberlain road, Right turn Banister road, progress to Kilburn lane, follow round to left, bare right, immediate left turn - Albert Road.

Site Access
All building entrances via Albert Road. Entrance to higher section on west elevation.

Private housing entrance (Flats 1-23) floors G & 6 to 10 & has a fire lift in the main lobby that services all floors.
Social housing entrance (Flats 26-52) floors 1 to 5. Dry riser inlet for this block is at the entrance to flats 26-52 (Social housing entrance).
Dry riser outlets on all floors in stairwell of private section of block.
Access from the private to social housing side is achievable on G to 5th Floors.
Access to Flats (56-64) floors 1 to 6 - Separate dedicated entrance that has a dry rising inlet at the entrance.
Access to Flats (67-88) floors 1 to 6 - Separate dedicated entrance that has a dry rising inlet at the entrance.
Once in all blocks of George House, access to each individual floor is via locked doors.
Consider whether access may become disrupted by the evacuation process. Ensure access for aerial appliances if possible.

En Route Considerations

Gather any potential FSG information, record on FSG form. Congestion on Albert Road.
Ensure access for aerial appliances. Pumping appliances to park past George House to allow for aerial appliance. State RVP early by RT.
Resident summary sheets located within PIB's.

On Site Action

Site Staff

Caretaker and currently onsite fire wardens.
On-site wardens available 24/7. 8 Covering entire site, who will identify incident, raise alarm and assist with evacuation. Lead warden will meet LFB

OIC

Consider early make up. Siting of appliances. Aerial appliances. Request a FSO. Request LALO.
Consider hazard zone for falling debris. Appoint safety officer. Smoke travel across railway lines situated closely to rear of building. Over head pow
Railway line running in close proximity to rear of building. Close proximity to powered over head railway lines when fire fighting at rear.
Aerial appliance operation only able to access front and two sides of building.
Obtain security fobs from PIB to access all floors. Complexity in flat numbering as don't follow normal pattern.

RVP & Meeting Points

Name	Type	Description
Junction of Albert Road and Salisbury Road	RVP	Albert Road is quite narrow with many parked vehicles.

Emergency Contacts

Title	Surname	Forename	Position	Type	Telephone
█	█	█	Property Manager	Unknown	
█		█	Caretaker	Mobile	█
Unknown	L&Q		Site agents	Office	█
				Office	█
				Office	█

OPS Planning Consideration

DMM/DRA High rise procedure

Early use of aerial appliances.
Designation of RVPs.

Policies

633 - High Rise
769 - Incidents involving electricity
790 - Fire survival guidance call
793 - Compartment firefighting
794 - Lifts and incidents involving lifts
317 - Hydrants

Other Service Agencies

Early request for Police for crowd control and traffic management. Request LALO
LAS will require access and triage area.

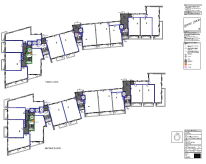
Plans and Images

Name
Description



Plan 1 - Ground and First Floor

Name
Description



Plan 2 - Second and Third Floor

Name
Description



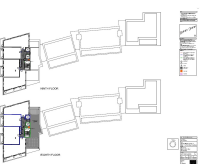
Plan 3 - Fourth and Fifth Floor

Name
Description



Plan 4 - Sixth and Seventh Floor

Name
Description



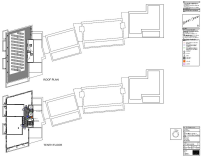
Plan 5 - Eighth and Ninth Floor

Name

Plan 6 - Tenth and Roof Floors

Description

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Name

Plan 7 - Ground and First Floors

Description

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Name

Plan 8 - Second and Third Floors

Description

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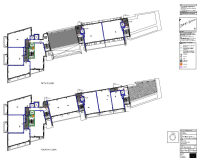


Name

Plan 9 - Fourth and Fifth Floors

Description

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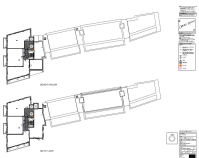


Name

Plan 10 - Sixth and Seventh Floors

Description

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Name

Plan 11 - Eighth and Ninth Floors

Description

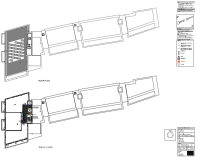
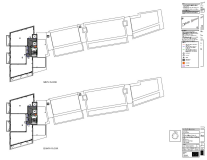
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Name

Plan 12 - Tenth and Roof

Description

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Name

ePIP

Description

ePIP

GEORGE HOUSE

LFB
LONDON FIRE BRIGADE

FLOORS	Entry point 1 Grd Flat 1 6th Floor 2,3,4,5&6 7th Floor 7,8,9,10&11 8th Floor 12,13,14&15 9th Floor 16,17,18&19 10th Floor 20,21,22&23	Entry point 2 1st Floor 20&21 2nd Floor 22,23,24,25&26 3rd Floor 27,28,29,30&31 4th Floor 32,33,34,35&36 5th Floor 37,38,39&40
11	GROUND + ABOVE 11 BELOW GROUND 0	
DIMENSIONS	27m x 92m Height: 35m	
FLATS: 3L	Flats 1-25 and 26-51 Simultaneous Evac Flats 34, 40, 46 & 52 Stay Put Flats 56-64 Stay Put Flats 67-84 Stay Put	
Level		
DRY RISER: 2L		
Starts: 1st Floor		
Outlets: All floors		
HYDRANT		
H1 o/s George House		
H2 o/s Swift House		
LIFTS		
F1 - All floors	Entry point 3 1st Floor 44 2nd Floor 45&46 3rd Floor 47&48 4th Floor 49 5th Floor 50	Entry point 4 1st Floor 53 2nd Floor 54,55,56&57 3rd Floor 58,59,60 4th Floor 61&62 5th Floor 63

Current User:		Approved By:	
Completed By:		Watch:	Blue
Name & Address:	(HR) SWIFT HOUSE, SWIFT HOUSE, ALBERT ROAD, NW6 5BW		
Date:	23/11/2023		


Comments

New Comment:










Current Visit Comments

User	Date
------	------

Previous Visit Comments

User	Date
Fire alarm faults now rectified	 23/11/2023 21:34:30

Earlier Visit Comments

User	Date
***** data quality checks completed *****	 28/05/2023 07:39:14
follow up on hydrant required	 28/05/2023 07:39:14
ORD updated. Telephone details ammended as some are not in use. Fire Alarm Panel showing multiple faults (email received from Building Information Team (16 May 2023) that this will be reticified when the delivery of back up batteries are received). Waking Watch removed. Fire Action Notices around premises indicate 'Stay Put' but flats 1-17 and 20-43 are Simultaneoaus Evacuation as indicated on e-pip. The doors to flats 1-17 and 20-43 are not locked and do not require a 'Drop Key'	 24/05/2023 13:36:45
***** data quality checks completed *****	 31/03/2022 12:22:15
ORD update. Full Sim evac removed Building now Simultaneous evac and Stay put- Flat numbers provided in Tac Plan and on EPIP. Hazards and tac plan updated to reflect	 28/03/2022 19:59:38
***** data quality checks completed *****	 27/10/2021 15:29:33
The scaffolding has now been removed and most of the cladding has been taken off and replaced. Internal works still continue to bring upto building code. Waking watch still remain in site within George and Swift house. Waking watch can be found in ground floor office and on the stairwells within the building. Up to 8 of them at any time. SIM evacuation strategy still in place. No confirmed end date in site.	 15/10/2021 10:07:35
***** data quality checks completed *****	 23/07/2020 09:40:25
***** data quality checks completed *****	 09/06/2020 10:37:04

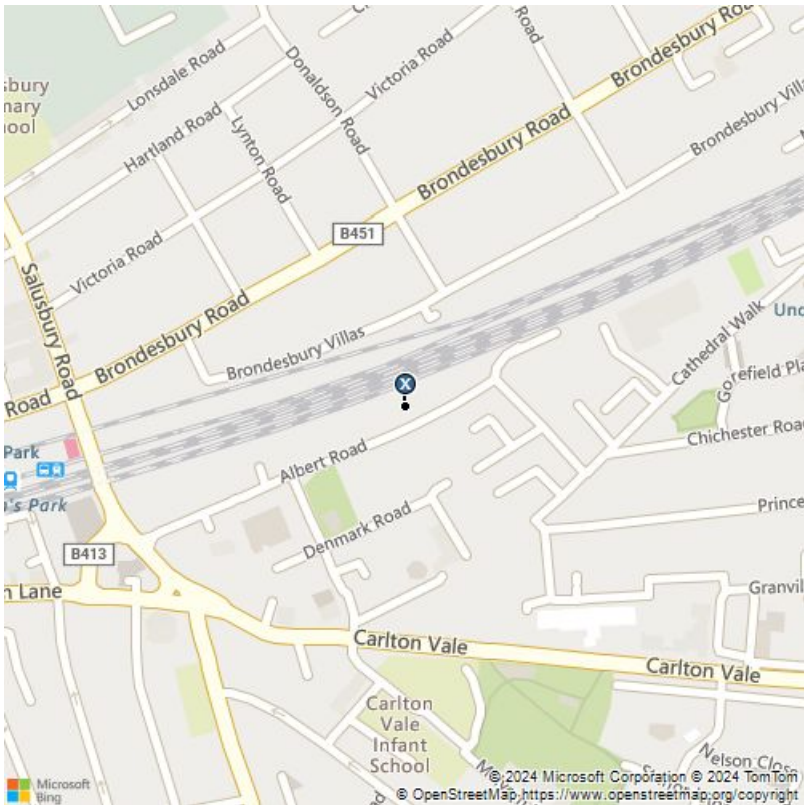
Visit carried out, waking watch still in operation. All information is current.	██████████	02/06/2020 14:10:10
***** data quality checks completed *****	██████████	21/05/2020 14:46:00
Additional information added to OIC considerations: Close proximity of Railway infrastructure. Complexity of flat numbering and entry fobs.. Limited access for aerial Appliance	██████████	25/04/2020 07:40:58
***** data quality checks completed *****	██████████	31/03/2020 15:53:42
PRA and visit shedule amended by SC ██████████ following ORD review	██████████	29/03/2020 14:10:56
***** data quality checks completed *****	██████████	28/02/2020 09:38:34
Visit completed on 22/02/2020. New cladding system continuing to be installed via access from scaffolding in place. Previous fault with 10th floor door release has been repaired. Regarding the previous comment of conflict between 'stay put' policy - email has been sent to ██████████ to confirm procedure in place. Plaque in place stating that should a fire break out INSIDE the property, then resident is to leave however on sound of fire alarm only, residents are instructed to STAY INSIDE.	██████████	22/02/2020 13:34:42
***** data quality checks completed *****	██████████	23/01/2020 10:15:29
Visit completed on the 03.01.2020. Scaffolding still in place. New replacement cladding system being installed. Appears to be a aluminium system with a rock wall insulation. Identified fault with door release on the 10th floor. L&Q property manager notified (██████████). Informed that the issue will be fixed within 4 hours. Crews will return tomorrow (04.01.2020) to confirm repair. Details added to emergency contact list. Need to confirm conflict between 'stay put' policy in place.	██████████	03/01/2020 14:16:47
***** data quality checks completed *****	██████████	05/12/2019 14:57:36
information received from ██████████ at L&Q that all ACM is now removed.	██████████	03/12/2019 13:34:10
Data Quality Checks - added floor descriptors to plans section. Information received today from L&Q indicates small amount of ACM around entrance doors still, will all be removed by January 2020 when block will revert back to stay put.	██████████	26/11/2019 20:44:41
***** data quality checks completed *****	██████████	10/10/2019 14:07:31
Visit undertaken - All ACM cladding is now removed and is now in the process of been replaced. The building is mainly covered with scaffolding and a netting screening which may hinder external firefighting operations.	██████████	12/09/2019 17:53:40
***** data quality checks completed *****	██████████	27/08/2019 15:14:00
Information received from L&Q Housing that all ACM is now removed, records updated.	██████████	22/08/2019 16:51:49
***** data quality checks completed *****	██████████	14/05/2019 09:11:16
Following visual audit on the 14th February 2018, Hazards section updated to reflect wooden screening as per George House (adjacent). No other entries affected.	██████████	16/02/2019 08:51:39
***** data quality checks completed *****	██████████	17/12/2018 09:53:21
AOV system now on the Tactical Plan	██████████	10/12/2018 13:24:06
Hi ██████████ as discussed can you add AOV information to the Ops Hazard tab of the tactical plan to provide more detail for crews	██████████	05/12/2018 10:54:17

Joint site visit carried out with LFB Fire Safety, L&Q, GM [REDACTED] & G27 Blue Watch personnel 22/10/18 ePIP image incorrect, requires editing but have been unable to do so.	[REDACTED]	26/11/2018 22:23:14
***** data quality checks completed *****	[REDACTED]	26/11/2018 09:38:15
Plans submitted by [REDACTED], High Rise Task Force	[REDACTED]	26/11/2018 09:38:15
***** data quality checks completed *****	[REDACTED]	13/08/2018 14:42:01
Visited made to Swift House. No new risks identified and no amendments to tactical plan	[REDACTED]	26/07/2018 20:24:42
***** data quality checks completed *****	[REDACTED]	05/01/2018 10:52:21
Code removed	[REDACTED]	04/01/2018 21:00:33
Security codes for premises are not to be placed on the ORD or the mobilising system. If the access code is given during call handling this information will be passed on to the attending crews. Please remove the code in the Tactical Plan and resubmit.	[REDACTED]	28/11/2017 14:26:21
Hand held radios tested ok. RVP added. Contact name and addresses added.	[REDACTED]	17/11/2017 17:37:36
***** data quality checks completed *****	[REDACTED]	16/11/2017 15:33:51
Updated based on information received from Fire Safety.	[REDACTED]	14/11/2017 14:13:02
***** data quality checks completed *****	[REDACTED]	27/07/2017 15:05:15
Joint visit carried out with LFB Fire Safety Inspectors/L&Q Housing Building management group. Plans requested and to follow next week to be added. Site emergency contact and details to be added. PIB planned to be installed shortly with plans and key fob for access to private side.	[REDACTED]	14/07/2017 16:58:14

Address

Station

Area	South West
Borough	Kensington
Station	G27 North Kensington



Easting	5249270
Northing	1832680

Hazards

Inspection Notes:	<p>Hydrant - Opposite William Dunbar House - Unable to locate in order to test.</p> <p>The PIB has now been installed, located just inside the main door to the high-rise section. It was highlighted the importance of floor plans to be placed in the PIB, however to date these plans have not been placed in the PIB, but have been uploaded to the ORD.</p> <p>Door Locks removed from Ground to 5th floor stairwell doorways.</p> <p>6th - 10th floors stairwell doors to be opened with security fob.</p> <p>Floor numbers now installed throughout.</p>
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Hazards Summary

Location		Exterior of Building around entrance and exits.	
Code	SI - SPECIAL INFORMATION	Desc	All ACM removed as of 2 December 2019, building is now part Sim Evac part Stay Put . Please see tac Plan and/or EPIP for flat numbers

Location		Western façade of high rise section and front elevation of lower sections of Swift House	
Code	SI - SPECIAL INFORMATION	Desc	Wooden moveable horizontal slated screening on front balconies. Ground to top floor on higher section (G-11) and also on lower sections. Identified as a possible pathway for fire spread.

Tactical Plan

Operational Contingency Plan

Plan Name	Swift House, Albert road, NW6 5BW
Plan No	
Version	
Date Effective From	13/07/2017
Date Documented	13/07/2017

Site Details

Site Profile	A purpose built residential block of 11 & 7 floors consisting of 40 flats. They are a mixture of privately owned and social housing with separate entrances for each. The front entrance serves the social housing flats starting on the first floor numbers 20 & 21 then 22-40 up to the fifth floor. The left hand side entrance serves the privately owned flats starting with number 1 on the ground floor then from the sixth 2-17 up to the tenth floor. Designated fire fighting staircase only accessed from private side entrance with key fob. Second staircase at front entrance serves social housing side which can be accessed from fire fighting stairwell/private side with key fob. Fire lift is located in private side lobby along with two other lifts. Evacuate persons unable to respond to simultaneous evacuation.
Site Dimensions	27m x 85m consisting of 11,7,6, and 5 floors
Life Risks	Residents
Water Supply	Hydrant - Albert Road outside Swift House Hydrant - Albert Road outside George House

Number of People at Risk			
Occasion	PeopleType	No. ppl Day	No. ppl Night
Typical	Residents	approx. 150	approx. 150

Operational Hazards

Automatic Opening Vent (AOV) system throughout.
Highrise - Internal vent shaft from ground to roof level, override control on each landing.

AOV System cont. Highrise - Stairwell has a 1.5m x 1.5m opening at roof level, override controls located at foot & head of stairwell.
AOV System Low rise - override control boxes throughout, these operate window openings in communal areas.
6th - 10th floors stairwell doors to be opened with security fob. Door Locks removed from Ground to 5th floor stairwell doorways.
Risk of falling debris and early loss of escape routes.
Simultaneous evacuation in Flat numbers 1 through to 17, 20 to 43
Stay put in Flat numbers 44 to 52 and 53 to 65 due to removal of cladding.

Communications

Fire ground radios. Tested ok from ground too top floor.
Use of runners to pass information.

Fixed Installations

Group	Type	Description
Other systems/building facilities	Dry rising mains	Inlet outside entrance to flats 20-40 outlets on all floors within private side stairwell.
Other systems/building facilities	Smoke ventilation systems	Within in both sides with controls on all floors. Further operating information in Ops Hazard Section.

Premises Information Box (PIB)

Is there a PIB at this address?	True
PIB/Other Plans Location	PIB now installed inside . Keys and Fobs within. Floor plans now available vulnerable residents list

Access

Route Access

Enter Albert road from premier corner, alternative access to estate is via Carlton Vale

Site Access

Front entrance to flats 20-40 via drop key.
Side entrance through communal garden to access flats 1-17 via drop key.
Consider whether access may become disrupted by the evacuation process.

En Route Considerations

Potential for FSG's. Congestion on Albert road due to narrowness of road. Siting of appliances. MDT.
Ensure access for aerial appliances.

On Site Action

Site Staff

OIC
Consider Early make up. Siting of appliances. Ariel appliances. Request a FSO. Railway infra structure immediately behind building
Complexity in flat numbering as don't follow normal pattern. Obtain security fobs from PIB to access all floors.
Railway line running in close proximity to rear of building. Close proximity of powered over head railway lines when fire fighting at rear.
Aerial appliance operation only able to access front and two sides of building.
Consider hazard zone for falling debris.

RVP & Meeting Points		
Name	Type	Description
Junction of Albert Road and Salusbury Road	RVP	Albert Road is congested with parked vehicles

Emergency Contacts					
Title	Surname	Forename	Position	Type	Telephone
			Caretaker	Mobile	
Unknown	L&Q		Site Management	Office	
				Office	
				Office	
			Property Manager	Office	

OPS Planning Consideration
High rise procedure. Fire survival guidance. Railway procedure. RVP.
Early use of aerial appliances.
Designation of RVPs.
Risk of fire fighting actions affecting evacuation.

Policies
633 - High Rise
769 - Incidents involving electricity
790 - Fire survival guidance call
793 - Compartment firefighting
794 - Lifts and incidents involving lifts
317 - Hydrants
316 - Railway Procedure

Other Service Agencies
Police for crowd and traffic management Consider RIO if operations may affect railway lines. Request LALO

Plans and Images

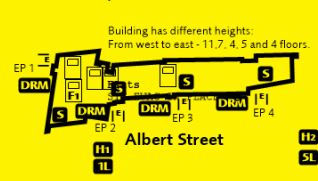
Name
Description

ePIP
ePIP

SWIFT HOUSE

L F B

LONDON FIRE BRIGADE

<p>FLOORS</p> <p>11</p> <p>GROUND + ABOVE 11</p> <p>BELOW GROUND 0</p> <p>DIMENSIONS</p> <p>27m x 85m</p> <p>Height: 35m</p> <p>FLATS: 2L</p> <p>Level</p> <p>→</p> <p>DRYRISER: 2L</p> <p>Starts: 1st Floor</p> <p>Outlets: All floors</p> <p>HYDRANT</p> <p>H1 o/s Albert Road</p> <p>H2 o/s Denmark Road</p> <p>LIFTS</p> <p>F1 - All floors</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Entry point 1</p> <p>Grd Flat 1</p> <p>6th Floor 2,3,4&5</p> <p>7th Floor 6,7&8</p> <p>8th Floor 9,10&11</p> <p>9th Floor 12,13&14</p> <p>10th Floor 15,16&17</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Entry point 2</p> <p>1st Floor 20&21</p> <p>2nd Floor 22,23,24,25&26</p> <p>3rd Floor 27,28,29,30&31</p> <p>4th Floor 32,33,34,35&36</p> <p>5th Floor 37,38,39&40</p> </td> </tr> </table> <p style="text-align: center; font-size: 0.8em;">Sim Evac Flats 1-17 and 20-43 Stay Put Flats 44-50 and 53-63</p> <p style="text-align: center; font-size: 0.8em;">Building has different heights: From west to east - 11,7, 4, 5 and 4 floors.</p>  <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Entry point 3</p> <p>1st Floor 44</p> <p>2nd Floor 45&46</p> <p>3rd Floor 47&48</p> <p>4th Floor 49</p> <p>5th Floor 50</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Entry point 4</p> <p>1st Floor 53</p> <p>2nd Floor 54,55,56&57</p> <p>3rd Floor 58,59&60</p> <p>4th Floor 61&62</p> <p>5th Floor 63</p> </td> </tr> </table>	<p>Entry point 1</p> <p>Grd Flat 1</p> <p>6th Floor 2,3,4&5</p> <p>7th Floor 6,7&8</p> <p>8th Floor 9,10&11</p> <p>9th Floor 12,13&14</p> <p>10th Floor 15,16&17</p>	<p>Entry point 2</p> <p>1st Floor 20&21</p> <p>2nd Floor 22,23,24,25&26</p> <p>3rd Floor 27,28,29,30&31</p> <p>4th Floor 32,33,34,35&36</p> <p>5th Floor 37,38,39&40</p>	<p>Entry point 3</p> <p>1st Floor 44</p> <p>2nd Floor 45&46</p> <p>3rd Floor 47&48</p> <p>4th Floor 49</p> <p>5th Floor 50</p>	<p>Entry point 4</p> <p>1st Floor 53</p> <p>2nd Floor 54,55,56&57</p> <p>3rd Floor 58,59&60</p> <p>4th Floor 61&62</p> <p>5th Floor 63</p>
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Name
Description

Plan 1 - Ground and First Floors



Name
Description

Plan 2 - Second and third Floors



Name
Description

Plan 3 - Fourth and Fifth Floors



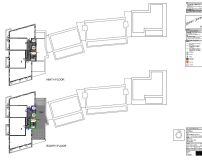
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Plan 4 - Sixth and Seventh Floors



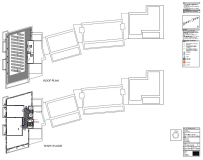
Name
Description

Plan 5 - Eighth and Ninth Floors



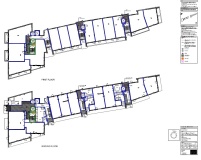
Name
Description

Plan 6 - Tenth Floor and Roof



Name
Description

Plan 7 - Ground and First Floors



Name
Description

Plan 8 - Second and Third Floors

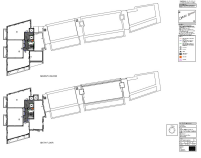
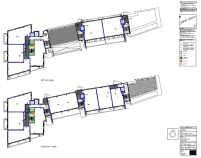


Name
Description

Plan 9 - Fourth and Fifth Floors

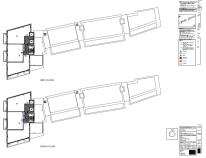
Name
Description

Plan 10 - Sixth and Seventh Floors



Name
Description

Plan 11 - Eighth and Ninth Floors



Name
Description

Plan 12 - Tenth Floor and Roof

