

Freedom of Information request reference number: 6364.1

Date of response: 09.03.2022

Request:

May you provide me with information for the Property (192 A Finchley Road, Hampstead, London, NW3-6BX), from the periods April 2016 to February 2022. ? The dates of Visits and Inspections ? The reason for Visit and Inspections.

Response:

Where a Fire Safety Audit (FSA) 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.

It is important that enforcing authorities are assisted in their investigations, if witnesses and those responsible for compliance with regulations, are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence), with those involved, to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

A Fire Safety Audit (FSA) was completed on 26.02.2020, and the decision was 'Non-Compliant' and an Enforcement Notice was issued on 31.03.2021, which is attached to this email.

A Fire Safety Audit (FSA) was completed on 31.03.2021, and the decision was 'Broadly Compliant'. This Fire Safety Audit Report is attached to this email.

An Enforcement Notice was issued on 31.03.2020 and is attached to this email.

Copies of live Enforcement Notices are publicly available on the LFB website: [Enforcement Notice](#).

Some information has been redacted, blacked-out, as this is personal data and has been removed under [section 40 of the FOIA – Personal Information](#).

If you have any further questions, please contact: InformationAccess@london-fire.gov.uk

We have dealt with your request under the Freedom of Information Act (FOIA) 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/>

██████████
Finchley Properties Ltd
c/o Goldwins
75 Maygrove Road
London
NW6 2EG

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

Date 31 March 2020
Our Ref 02/243650/PDB

ENFORCEMENT NOTICE

Notice requiring steps to be taken under Article 30 of the Regulatory Reform (Fire Safety) Order 2005

TO :

Name: **Finchley Properties Ltd**

Address: **c/o Goldwins, 75 Maygrove Road, London NW6 2EG**

Concerning Premises at: **192A Finchley Road, London NW3 6BX**

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.

I ██████████, ██████████ (Fire Safety Regulation) on behalf of the Commissioner hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (the Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with the Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with the Order.

The relevant extracts of the legislation are attached

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of the order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **23 June 2020** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

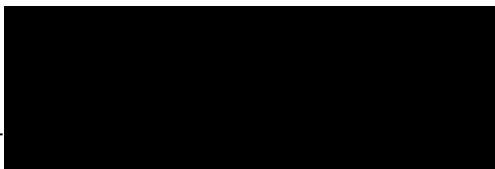
If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, may be brought on any grounds. These may include that you are aggrieved:

- a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by the Order, being a step which must be taken in order to comply with the Order; or
- b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer Jonathan Johnson**.

Signed:



Dated: 31 March 2020

(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to 
Direct T 0208 555 1200 
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

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).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

1. Words 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 during the course of the notice, to ensure the dates within this plan are being followed.
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 the attached 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.

SCHEDULE

PREMISES: 192A Finchley Road, London NW3 6BX

FILE NUMBER: 02/243650

This schedule should be read in conjunction with the Commissioner's Notice dated **31 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	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 emergency escape lighting and fire alarm system were not suitable tested.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that there was inadequate provision of emergency escape lighting.	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 providing suitable emergency escape lighting for use by relevant persons in the event of a fire.
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 there was emergency plan and tenants had lack of awareness of the evacuation strategy in place.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by implementing emergency plan, and installing fire action notices in circulations spaces to inform relevant persons of actions to follow in the event of fire.
Article 17	The corridors, lobbies and stairs used for access to and from Flats in the premises (the access routes 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 the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE	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

Article 17 Cont'd	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. It was found that fire doors to Flats 8 and 9 were not suitable fire doors and had excessive gaps on the frames. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.	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.
Article 17	At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that the emergency escape lighting within your premises had not been suitably maintained by a competent persons.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by employing competent persons to maintain the emergency escape lighting within your the premises.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that: 1) The emergency escape lighting was not functional. 2) Several doors on the means of escape were showing defects these had significant gaps and did not appear to be suitable fire doors. 3) Regular testing and checks of the fire safety systems had not been carried out as per relevant standards.	Implement the significant findings of your fire risk assessment.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that there was no mention of issues with the fire alarm which was not functioning.	The fire risk assessment should be reviewed.

*****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: [REDACTED]
To: [REDACTED]
Subject: EXTENSION OF TIME IN RESPECT. 192A Finchley Road, London NW3 6BX
Date: 22 June 2020 10:15:25
Attachments: [Extension of time letter.pdf](#)
[image007.jpg](#)
[image008.jpg](#)
[image009.jpg](#)

Dear Sirs

FYI

I refer to the Commissioner's enforcement notice dated 31 March 2020 when you were given notice of steps to be taken by 23 June 2020..

The time limit in which to deal with these outstanding matters has been extended to 21 July 2020.

Please note any action required or reply to your e-mail may be delayed due to the London Fire Brigade's response to the current CoVID-19 situation based on Government advice.

Kind Regards

[REDACTED]
[REDACTED]
London Fire Brigade HQ
3rd Floor North, 169 Union Street
London SE1 0LL
T: 020 8555 1200 [REDACTED]
[REDACTED]
london-fire.gov.uk



██████████
Finchley Properties Ltd
c/o Goldwins
75 Maygrove Road
London
NW6 2EG

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

Date 22 June 2020
Our Ref 02/243650/PDB

**EXTENSION OF TIME IN RESPECT
OF ENFORCEMENT NOTICE**
requiring steps to be taken under Article 30 of the
Regulatory Reform (Fire Safety) Order 2005

Premises: 192A Finchley Road, London NW3 6BX

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.

I refer to the Commissioner's enforcement notice dated **31 March 2020** when you were given notice of steps to be taken by **23 June 2020**.

You have since contacted the Commissioner to advise that you will be unable to complete the work within time allowed.

The time limit in which to deal with these outstanding matters has been extended to **21 July 2020**.

If at the end of the time limit the matters have not been rectified, further extensions of time will not be granted, except in exceptional circumstances, and consideration may be given to the initiation of legal proceedings.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 0208 555 1200 [REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Fire safety issues at 192/192a Finchley Road, London, NW3 6BX. Extension of time
Date: 19 June 2020 12:22:10
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image004.jpg](#)
[image005.png](#)
[image006.jpg](#)
[image007.jpg](#)
[image008.png](#)
[image009.png](#)
[FS03_01_FS03_2011117.pdf](#)
[image011.png](#)

Hi [REDACTED]

In regards to email sent regarding extension of time to the current enforcement notice, an extension of 28 days has been granted from the expiration of the current enforcement notice.

This extension will expire on Tuesday 21st July 2020, we will expect all remedial works within the attached enforcement notice to be completed. If all works are completed prior to the expiration of the extended date, please notify me.

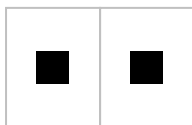
If you have any further queries please feel free to contact me on the details below.

Kind regards

Capture



Visit our website at www.london-fire.gov.uk



From: [REDACTED]
Sent: 19 June 2020 11:36
To: [REDACTED]
Subject: RE: Fire safety issues at 192/192a Finchley Road, London, NW3 6BX

As per our conversation, given the problems the COVID-19 environment is causing, let's give them another four weeks to complete the works.

Regards,





LONDON FIRE BRIGADE

Fire Safety Regulation, North East 1 Team
169 Union Street London SE1 0LL
T 020 8555 1200 [REDACTED]

Minicom 020 7960 3629
london-fire.gov.uk

[REDACTED]
LB Camden Environmental Services
Contact Camden Reception 5
Pancras Square
London
N1C 4AG

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

Date 31 March 2020
Our Ref 02/243650/PDB

Dear Sir

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 - Article 42

Premises: 192A Finchley Road, London NW3 6BX

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 is required by Article 42 of the Regulatory Reform (Fire Safety) Order 2005 to notify licensing or registration authorities about any enforcement action taken in respect of licensed or registered premises. During a recent inspection of the above-mentioned premises, certain matters were found to be below the required standard and the following formal enforcement action has been taken:

Issue of an Enforcement Notice – copy attached

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]
Direct T 0208 555 1200 [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: RE: Enforcement Notice To Vet. 02-243650 FS03 2011117 192A Finchley Rd NW3
Date: 30 March 2020 15:50:53
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)

Hi [REDACTED]

I am happy for the attached to be sent out and as per IO instructions; email sent to RP.

Thank you.

Please note any action required or reply to your e-mail may be delayed due to the London Fire Brigade's response to the current CoVID-19 situation based on Government advice.

Kind Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

london-fire.gov.uk



From: [REDACTED]
Sent: 30 March 2020 09:07
To: [REDACTED]
Subject: Enforcement Notice To Vet. 02-243650 FS03 2011117 192A Finchley Rd NW3

Hello

Here is an enforcement notice that is ready to vet there are no matches on the BRDO website.

On Companies House we are serving the notice on the registered address.

*FINCHLEY PROPERTIES LTD
07678372 - Incorporated on 22 June 2011
GOLDWINS, 75 Maygrove Road, London NW6 2EG*

Please note any action required or reply to your e-mail may be delayed due to the London Fire Brigade's response to the current CoVID-19 situation based on Government advice.

Kind Regards

[Redacted signature block]

london-fire.gov.uk



London Fire Brigade

For advice about how to stay safe from fire and other emergencies, please go to london-fire.gov.uk/Safety
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The Brigade is committed to using personal data in a responsible and transparent way. To find out more visit london-fire.gov.uk/privacy

London Fire Brigade

For advice about how to stay safe from fire and other emergencies, please go to london-fire.gov.uk/Safety
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The Brigade is committed to using personal data in a responsible and transparent way. To find out more visit london-fire.gov.uk/privacy

From: [REDACTED]
To: [REDACTED]
Subject: Enforcement Notice. 192A Finchley Road, London NW3 6BX
Date: 31 March 2020 09:56:44
Attachments: [Enforcement Notice 02-243650 FS03 2011117 192A Finchley Rd NW3.pdf](#)
[Definitions of standard terms used in means of escape requirements.docx](#)
[Guidance for Employers.docx](#)
[Legislation Extracts.docx](#)
[Letter to other Authority Unsatisfactory.pdf](#)
[image002.jpg](#)
[image004.jpg](#)
[image006.jpg](#)

Dear Sir

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 is required by Article 42 of the Regulatory Reform (Fire Safety) Order 2005 to notify licensing or registration authorities about any enforcement action taken in respect of licensed or registered premises.

During a recent inspection of the above-mentioned premises, certain matters were found to be below the required standard and the following formal enforcement action has been taken:

Issue of an Enforcement Notice – copy attached.

Please note any action required or reply to your e-mail may be delayed due to the London Fire Brigade's response to the current CoVID-19 situation based on Government advice.

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

london-fire.gov.uk





Fire Safety Audit Report

Audit Information

Audited By 62908D [REDACTED]
Audit Completed 31 March 2021

Location summary

File No 02/243650
UPRN 5053096
Building Name
Address 192A FINCHLEY ROAD
 LONDON
 NW3 6BX
Borough Camden
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Camden
Station Ground A41 - West Hampstead
Site Risk Score 5.00
Total Floors 4 **Basement floors** 1
Estimated number of sleeping 10
Special Features
Additional detail **NONE**

Premises Description Originally a house but has been converted to flats, the building has been converted into 10 residential units. Eight are accessible from the main entrance and 2 more units at the back of the building, each with their own entrance. Its constructed from brick with vinyl flooring and single wooden stair which serves the whole building. The massage parlour at the ground is independent and has its own exit.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 26 February 2023

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address 192A FINCHLEY ROAD
 LONDON
 NW3 6BX

Responsible team [REDACTED]
Occupancy Type Sole Occupier

Property Use	G - House converted to flat
Valuation Office	R5 - Houses converted to flats=>3 flrs
Original Risk Score	5.00
Reinspection Date	26 February 2023
Last Inspection	19 June 2020
Total Capacity	0
Maximum number of people	<20
Property Size for use	Medium 401m ² to 500m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average

Additional detail**Specific lone worker risk****Primary Authority Partnership** N/A**Protection Data (SHARED)**

Fire Protection & Warning	Adequate
Unwanted fire signals count	3
AFD remote monitoring	No
Smoke ventilation	N/A
Covers MOE/Common areas?	No
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	192A FINCHLEY ROAD LONDON NW3 6BX

Owner/Co-Owner

Name Finchley Properties Ltd
Responsible Person [REDACTED]
Position Director
Address c/o Goldwins
 75 Maygrove Road
 London
 NW6 2EG
Telephone [REDACTED]
Email [REDACTED]

Enforcement history

Infringements

Type Art30 Enforcement
Date 31 March 2020
Prohibition/Restriction date N/A
Prosecution Date N/A

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

FRA conducted on 06/01/2020, this was suitable and sufficient to a degree as it highlighted relevant issues within the premises including FD, lack of EEL in MofE, FAN not being installed in circulation spaces, issues with AFD were not picked up and this was highlighted as in issue by one of the tenants prior to the FRA.

FRA has been updated to pick up issues highlighted by audit (16/03/2021), this has now been addressed by the RP. Advised RP to ensure that suitable FRA is carried out periodically to ensure all relevant risk are addressed accordingly in future.

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. It was found that there was no mention of issues with the fire alarm which was not functioning.

REMEDY

The fire risk assessment should be reviewed.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit it was found that there was lack of checks and tests carried out for the fire safety systems, this included regular test and checks of the AFD & EEL as they had fallen in to disrepair. It was noted to the RP who said they weren't checked a per standard, advised him they should be done periodically and recorded for due diligence.

RP has put in a system of checks and test in place, MofE is checked periodically this will included testing of AFD every two weeks (this was advice from alarm engineer, advised RP to ensure that this is deemed suitable as this should be tested weekly). EEL in place is also checked periodically. RP was able to provide documents to prove these were now taking place.

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 emergency escape lighting and fire alarm system were not suitable tested.

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

Suitable detection in place for a simultaneous evacuation, it was confirmed by the RP verbally that they achieved the required decibel. The FAP was on but had several fault lights which the RP was requested to contact and engineer to rectify immediately.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit it was found that the means of escape was compromised due to lack of suitable fire doors and frame. Several doors had gaps within the frame or door notably door 8+9 had excessively large gaps which day light and bed sheet colours could be seen from the corridors. Advised RP to ensure that for protection of the MofE these doors would need suitable FDs, with no gaps and fitted by competent tradesmen to protect the means of escape.

Other than FD to flat 2, all have been suitable addressed as per advice provided, RP ensured that these had been installed to required standard with suitable SCs to ensure that MofE was suitably protected for use by relevant persons, gaps between the door frames and walls are no longer visible.

FAILURES

Article 14 Flat Front Door Specific

Please refer to Article 17.

REMEDY

Please refer to Article 17.

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 there was inadequate provision of emergency escape lighting.

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 providing suitable emergency escape lighting for use by relevant persons in the event of a fire.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit it was noted that there are no emergency procedures to be followed in the event of a fire, a tenant was asked if they were aware of actions to follow in the event of a fire and were unable to tell me. Advised RP to inform tenants of EP via letters and also install FAN in circulation areas as per FRA.

Suitable EP in place, with simultaneous evacuation now implemented, a FAN has been installed at each floor to advise relevant persons of action to take in the event of a fire. RP advised to allocate suitable assembly point as current one is right outside the main entrance of the property.

FAILURE

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

It was found that there was a lack of maintenance of fire safety systems within the premises, this included EEL and AFD which was there for life safety and early warning. Advice was given to the RP to suitably maintain this before the end of the day as it was critical to life safety. An engineer was contacted and this was fixed on the day. EEL however was not fully functional, RP informed me that this would be fixed. FDs protecting the MofE was also an issue. Especially flat door 8+9 which had large gaps the frame did not suitably fit on to the wall. Advised RP to employ competent tradesmen's to suitably install the fire doors. Electrical installation had been conducted. No Gas was present in the premises.

Other than FD to flat 2, all have been suitably addressed as per advice provided, RP ensured me these had been installed to required standard, gaps between the door frames and walls are no longer visible. EEL is also functional with suitable maintenance programme in place for all FS provisions.

FAILURES

Article 17(1) Flat doors-Common parts exit routes

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. It was found that fire doors to flat 8+9 were not suitable fire doors and had excessive gaps on the frames. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.

REMEDY

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

Article 17
(continued)

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.

Article 17(1) Facilities/equipment not maintained

At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that the emergency escape lighting within your premises had not been suitably maintained by a competent persons.

REMEDY

Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by employing competent persons to maintain the emergency escape lighting within your the premises.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
None

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations
Please ensure that as per FRA the significant findings of the documents are suitably addressed within timescales set. If these have since a passed please ensure that the actions are followed up as soon as reasonably practicable. This includes issues with FDs, AFD, EEL and any issues outlined.

Significant findings of FRA have now been addressed.

FAILURE

Article 8 FRA findings not implemented

At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that:

- 1) the emergency escape lighting was not functional
- 2) several doors on the means of escape were defect, these had significant gaps and did not appear to be suitable fire doors
- 3) regular testing and checks of the fire safety systems had not been carried out as per relevant standards

REMEDY

Article 8 Implement the significant findings of your fire risk assessment.
(continued)

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Broadly Compliant	No evidences of issues found under this article.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Broadly Compliant	No evidences of issues found under this article.

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Broadly Compliant	No FFE within common part of the premises, this is deemed suitable.

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

Safety Evaluation	Observations
Broadly Compliant	No evidences of issues found under this article.

Article 18 - Safety assistance

Safety Evaluation	Observations
Broadly Compliant	No evidences of issues found under this article.

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
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**

No (Compliant)

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

31/03/2021 16:28

Dates changed to allow synchronising

31/03/2021 16:22

On follow up visit, the RP had addressed all relevant issues picked up in initial visit. Along with enforcement from Camden Council which he addressed all outstanding issues the last being the FRA which was completed on 16/03/2021. [REDACTED] has been advised to ensure that the monitoring, checking and testing of fire safety provisions within his premises should continually be observed to ensure that it is up to standard and fully functioning.

31/03/2021 16:14

Initial Expectation: Verbal action

02/03/2021 16:18

After a visit to the premises with the RP it was clear to see he had taken on aboard all advice and is working hard to ensure that his property achieves compliance. Advice with regards to lack of suitable fire doors and cracks in walls has been addressed, these were the biggest issues and are no longer an issue. Fire doors apart from flat 2 has been addressed, he is in the process of addressing issues with flat 2 FD but is being hindered by a difficult tenant. A system of maintenance has been implemented to ensure that all flat front door, AFD, checks of MofE and EEL are tested inspected and suitably maintained if required. Even though AFD has been installed there has been talks of testing every 2 weeks as per advice from competent persons, advised RP to double check this.

EP has been addressed with simultaneous evac in place, this has ben communicate to all tenants and a FAN placed on all landings of the commons parts.

02/03/2021 15:37

Initial Expectation: Verbal action

Verbal Advice Given**None recorded**

Other Authorities to notify

LB Camden Council

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

[Redacted]

31/03/2021

Please Issue full compliance letter and notify Camden council.

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-3.8
Actual Risk Score	4.45
Risk Score	4.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
90	165	150