

Freedom of Information request reference number: 6332.1 and 6333.1

Date of response: 24 February 2022

Request and response:

"The fire safety report of a fire at 7 Chicheley Street, London, SE17PY. The fire occurred on 23 February 2021, and the London Fire Brigade attended at 15:50. The incident number of the fire is 021111-23022021."

I have attached (below) a copy of the Senior Fire Safety Officer (SFSO) report held on record for incident 021111-23022021.

Please note:

Photos have been redacted from this document as they are exempt from release under [Section 21 of the FOIA - Information accessible to applicant by other means](#). Photos and videos can be requested through photosandvideos@london-fire.gov.uk.

Personal data has also been redacted from the document under [section 40 of the FOIA – Personal Information](#).

I have also removed pages 9 and 10 of the report as this just provides instructions to the SFSO on how to complete the report.

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/>



LONDON FIRE BRIGADE

Senior Fire Safety Officers Report

Protective Marking Status:	OFFICIAL - SENSITIVE - PERSONAL DATA
For fatal fire reports and to protect personal or commercial data, 'Official' is likely to be required. See policy for guidance.	

Part A – Data recording

SFSO details:	
Name:	Section 40 – Personal Information.
Call sign:	
Tel.no:	

Event details:			
Incident No:	21111	Date:	23/02/2021
Borough:	Lambeth	Stn. Ground	H22 Lambeth

Address (include Farynor file number if known):

AP FOOD EXPRESS/
7 CHICHELEY STREET
LONDON
SE1 7PY

Details of Postcode Lookup:

Address / Post Code Look Up SE17PY - This is not a P1 postcode

Select your date range:
24/02/2006 23/02/2021

Enter post code (WITH spaces):
SE1 7PY

Enter address (or part of address):
Search

Number of incidents / visits by type

Type: Fire (3), Special Service (10), False Alarm (41), Fire Safety Inspection (2), Station Visit (5)

Number of incidents / visits by year (completed years only)

Type: Fire (3), Special Service (10), False Alarm (41), Fire Safety Inspection (2), Station Visit (5)

iMapping	Type	Postcode	Address	UPRN	Incident/ Visit ID	Time of call	Financial year	Description	Job type	Status	Is P1 post code?
	Inspection	SE1 7PY	CHICHELEY STREET, LONDON, LAMBETH, SE1 7PY	100023225814	153781-11112016	11/11/2016	2016/17	Make scene safe	Road traffic collision		This is not a P1 post code
	Special Service	SE1 7PY	CHICHELEY STREET, LONDON, LAMBETH, SE1 7PY	100023225813	078261-23062016	23/06/2016	2016/17	To able bodied person not in distress	Release from lift car - To able bodied person not in distress		This is not a P1 post code
	False Alarm	SE1 7PY	CHICHELEY STREET, LONDON, LAMBETH, SE1 7PY	100023225812	153115151	14/11/2015	2015/16	False alarm - Good intent			This is not a P1 post code
	False Alarm	SE1 7PY	CHICHELEY STREET, LONDON, LAMBETH, SE1 7PY	100023225812	74565141	13/06/2014	2014/15	AFA			This is not a P1 post code
	False Alarm	SE1 7PY	CHICHELEY STREET, LONDON, LAMBETH, SE1 7PY	100023225812	60097141	16/05/2014	2014/15	AFA			This is not a P1 post code
	False Alarm	SE1 7PY	CHICHELEY STREET, LONDON, LAMBETH, SE1 7PY	100023225812	60080141	16/05/2014	2014/15	AFA			This is not a P1 post code
	Station Visit	SE1 7PY	CHICHELEY STREET		12169413	24/05/2013	2013/14	PL	Planned Visual Audit	Completed	This is not a P1 post code
	False Alarm	SE1 7PY	CHICHELEY STREET, LONDON, LAMBETH, SE1 7PY	100023225812	48511131	19/04/2013	2013/14	AFA			This is not a P1 post code
	False Alarm	SE1 7PY	CHICHELEY STREET, LONDON, LAMBETH, SE1 7PY	100023225812	26746131	02/03/2013	2012/13	AFA			This is not a P1 post code
	False Alarm	SE1 7PY	CHICHELEY STREET, LONDON, LAMBETH, SE1 7PY	100023225812	97858121	22/08/2012	2012/13	AFA			This is not a P1 post code

Reason for notification (tick box):	
Incident	<input checked="" type="checkbox"/>
Request by Ops crews (not at incident)	<input type="checkbox"/>
Request by FSR staff	<input type="checkbox"/>
Alleged Fire Risk (AFR)	<input type="checkbox"/>

AFR additional detail:	
<i>Only Complete this section if, as SFSO, you were the sole responder (i.e.: no Ops or other Officer attending)</i>	
If AFR, was response within 3 Hrs	<input type="checkbox"/>
Time AFR received	Enter hh:mm
Time AFR responded to	Enter hh:mm

Action taken:	
Attended	Yes
Monitored only (including any remote action, eg: letters, phone calls)	No
FIT Attended	Yes

Additional details:
<p><u>Stop Message</u> A COMMERCIAL AND RESIDENTIAL BLOCK OF 10 FLOORS 72M BY 95M A GROUND FLOOR SHOP 15M BY 10M 80% DXF Section 40 – Personal Information. ONE JET ONE HOSE REEL BA TIC SAME AS ALL CALLS TMO</p>
<p><u>Details of the incident</u> A fire occurred in the ground floor shop and smoke quickly spread into all floors of the residential stair (adjacent and above the shop), the firefighting lobby, the corridors off of this lobby and into some apartments. Smoke also spread into the basement and a large number of fire detectors had triggered, resulting in the alarm sounding throughout the premises.</p>
<p><u>Smoke Ventilation</u> On arrival it was difficult to identify if the smoke control was operating as the stairs were inaccessible without breathing apparatus. However, it became apparent that the stair AOV had opened together with the mechanical smoke vent (inlet and outlet) on the 4th floor.</p>
<p><u>Fire detection and alarm system</u> An addressable system was installed with detectors in the common parts sounding and operating the smoke ventilation and one detector extended into each apartment. I was informed that in the event of a detector actuating in an apartment, the alarm will sound and also alert the concierge who will instigate and investigation. The coincidence system and the proposed action if a number of alarms or call points are actuated was not clear and on arrival the alarm was sounding thought the premises.</p>
<p><u>FSR History</u> It appears that LFB FSR have had some dealings with the premises and the most recent was a complaint made Section 40 – Personal Information.</p>
<p><u>Fire Safety Issues</u> A number of fire safety issues have been highlighted below but the main issues was the smoke spread throughout the residential area and the extended travel distance within the shop. See the relevant section below.</p>

Time spent:	
Time SFSO notified (hh:mm)	16:04
Monitoring time (mins)	0
On site (mins)	215
Travelling (mins)	30
Office time (mins)	120

Part B – Premises Contact

Contact details:

Section 40 – Personal Information.

[Redacted contact details]

Premises management company – County Hall Apartments

CEO of CHMCL [Redacted] : [Redacted] Email: [Redacted]

Part C – Premises Description

Premises description:

A refurbished building of 9 floors with a multi-level basement which consists of residential apartments on the ground and floors above, commercial units on the ground floors, with fitness facilities, back off house staff areas and a carpark at basement levels.

The north block is in an L shape measuring 92 x 75 meters and has two stairs which are assumed to be firefighting stairs with mechanical ventilation protecting one stair and natural in the stair leading from the concierge. Each stair had an AOV at the top.

Part D

Fire safety issues:

A full audit of the premises was not carried out but there were a number of issues noted in both the shop and the apartments these have been identified below under each heading. The cumulative issues have then been added to the table.

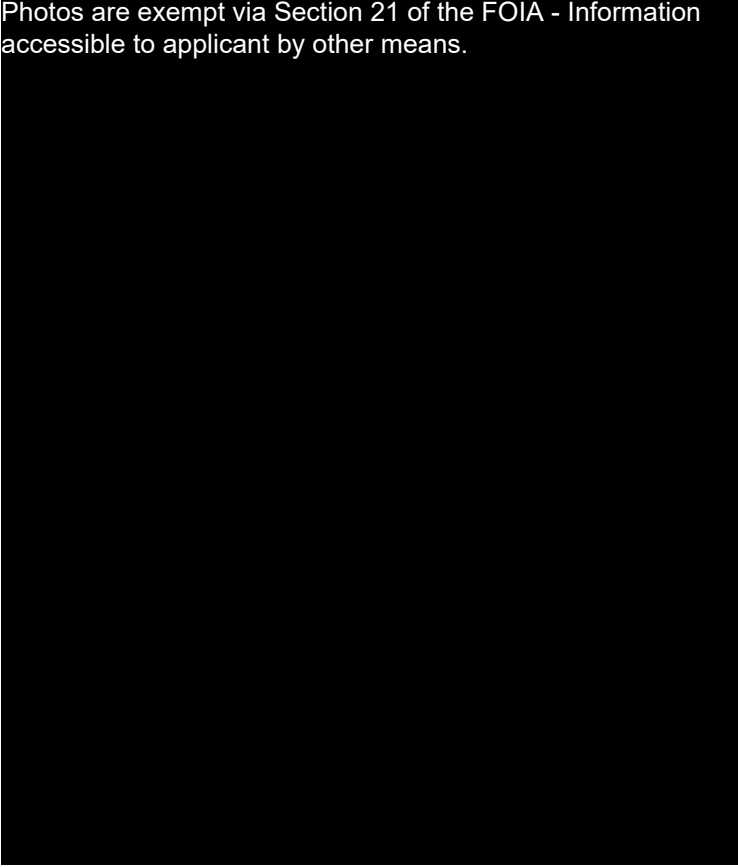
Residential apartment

As previously stated, the main concern was the amount of smoke spread from the commercial shop on the ground floor into the apartments and common parts of the residential areas. The main cause of the smoke spread was not determined but the pictures below demonstrating some staining.

Photos are exempt via Section 21 of the FOIA - Information accessible to applicant by other means.

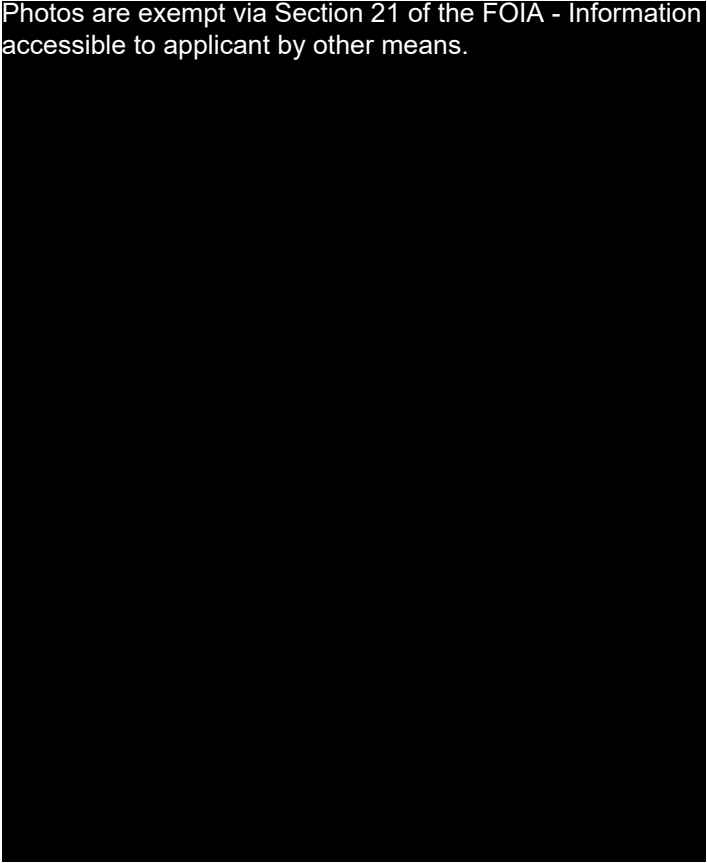


Photos are exempt via Section 21 of the FOIA - Information not accessible to applicant by other means.



There was an area of glazing between the common stair and the shop and although it was not compromised by the fire (no direct heat was applied) it was not determined whether this would provide adequate fire resistance between each occupancy.

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It was also noted that there the stair enclosure at the concierge end was being used to store parcel delivery items. It was also noted the staff were not adverse in the operation of the ventilation system advice given and that the

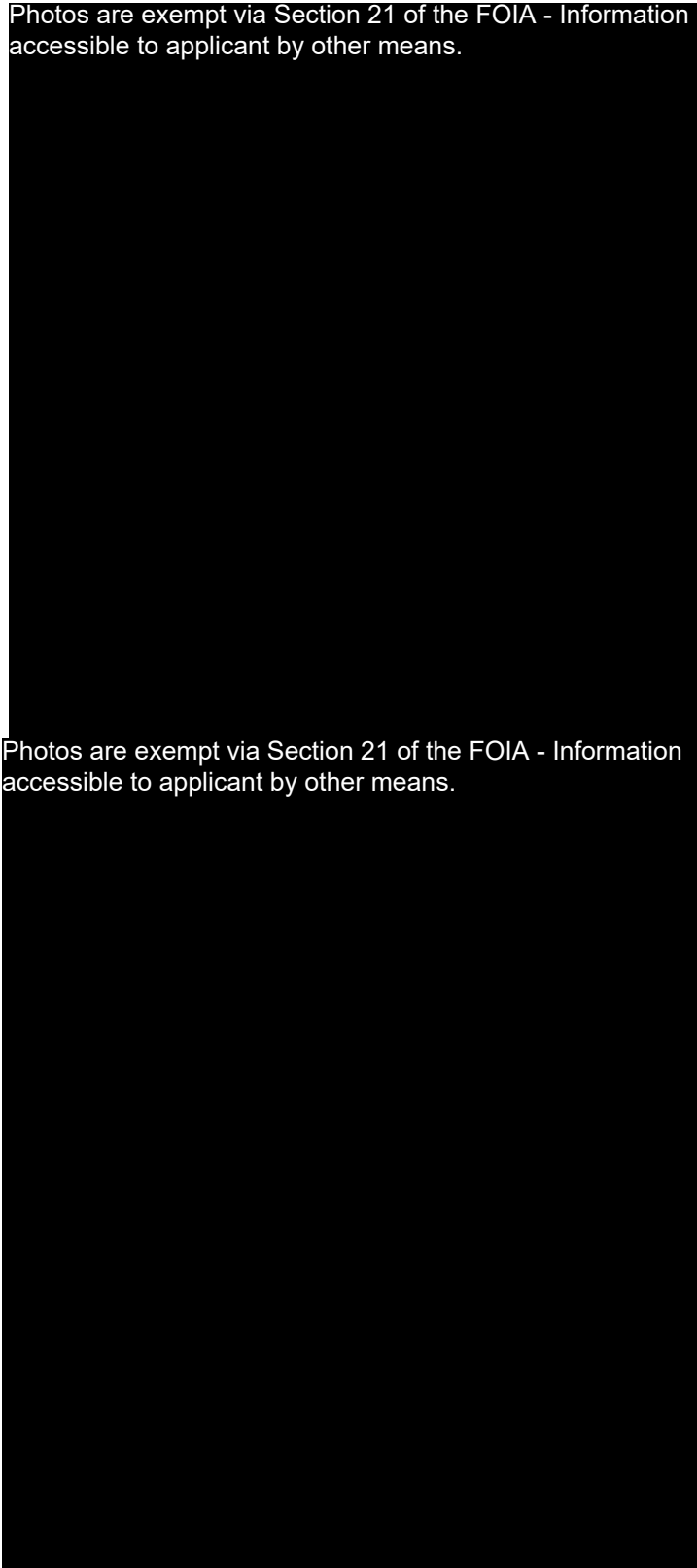
mechanical ventilation system appeared to start on the 1st floor and there was no vent protecting the stair at ground floor level.

Shop

The main issue identified with the shop was the extended travel distance in two areas.

Firstly the mezzanine, accessed by a spiral stair which looked like it was part of the sales area but not confirmed.

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Secondly the store on the first floor accessed from a stair at the rear of the shop with a travel distance consisting of

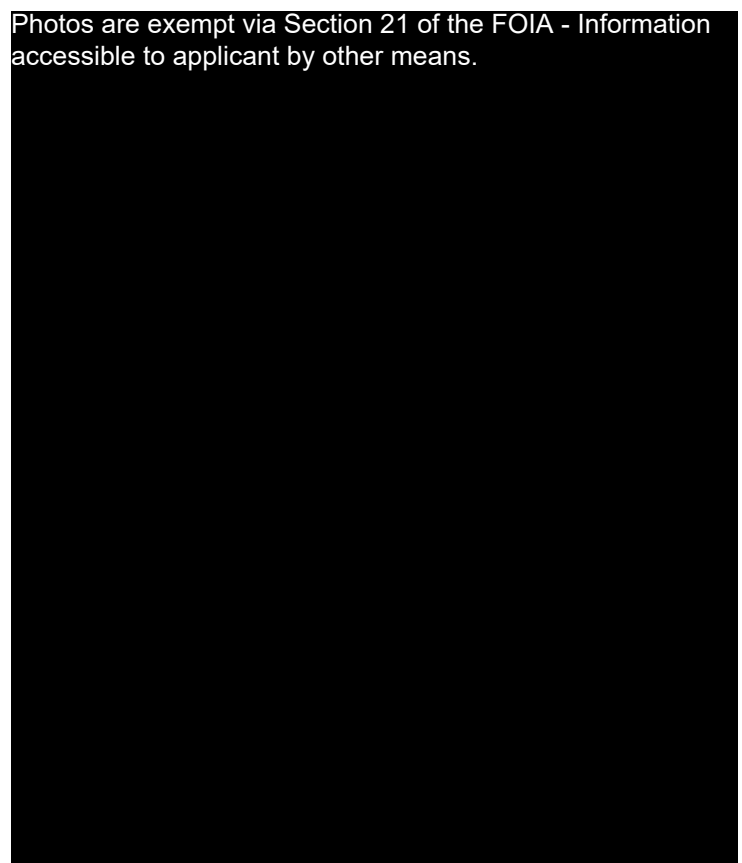
approximately 20m from the shop entrance to the stair + one flight of narrow stair + approximately 10m on the first floor.

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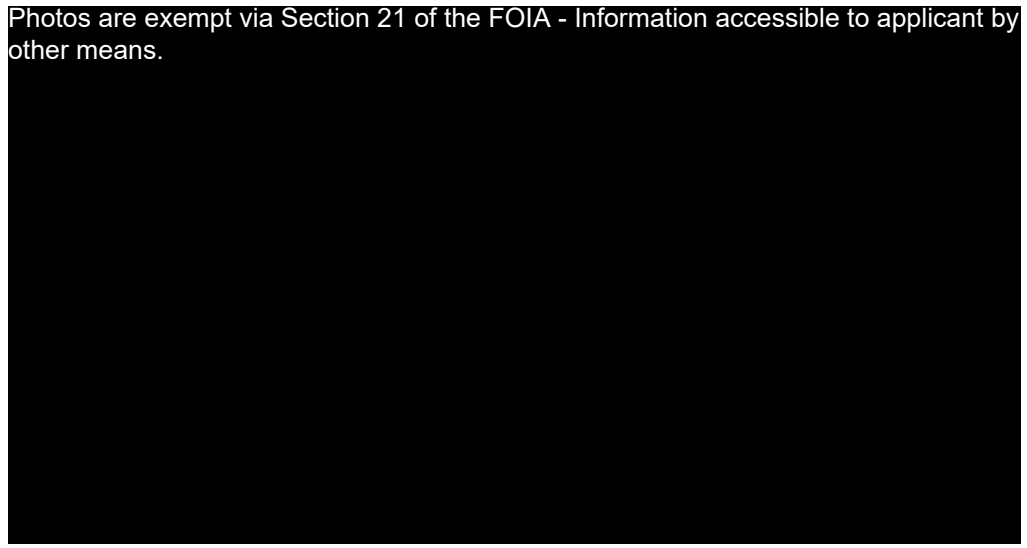
There was also a blocked off door on this first floor level that may have been originally been an exit from this level.

Photos are exempt via Section 21 of the FOIA - Information accessible to applicant by other means.



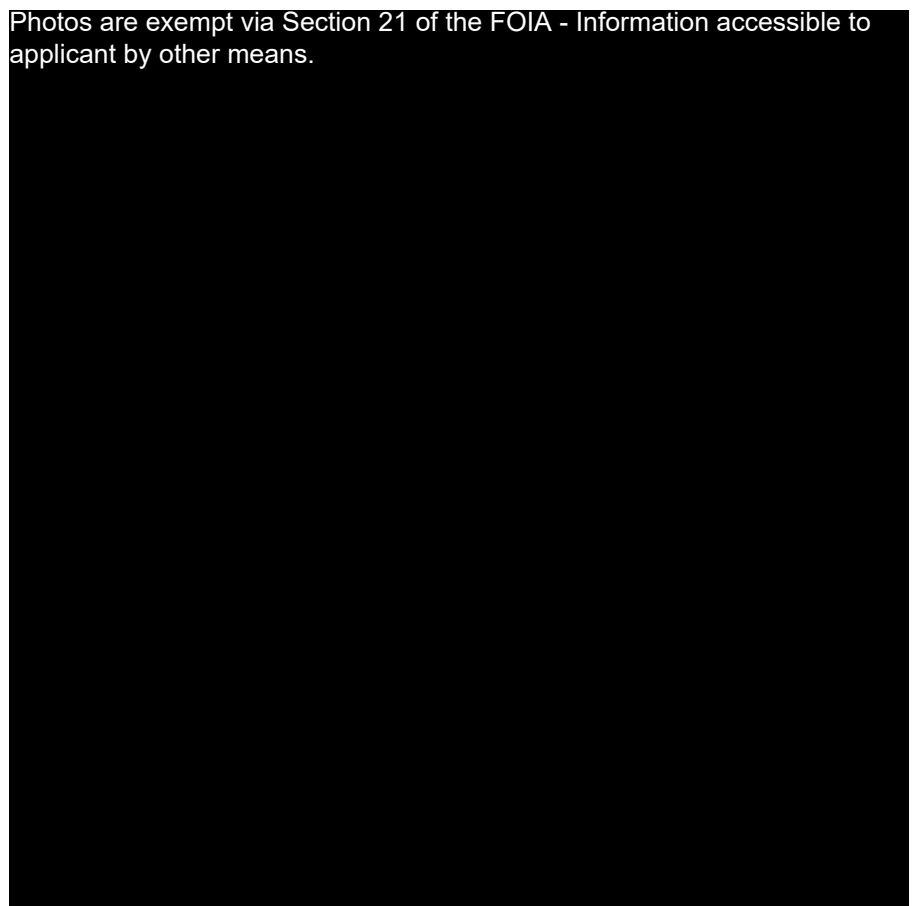
It appears that a final exit door originally existed at this end of the shop which has been removed to incorporate the cashpoint

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The LFB fire investigation had noted that the fire detection and alarm system may have been switch off

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Fire Doors		Between the shop and apartment In shop appeared to have been switched off
Compartmentation	2+	
Fire/Smoke Detection	1	
Fire Suppression		

AOV		
Emergency Lighting		
Evacuation / Escape Routes	2	TD shop
DRM / WRM / FRM		
Fire Extinguishing Media		
Risk Assessment		Review shop and Apartment
Article 31/Prohibition		
General/Management Issues	1	Storage in stair apartment side
Balconies		
Fire Lifts		
Construction (Roofs)		
Total		
Injury	2	
Death		
Total (Injury &/Or Death)		

Part E

Evidence gathered:

This form

Part F

Follow-up actions:

Recommended follow-up for fire safety regulation

Shop

Post fire audit and extended travel distance assessed.

Residential accommodation

Recommended that an intrusive survey is carried out ASAP and fire stopping issues identified suitably addressed.

Post fire audit