

Freedom of Information request reference number: 8218.1

Date of response: 16/01/2024

Request:

Farynor reference is 04/264476 - 9A BELFAST ROAD, HACKNEY, LONDON, N16 6UN. Copy of latest fire safety audit for this address.

Response:

Further to your request, please see below for the Fire Audit Report for 9A Belfast Road, London, N16 6UN. I can confirm a Fire Audit Report was completed on 7 June 2023 and the outcome for the Fire Audit Report was Low Risk. Personal data has been redacted in accordance with [section 40 of the FOIA – Personal Information](#).

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 7 June 2023

Location summary

File No 04/264476
UPRN 100023159145
Building Name
Address 9A BELFAST ROAD
 HACKNEY
 LONDON
 N16 6UN
Borough Hackney
Use R - Factory or warehouse
Responsible Team FSD HACK-ISL-HAV-RED-WF
Station Ground F32 - Stoke Newington
Site Risk Score 4.00
Building Height band <18
Total Floors 2 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail NONE

Premises Description Warehouse used for storage of goods for community use. The items and warehouse itself is only used once a year during the period of Passover for baking. There are several big wood fired ovens in the warehouse, with ducting systems running straight to fresh air. One main exit from the warehouse which is via the front.

Exterior Wall Cladding Unknown

Exterior Wall Insulation Unknown

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Balconies present? No

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (OCCUPIER PROPERTY)

Occupier Contact	Default
Address	9A BELFAST ROAD HACKNEY LONDON N16 6UN
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Sole Occupier
Property Use	R - Factory or warehouse
Valuation Office	CW2 - Storage Depot
Original Risk Score	<u>4.00</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	3 April 2023
Total Capacity	0
Maximum number of people	<u><20</u>
Property Size for use	Small 261m ² to 715m ²
Environmental Risks	* None
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data

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
Person	[REDACTED]
Position	Owner
Address	9A BELFAST ROAD HACKNEY LONDON N16 6UN
Mobile	[REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

A fire risk assessment (FRA) was not seen, however due to the nature of the premises and the number of people working here, a written and recorded FRA is not necessary. The premises had standalone fire detection, and fire extinguishers. However, the premises is scarcely used throughout the year, and only one a year during the feast of Passover for baking.

Advice provided to the Owner to ensure consideration is taken for a FRA, with the significant findings shared with employees.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

The fire safety management was of an acceptable standard. Fire detection was installed after an incident on 02/04/2023, showcasing the proactive nature of the RP to make the premises safer. Advice was given surrounding the large amount of combustibles in the warehouse, and the need to ensure escape routes are kept clear. This has been dealt with under Article 14.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

The premises contains standalone detection which were installed after an incident that took place on 02/04/2023. Whilst not a full fire alarm system, it would provide early warning in the event of a fire. Advice left with the Owner to ensure that the smoke detectors are tested regularly, which was understood.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

The escape routes from the premises were not completely clear due to a large amount of boxes within the premises. Advice left with the Owner to ensure that when the warehouse is being used, the escape routes are defined and not blocked, so that easy egress can be made from the premises.

Fire escape signage is located in the premises, however there is no emergency lighting. As the warehouse is not generally occupied, advice was given to ensure that when it is, a suitable level of emergency lighting is provided, which can include the use of torches in strategic locations.

Article 14
(continued)**FAILURE****Article 14 Issues with emergency routes or exits**

At the time of the audit the emergency routes or exits were inadequate. It was found that a large number of boxes within the escape routes could impede on the means of escape.

REMEDY

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 that emergency escape routes are kept clear at all times.

Article 15 - Procedures for serious and imminent danger and for danger areas**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

There are appropriate evacuation procedures in place. The Owner is aware of how to raise the alarm and to evacuate if there is a fire. Whilst there is no designated assembly point, the Owner advised me that people would congregate outside the warehouse.

Article 17 - Maintenance**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit, the maintenance of fire safety provisions was suitable and sufficient. This is because the fire alarm system and fire extinguishers were all visibly in an efficient state, an efficient working order and a good repair. Advice provided to the Owner to ensure that the fire safety provisions in place are tested and maintained regularly, with a good practice to keep the records of these. Owner confirmed to understand.

Article 21 - Training**SAFETY CRITICAL**
Safety Evaluation
Not Applicable

Verbal Advice Given

Observations

At the time of the audit, no staff were employed to carry out any works. Advice given to the Owner that if staff are employed for the baking, they should receive suitable fire safety training, including what to do in the event of a fire and in the use of fire extinguishers.

Article 8 - General fire precautions**Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit there were no visible compartmentation or separation issues identified.

There was ducting on the premises which is from the baking ovens. As these are only used once a year, advice was left with the Owner to ensure these are cleaned prior to use or after use, to ensure that they can be safely operated. TR19 was not quoted as this is something that has been retro-fitted and therefore can be done internally.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable**Observations**

At the time of the audit, this Article was not applicable due to there not being a fire risk assessment.

Article 12 - Elimination or reduction of risks from dangerous substances**Safety Evaluation**
Not Applicable**Observations**

At the time of the audit, there were no dangerous substances on the premises.

Article 13 - Fire Fighting Equipment**Safety Evaluation**
Broadly Compliant**Observations**

The premises contained 2 fire extinguishers (Foam and CO2), which were in date and a good state of repair.

Verbal Advice Given

Advice left with the Owner that these would need to be serviced annually which was understood.

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

Safety Evaluation
Not Applicable**Observations**

At the time of the audit, this Article was not applicable.

Article 18 - Safety assistance

Safety Evaluation
Not Applicable**Observations**

At the time of the audit, this Article was not applicable due to there not being a fire risk assessment.

Article 19 - Provision of information to employees**Safety Evaluation**
Not Applicable**Observations**

At the time of the audit, no staff were employed to carry out any works. Advice given to the Owner that if staff are employed for the baking, they should receive suitable fire safety training, including what to do in the event of a fire and in the use of fire extinguishers.

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

Safety Evaluation
Not Applicable**Observations**

The premises is used once a year only and the remaining time, it is under the control of the Owner, therefore no outside working takes place.

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	At the time of the audit, this Article was not applicable.

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	At the time of the audit, this Article was not applicable.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	At the time of the audit, this Article was not applicable.

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

Safety Evaluation	Observations
Not Applicable	At the time of the audit, this Article was not applicable.

Article 24 - Power to make regulations

Safety Evaluation	Observations
No (Compliant)	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
No (Compliant)	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
No (Compliant)	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
No (Compliant)	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	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**Date audit carried out**

01/06/2023

Time of audit

15:30

Reason for audit;

This was a reactive audit following a SFSO report at an incident on 02/04/2023 - smoking chimney. Concerns were made regarding a large amount of storage in the warehouse.

Conclusion

Pre audit research was carried out consisting of Farynor, Fire Safety Portal, IMS, Power BI, Companies House, Primary Authority Register, iMapping and Google.

On site we were met with [REDACTED] and I explained the process of the audit.

Owner confirmed and understood all advice, particularly in relation to the need for keeping escape routes clear and providing staff training if any staff are employed for the baking during the feast of Passover.

Extent of premises audited

All parts of the premises were inspected.

Justification of audit outcome

Verbal action is deemed sufficient as the premises is only used once a year for baking during the feast of Passover, and the remainder of the year, the premises is used for storage only. Owner also displayed a proactive attitude following the incident on 02/04/2023 and installed fire detection in the premises.

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	D - Workplace familiar
Life Risk	-3.9
Actual Risk Score	3.01
Risk Score	3.00

Audit Timings

Audit Duration
60

Travel Time
90

Post Audit Processing Duration
120