

**Freedom of Information request reference number:** 6162.1

**Date of response:** 14 December 2021

**Request:**

*All information relating to safety at the development known as Norway Wharf. Norway Wharf is at Wharf Lane, London, E14 and comprises four buildings: Lime House Court; Park Heights Court; Docklands Court; Grosvenor Court.*

*Information to be provided includes - but is not limited to - internal and external correspondence; internal notes; minutes of meetings; site visit records.*

**Response:**

Our Fire Safety Regulatory team have provided the following information held for Lime House Court; Park Heights Court; Docklands Court and Grosvenor Court, E14.

**Fire Safety Records**

Docklands Court, E14

The table below shows a record of the Fire Safety Audits undertaken by the LFB Fire Safety Regulatory (FSR) team at Docklands Court:

**Location**

Detail Protection Alias Related Properties

AFA A5400 NLPG

File No: 05/000684 (UPRN:6360023) DOCKLANDS COURT 4 WHARF LANE LONDON E14 7HW

Occupier	Address
Default Property	DOCKLANDS COURT, 4 WHARF LANE, LONDON, E14 7HW

(1 record found)

Job No.	Type	Status	Post	Last Step	Date Completed
2105030	Fire Safety Audit	Completed	1807	90.00	05/11/2021
1533416	Fire Safety Audit	Completed	1869	90.00	29/06/2015
1517726	Goodwill Advice -General Public	Completed	1869	80.00	18/11/2015
1514640	Goodwill Advice -General Public	Completed	1869	80.00	18/11/2015
1456341	Goodwill Advice - Other Authorities	Completed	X002	80.00	26/01/2015
1423546	Goodwill Advice -General Public	Completed	X002	80.00	14/05/2014
1423540	Fire Safety Audit	Completed	X002	170.00	04/06/2014
1316869	Fire Safety Audit	Completed	1838	170.00	13/09/2013

(8 records found)

The results of the four fire safety audits that have taken place at Docklands Court since 2013 confirmed that no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.

We also hold a small amount of other documents in the Fire Safety case file for this building:

1. Two General Fire Safety Report Forms, attached as PDF 'Document1 [Compatibility Mode]\_Redacted' and 'E1 1423546\_Redacted';
2. An email from member of public dated 22/10/2019 attached as PDF: 'Fwd PERSISTANT FIRE HAZARD - UNRESOLVED OVER A WEEK - RESPONSE REQUESTED - Re URGENT - Docklands Court buzzer and access system not working \_Redacted';
3. A 'Notification of fire safety information - to fire safety' form – (notes following a Home Fire Safety Visit at the premise) – this is withheld from disclosure, see below for FOI act exemption details;
4. The four Fire Safety Audit reports – these are withheld from disclosure, see below for FOI act exemption details.

Whilst the LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act, other documents (such as the fire safety audit report completed by the LFB Inspecting Officer or internal notes) will be 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)).

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

#### Grosvenor Court, E14

The table below shows a record of the Fire Safety Audits undertaken by the LFB Fire Safety Regulatory (FSR) team at Grosvenor Court:

File No: 05/015264 (UPRN:6359994) GROSVENOR COURT 2 WHARF LANE LONDON E14 7HW

Occupier	Address
Default Property	GROSVENOR COURT, 2 WHARF LANE, LONDON, E14 7HW <a href="#">View Jobs</a>

1 (1 record found)

Job No.	Type	Status	Post	Last Step	Date Completed
2118288	Informal Notification of Deficiencies	Completed	I807	40.00	20/05/2021
2107007	Fire Safety Audit	Completed	I807	150.80	19/05/2021
1344584	Fire Safety Audit	Completed	X002	170.00	02/06/2014

1 (3 records found)

The result of the fire safety audit that took place at Grosvenor Court in June 2014 confirmed that no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.

The result of the audit in May 2021 confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises. A copy of the NOD is attached as PDF document 'FS01\_08 2118288\_Redacted'.

When issuing a NOD the expectation is that the issues are minor enough that they can be rectified without needing any formal intervention from the LFB (which is different to an Enforcement Notice). As such, it would be for the Responsible Person(s) of the premises to be satisfied the deficiencies noted are addressed appropriately and within the recommend time frame. The LFB will then check these issues when the property is visited at the next routine inspection (according to the level of risk).

We also hold a small amount of other documents in the Fire Safety case file for this building:

1. The two Fire Safety Audit reports – these are withheld from disclosure, see below for FOI act exemption details;
2. One email chain between the LFB Inspecting Officer and Stiles Harold Williams Partnership LLP - this is withheld from disclosure, see below for FOI act exemption details;
3. One email chain between the LFB Inspecting Officer and KFH – this is withheld from disclosure, see below for FOI act exemption details.

Whilst the LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act, other documents (such as the fire safety audit report completed by the LFB Inspecting Officer or correspondence with the responsible person for the building) will be 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)).

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

#### Lime House Court, E14

The table below shows a record of the Fire Safety Audits undertaken by the LFB Fire Safety Regulatory (FSR) team at Lime House Court:

File No: 05/000100 (UPRN:6360010) LIME HOUSE COURT 3 WHARF LANE LONDON E14 7HW

Occupier	Address	
Default Property	LIME HOUSE COURT, 3 WHARF LANE, LONDON, E14 7HW	<a href="#">View Jobs</a>

1 (1 record found)

Job No.	Type	Status	Post	Last Step	Date Completed
2116087	Informal Notification of Deficiencies	Completed	I807	40.00	20/05/2021
2107010	Fire Safety Audit	Completed	I807	150.80	18/05/2021
1407743	Fire Safety Audit	Completed	X002	170.00	02/06/2014

1 (3 records found)

The result of the fire safety audit that took place at Lime House Court in June 2014 confirmed that no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.

The result of the audit in May 2021 confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises. A copy of the NOD is attached as PDF document 'FS01\_08 2118087\_Redacted'.

We also hold a small amount of other documents in the Fire Safety case file for this building:

1. The two Fire Safety Audit reports – these are withheld from disclosure, see below for FOI act exemption details;
2. One email chain between the LFB Inspecting Officer and Stiles Harold Williams Partnership LLP (please note, this is the same as the email held in file for Grosvenor Court, E14) – this is withheld from disclosure, see below for FOI act exemption details;
3. One email chain between the LFB Inspecting Officer and KFH – (please note, this is the same as the email held in file for Grosvenor Court, E14) this is withheld from disclosure, see below for FOI act exemption details.

Whilst the LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act, other documents (such as the fire safety audit report completed by the LFB Inspecting Officer or correspondence with the responsible person for the building) will be 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)).

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

### Park Heights Court, E14

The table below shows a record of the Fire Safety Audits undertaken by the LFB Fire Safety Regulatory (FSR) team at Park Heights Court:

**Location**

Detail Protection Alias Related Properties History **Jobs**

AFA AS400 NLPG

File No: 05/186085 (UPRN:6359965) PARK HEIGHTS COURT 1 WHARF LANE LONDON E14 7HW

Occupier	Address	
Default Property	PARK HEIGHTS COURT, 1 WHARF LANE, LONDON, E14 7HW	<a href="#">View Jobs</a>

1 (1 record found)

Job No.	Type	Status	Post	Last Step	Date Completed
2122182	Informal Notification of Deficiencies	Completed	I807	40.00	15/06/2021
2109026	Fire Safety Audit	Completed	I807	150.80	11/06/2021
1426130	Fire Safety Audit	Completed	X002	170.00	11/07/2014
1403451	Building Control Consultation	Completed	X002	50.00	06/02/2014
1035657	Dealing with Written Risk Assessments	Completed	I869	60.10	26/07/2010
1034868	Fire Safety Audit	Completed	I869	170.00	29/07/2010

1 (6 records found)

The result of the audit in July 2010 confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises. A copy of the NOD is attached as PDF document '05-186085 FS01\_08 NOD 20-07-10\_Redacted'.

The result of the fire safety audit that took place in June 2014 confirmed that no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.

The result of the audit in June 2021 confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises. A copy of the NOD is attached as PDF document 'FS01\_08 2122182\_Redacted'.

We also hold a small amount of other documents in the Fire Safety case file for this building:

1. An internal LFB email asking for a reactive fire safety audit record to be set up, attached as PDF 'Job to raise please\_Redacted';
2. Two Fire Safety Audit reports (please note the report for the 2010 audit is no longer held) – these are withheld from disclosure, see below for FOI act exemption details;
3. One email chain between the LFB Inspecting Officer and Stiles Harold Williams Partnership LLP (please note, this is the same as the email held in file for Grosvenor Court and Lime House Court) - this is withheld from disclosure, see below for FOI act exemption details;
4. One email chain between the LFB Inspecting Officer and KFH – (please note, this is the same as the email held in file for Grosvenor Court and Lime House Court) this is withheld from disclosure, see below for FOI act exemption details.

Whilst the LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act, other documents (such as the fire safety audit report completed by the LFB Inspecting Officer or correspondence with the responsible person for the building) will be 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)).

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

Please note, personal data has been removed from all the attached document under section 40 of the FOIA – Personal Information.

### Fire Station Visits

The table below shows a record of fire station crew visits to these buildings (since the year 2000):

Type	Postcode	Premises	Time of call	Description	Job type	Status
Station Visit	E14 7HW	LIME HOUSE COURT	28/04/2020	High Rise Premises 7(2)d	Outside Duty	Completed
Station Visit	E14 7HW	DOCKLANDS COURT	22/03/2020	ORI Docklands Court	Potential High Rise Premises 7(2)d	Completed
Station Visit	E14 7HW	DOCKLANDS COURT	21/03/2020	Docklands Court	Potential High Rise Premises 7(2)d	Completed

Station Visit	E14 7HW	PARK HEIGHTS COURT	21/03/2020	ORI Park Heights Court	Potential High Rise Premises 7(2)d	Completed
Station Visit	E14 7HW	LIME HOUSE COURT	19/03/2020	-	Potential High Rise Premises 7(2)d	Completed
Station Visit	E14 7HW	PARK HEIGHTS COURT	19/03/2020	-	Potential High Rise Premises 7(2)d	Completed
Station Visit	E14 7HW	GROSVENOR COURT	29/01/2016	-	Planned Visual Audit	Completed
Station Visit	E14 7HW	DOCKLANDS COURT	22/06/2013	Docklands Court - Revisit	Planned Visual Audit	Completed
Station Visit	E14 7HW	DOCKLANDS COURT	12/06/2013	Docklands Court	Planned Visual Audit	Completed
Station Visit	E14 7HW	PARK HEIGHTS COURT	20/06/2012	commercial road / Park heights court	Planned Visual Audit	Completed

Relevant information obtained through LFB fire station familiarisation visits to premises 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 report for Lime House Court as a PDF file '20200529\_ORD\_Lime Court\_Redacted'. Personal data has been removed from the attached document under section 40 of the FOIA – Personal Information.

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



LONDON FIRE BRIGADE

Fire Safety Regulation, North East 3 Team  
169 Union Street London SE1 0LL  
T 020 8555 1200

Minicom 020 7960 3629  
london-fire.gov.uk

The Company Secretary  
Kinleigh Folkard & Hayward Limited  
Kfh House  
5 Compton Road  
Wimbledon  
London  
SW19 7QA

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

Date 20 May 2021  
Our Ref 05/015264/OA

Dear Sir/Madam

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

### **Premises: Grosvenor Court, 2 Wharf Lane, London E14 7HW**

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 **16 December 2021**.

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](http://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](http://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,

P P [REDACTED]

**for Assistant Commissioner (Fire Safety)**

Directorate of Operations

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

Reply to Fire Safety Advisor [REDACTED]

Direct T 020 8555 1200 ext: [REDACTED] / [REDACTED]

Enc: Form FS03\_01b Legislation Extracts  
Form FS03\_06 Definitions of standard terms

Cc: [REDACTED], Kinleigh Folkard & Hayward Limited, Nelson House, 58 Wimbledon Hill Road, London SW19 7PA

[REDACTED], Kinleigh Folkard & Hayward Limited, Nelson House, 58 Wimbledon Hill Road, London SW19 7PA



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: Grosvenor Court, 2 Wharf Lane, London E14 7HW**

**FILE NUMBER: 05/015264**

This schedule should be read in conjunction with the Commissioner's letter dated **20 May 2021**.

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:

<b>Article</b>	<b>Area of Concern</b>	<b>Steps Considered necessary to remedy the contravention.</b>
Article 10	At the time of the audit the risk reduction and prevention principles of the Order had not been applied in the correct sequence. It was found that the chance of fire has not been sufficiently reduced: several barbeques were seen in private balconies (while balconies have wooden floors and external walls have timber cladding) and around the building	Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule. In particular ensure there are no sources of naked flames in the balconies and anywhere near the building exterior.
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:  1) Testing and maintenance for smoke detection; the automated opening vents; and emergency lighting in the communal areas has not been planned and organised; no evidence seen that weekly and annual testing and maintenance is taking place.  2) Management of fire exits has not been controlled and monitored: the door leading from the car park back into the building and signed as a fire exit can only be opened with a fob from the car park side; the Fire exit door leading from the car park to the pedestrian walkway is grounding, it is difficult to open.  3) Site accessibility for the firefighters has not been monitored; there may be issues with the fire appliance access; there is a large concrete planter and an external light on the inside on the inner yard in front of emergency access gate; it should be confirmed whether there is sufficient space for the fire appliance to pass.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) The door leading from the car park back into the building and signed as a fire exit can only be opened with a fob from the car park side.</p> <p>2) The fire exit door leading from the car park to the pedestrian walkway is grounding, it is difficult to open.</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. This can be achieved by:</p> <p>1) Ensuring all fire exits can be used by anyone at any time, not just people having the fob.</p> <p>2) Ensuring all fire exit doors are easy to operate.</p>
Article 8	<p>At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that there is a lack of fire stopping in the plant room ceiling in the car park.</p>	<p>Provide suitable FIRE RESISTING separation by ensuring there are no holes and gaps in the ceilings, walls and floors separating different compartments.</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 the cladding review states that the timber cladding currently on the building does not meet the current standard requirements and can stay on the building only if treated regularly with chemicals that allow the cladding to reach sufficient level of fire resistance. The façade report indicates that despite the presence of cladding no interim measures would be required until the cladding is removed, the fire risk assessments states that a simultaneous evacuation policy is in place and that interim measures are necessary until the cladding is removed. The fire risk assessment therefore is not considered to be suitable and sufficient as it does not take into consideration the comments of the cladding surveyors and also states that the simultaneous evacuation policy is in place when it isn't, and states that correct signage is in place; whilst the signage indicates a stay put policy.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to an evacuation policy suitable for the premises.</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.



LONDON FIRE BRIGADE

# General Fire Safety Report Form

Inspecting Officer:- [REDACTED]	
Address of Premises:- Docklands Court.	Job No. 1514840
4, Wharf Lane, London E14	File No. 05/000694
	Date: 10/3/15

### Report Details:

Following a phone call via a resident at the above address re: - AOVs not functioning I phoned up East Thames Homes, spoke to [REDACTED]. [REDACTED] informed me that the AOVs are being serviced at some stage this week and should be operational. I followed this up with a email to [REDACTED] to include up to date servicing certificate for AOVs to be sent to me.

[REDACTED] advised servicing of AOVs to be undertaken by Interserve – I suggested that a member of staff from East Thames Homes should be available to oversee the service –

Times recorded for phone calls, email regarding this.

[REDACTED]

10/3/15

Inspecting Officer: [REDACTED]	
Address of Premises: DOCKLANDS COURT	Job No. 1423546
4 WHARF LANE E14 7HW	File No. 05/000694
	Date: 14.05.14

Report Details:

I received a duty call from a resident of Docklands Court. The resident claimed that there were several fire safety issues regarding the Automatic Opening Vents. She stated that she had informed the management company East Thames Group. I visited the premises and found the AOV's in the corridors on the 1<sup>st</sup> and 4<sup>th</sup> floors to be in a bad state of repair. The mechanism in place to open the vent was detached from vent.

I contacted East Thames Group and identified the representative responsible for the block, [REDACTED]. I explained the issues surrounding the AOV's and the potential severity of the consequences in a fire situation. [REDACTED] investigated and informed me that he had placed them on an "urgent 5 day repair".

I agreed with [REDACTED] that I would return to the premises to conduct a full fire safety audit in the next day or so and would also be monitoring the situation with the AOV's. I discussed the potential implications with regards to enforcement if the AOV's were not satisfactorily addressed.

WM [REDACTED]

**Zoe Hughes**

---

**From:** Member of public (MoP)  
**Sent:** 22 October 2019 15:05  
**To:** London Fire Brigade (LFB)  
**Subject:** Fwd: PERSISTANT FIRE HAZARD - UNRESOLVED OVER A WEEK - RESPONSE REQUESTED - Re: URGENT - Docklands Court buzzer and access system not working

----- Forwarded message -----

**From:** MoP  
**Date:** Tue, 22 Oct 2019 at 15:02  
**Subject:** PERSISTANT FIRE HAZARD - UNRESOLVED OVER A WEEK - RESPONSE REQUESTED - Re: URGENT - Docklands Court buzzer and access system not working  
**To:** LQ Group  
**Cc:**

Dear [REDACTED]

I still have yet to hear a response from anyone as the intercom, dial-in mechanism and most abhorrently the exit button mechanism remains inoperable. I still look forward to your call.

Best,

[REDACTED]  
Docklands Court  
4 Wharf Lane  
London  
E14 7HW  
[REDACTED]

On Sat, 19 Oct 2019 at 16:00, [REDACTED] wrote:

Let it be also noted that the new information sheet has an incorrect email address which will also be addressed with the Ombudsman.



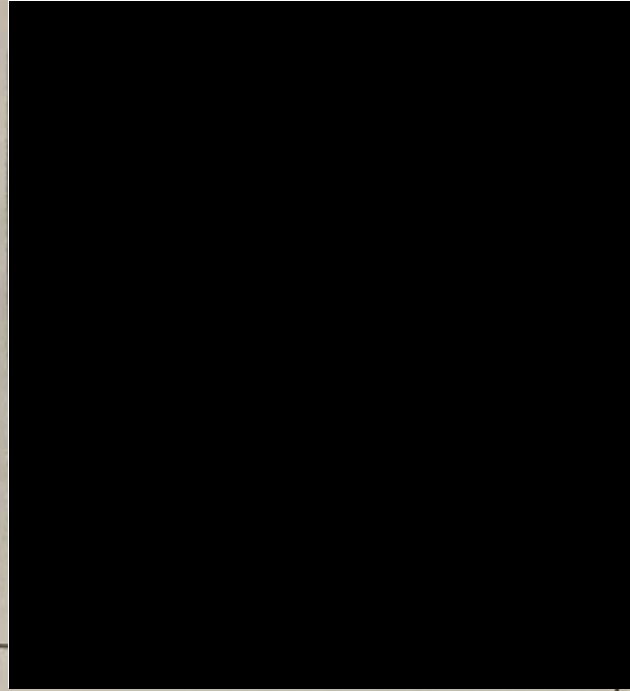
Furthermore the London Fire Brigade is becoming involved as the fire hazard created by the inoperable door opening mechanism which you have now left in a state putting all tenants at risk for over a week.



To avoid escalating to my media contacts, I strongly urge you to contact us imminently.

Sheet

Block: 6 to 17



On 19 Oct 2019, at 12:46, [REDACTED] wrote:

Hi [REDACTED]

Thanks for following up, however nothing has been fixed. 1) The code we normally use to get into the building without a fob is not working anymore. 2) If someone buzzes our flat and we try to let the person in from within the flat, the door still does not open. 3) As [REDACTED] mentioned, from downstairs it's only possible to open the door from inside if you press the release button and push the door at the same time. Before you could press it and that would give you a few seconds to push the door open. Maybe this problem is causing problems 1 & 2? Can someone come back and do thorough and proper checks and fix this time?

Thanks,

On Fri, Oct 18, 2019, 20:46 [REDACTED] wrote:

Thanks [REDACTED] And what about the exit button? Has it been fixed so one doesn't need to press the button at the same time as they push the door open?

On Fri, 18 Oct 2019 at 17:19, [REDACTED] wrote:

Hi [REDACTED]

-

Please be advised the operative attended and confirmed that the intercom is working fine; you can give access to visitors via the receiver.

-

It appears the panel amp for the speaker is faulty, therefore Residents are unable to speak to visitors via the receiver. Operative will arrange for replacement of this faulty part next week.

-

Regards

-

[Redacted]

L&Q | Housing Division [Redacted]

[Redacted]



-

---

**From:** [Redacted]

**Sent:** 16 October 2019 17:32

**To:** [Redacted]

**Cc:** [Redacted]

**Subject:** Re: URGENT - Docklands Court buzzer and access system not working

-

Thank you for the message and introduction, [Redacted] I still look forward to speaking to [Redacted] imminently.

-

-

Cheers,

[Redacted]

[Redacted]

On 16 Oct 2019, at 16:14, [Redacted] wrote:

Dear [REDACTED]

-

Thank you for your email and cooperation on this matter

-

Sorry to learn about your experience with the door entry system

-

I would like to formally inform you that I am now the new Property Manager for Docklands Court

-

[REDACTED] has provided me with a thorough handover of the Block.

-

Please be assured, a works order has been raised for the door entry system and an operative is attending this week Friday afternoon to resolve the issue.

-

If you do experience any further issues, do let me know

I apologise for any inconveniences

-

Regards

-

[REDACTED]

[REDACTED]

<image001.png>

-

---

**From:** [REDACTED]

**Sent:** 16 October 2019 12:37

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** Re: URGENT - Docklands Court buzzer and access system not working

-

Dear [REDACTED] and [REDACTED]

-

The stated problems with building access and building fire escape access still persist without any acknowledgment of rectification being arranged.

-

[REDACTED]—[REDACTED] and I would love to hear from you directly.

-

[REDACTED]—Please dispatch the appropriate team to rectify this immediately.

-

I look forward to hearing from both of you.

-

-

-

All the best,

-

██████████

██████████

On 15 Oct 2019, at 13:29, ██████████ wrote:

Flat ██████. Kindly let us all know the status of this issue being rectified.

-

Many thanks,

██████

On 15 Oct 2019, at 09:20, ██████████ wrote:

Dear ██████████

-

Thank you for your email.

-

Please can you kindly advise me of your flat number.

-

Kind Regards

-

[Redacted]  
L & Q Housing Trust | [Redacted]  
[Redacted]

-

<image001.jpg>

-

-

---

**From:** [Redacted]  
**Sent:** 14 October 2019 14:41  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** URGENT - Docklands Court buzzer and access system not working



-

Hear [REDACTED]

The buzzer/key access system seems not to be operational at Docklands Court. Please arrange a repair team to come assess and rectify immediately.

Many thanks,

[REDACTED]

<image002.jpg>



LONDON FIRE BRIGADE

Fire Safety Regulation, North East 3 Team  
169 Union Street London SE1 0LL  
T 020 8555 1200

Minicom 020 7960 3629  
london-fire.gov.uk

The Company Secretary  
Kinleigh Folkard & Hayward Limited  
Kfh House  
5 Compton Road  
Wimbledon  
London  
SW19 7QA

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

Date 20 May 2021  
Our Ref 05/000100/OA

Dear Sir/Madam

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

### **Premises: Lime House, Court 3 Wharf Lane, London E14 7HW**

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 **16 December 2021**.

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](http://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](http://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,

P P [REDACTED]

**for Assistant Commissioner (Fire Safety)**

Directorate of Operations

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

Reply to Fire Safety Advisor [REDACTED]

Direct T 020 8555 1200 ext: [REDACTED] / [REDACTED]

Enc: Form FS03\_01b Legislation Extracts  
Form FS03\_06 Definitions of standard terms

Cc: [REDACTED], Kinleigh Folkard & Hayward Limited, Nelson House, 58 Wimbledon Hill Road, London SW19 7PA

[REDACTED], Kinleigh Folkard & Hayward Limited, Nelson House, 58 Wimbledon Hill Road, London SW19 7PA

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: Lime House, Court 3 Wharf Lane, London E14 7HW**

**FILE NUMBER: 05/000100**

This schedule should be read in conjunction with the Commissioner's letter dated **20 May 2021**.

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 10	At the time of the audit the risk reduction and prevention principles of the order had not been applied in the correct sequence. It was found that the risk of fire has not been sufficiently reduced: several barbecues were seen in private balconies and around the building.	Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule. In particular ensure there are no sources of naked flames in the balconies and anywhere near the building exterior.
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) Testing and maintenance for smoke detection; the automated opening vents; and emergency lighting in the communal areas has not been planned and organised: no evidence seen that weekly and annual testing and maintenance is taking place.</p> <p>2) Management of fire exits has not been controlled and monitored: the door leading from the car park back into the building and signed as a fire exit can only be opened with a fob from the car park side; the fire exit door leading from the car park to the pedestrian walkway is grounding, it is difficult to open it.</p> <p>3) Site accessibility for the firefighters has not been monitored; there may be issues with the fire appliance access; there is a large concrete planter and an external light on the inside of the inner yard in front of emergency access gate; it should be confirmed whether there is sufficient space for the fire appliance to pass.</p>	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:	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:
Article 14		

continued.	<p>1) The door leading from the car park back into the building and signed as a fire exit can only be opened with a fob from the car park side;</p> <p>2) The Fire exit door leading from the car park to the pedestrian walkway is grounding, it is difficult to open.</p>	<p>1) Ensuring all fire exits can be used by anyone at any time, not just people having the fob.</p> <p>2) Ensuring all fire exit doors are easy to operate.</p>
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that there is a lack of fire stopping in the plant room ceiling in the car park.	Provide suitable FIRE RESISTING separation by ensuring there are no holes and gaps in the ceilings, walls and floors separating different compartments.
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 cladding review states that the timber cladding currently on the building does not meet the current standard requirements and remain only if treated regularly with chemicals that allow the cladding to reach sufficient level of FIRE RESISTANCE. The façade report indicates that despite the presence of cladding no interim measures would be required until the cladding is removed. However, the fire risk assessment states that interim measures are necessary until the cladding is removed and a simultaneous evacuation policy is in place. The fire risk assessment therefore is not considered to be suitable and sufficient as it does not take into consideration the comments of the cladding surveyors and also stated that the simultaneous evacuation policy is in place when it isn't, and states that correct signage is in place, whilst the signage indicates a stay put policy.	The fire risk assessment should be reviewed, with specific consideration given to a suitable evacuation policy for the premises.

**\*\*\*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.

The Company Secretary  
Kinleigh Limited  
Kfh House  
5 Compton Road  
Wimbledon  
London  
SW19 7QA

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

Date 15 June 2021  
Our Ref 05/186085/EB

Dear Sir/Madam

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

**Premises: Park Heights Court (flats 1-28), 1 Wharf Lane, London E14 7HW**

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 **11 January 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](http://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](http://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](mailto:FSR-AdminSupport@london-fire.gov.uk)

Reply to Fire Safety Advisor [REDACTED]

Direct T 020 8555 1200 ext [REDACTED] / [REDACTED]

Enc: Form FS03\_01b Legislation Extracts  
Form FS03\_06 Definitions of standard terms

Cc: [REDACTED], Kinleigh Folkard & Hayward, Nelson House, 58 Wimbledon Hill Road, London SW19 7PA

[REDACTED], Kinleigh Folkard & Hayward, Nelson House, 58 Wimbledon Hill Road, London SW19 7PA

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: Park Heights Court (flats 1-28), 1 Wharf Lane, London E14 7HW**

**FILE NUMBER: 05/186085**

This schedule should be read in conjunction with the Commissioner's letter dated **15 June 2021**.

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:

<b>Article</b>	<b>Area of Concern</b>	<b>Steps Considered necessary to remedy the contravention.</b>
Article 10	At the time of the audit the risk reduction and prevention principles of the order had not been applied in the correct sequence. It was found that the chance of fire has not been sufficiently reduced, several barbecues seen in private balconies (while balconies have wooden floors and external walls have timber cladding) and around the building. The communal terrace on the 6th floor has several barbecue grills permanently kept there by the residents.	Apply the principles of prevention contained in schedule 1 part 3 of the order in the priority set out in that schedule. In particular ensure there are no sources of naked flames in the balconies and anywhere near the building exterior.
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:  1)The regular testing and maintenance regime for smoke detection and automated opening vents in the communal areas has not been planned and organised, there was no evidence was seen that the weekly and annual testing and maintenance is taking place.  2)The regular monthly emergency lighting testing regime has not been planned and organised; there was no evidence seen to suggest it is taking place.  3)The regular dry riser maintenance has not been planned and organised; there was no evidence seen to suggest it is taking place.  4)The visual checks of fire doors was not planned and organised, fire doors leading to floor 9 has sound absorbing foam stickers put in by residents and the fire door leading to 7th floor does not close all the way into the frame.	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 the protected staircase potentially is compromised, as the fire doors leading to floor 9 have sound absorbing foam stickers put in by residents and the fire door leading to 7th floor does not close all the way, it gets stuck on the smoke seal.	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 repairing the fire doors.
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 fire door leading to the 7th floor does not close all the way, it gets stuck on the smoke seal.	Arrange initial and ongoing maintenance ensuring fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring fire doors are part of regular visual checks and maintenance.
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 the cladding review, states that the timber cladding currently on the building, does not meet the current standard requirements and remain only if treated regularly, with chemicals that allow the cladding to reach sufficient level of FIRE RESISTANCE.</p> <p>The façade report indicates that despite the presence of cladding, no interim measures would be required until the cladding is removed. However, the fire risk assessment states that interim measures are necessary until the cladding is removed and a simultaneous evacuation policy is in place. The fire risk assessment therefore is not considered to be suitable and sufficient, as it does not take into consideration the comments of the cladding surveyors and also stated that the simultaneous evacuation policy is in place when it isn't, and states that correct signage is in place, whilst the signage indicates a stay put policy.</p>	The fire risk assessment should be reviewed, with specific consideration given to a suitable evacuation policy for the premises.

**\*\*\*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.



The Company Secretary  
Kinleigh Limited  
Residential Estate Management  
KFS House  
5, Compton Road,  
London SW19 7QA

London Fire and Emergency Planning  
Authority runs the London Fire Brigade

Date 30 July 2010  
Our Ref 05/186085/BA

Attention of [REDACTED],  
Property Manager.

Dear Sir,

## **REGULATORY REFORM (FIRE SAFETY) ORDER 2005 NOTIFICATION OF FIRE SAFETY DEFICIENCIES**

**Premises: - Ground to 11<sup>th</sup> floors, Park Heights Court, 1 Wharf Lane, London E14 7HW**

A recent inspection of the above premises by a fire authority officer revealed that certain conditions specified in and required by the Regulatory Reform (Fire Safety) Order 2005, were being contravened. The Authority considers that the steps detailed in the attached schedule needs to be taken in order to comply with the above legislation.

The steps should be completed by **30 August 2010** when a further inspection may be carried out.

You should note that failure to comply with any requirement of the legislation is an offence and the person responsible is liable to prosecution. This letter and attached schedule are issued without prejudice to any legal action which may subsequently be taken regarding the failures to comply with the Legislation.

Your attention is drawn to the notes attached.

The contents of this letter are without prejudice to any requirements or recommendations that may be made by the Authority under the Petroleum (Consolidation) Act 1928, 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 to be carried out. You are advised that before you commence any building works you are obliged to notify the local Building Control Officer or an approved inspector under the Building Regulations 1991 or the Building (Approved inspectors etc) Regulations, 1985 respectively. Regard must also be taken, where applicable of the provisions of the London Building Act (Amendment) Act 1939 as amended.

If you are in any doubt as to the obligations placed upon you by the legislation, or if there is any relevant matter upon which you require clarification you may contact the person named below. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

Yours faithfully,

**for Assistant Commissioner (Fire Safety Regulation)**

Fire and Community Safety Directorate

██████████@london-fire.gov.uk

Enc: Form FS03\_01b Legislation Extracts

Reply to ██████████

Direct T 0208 555 1200 ext ██████████



## SCHEDULE

**PREMISES:** - Ground to 11<sup>th</sup> floors, Park Heights Court, 1 Wharf Lane, London E14 7HW

**File Number:** -05/186085

This schedule should be read in conjunction with the Authority's letter dated **29 July 2010**

The conditions specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following steps needs to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
FSO Article 11 (1)	<p>Suitable arrangements for the effective planning, organisation, control, monitoring and review of the protective measures are not in place:-</p> <ul style="list-style-type: none"> <li>-There are high voltage electrical cupboards in the communal areas that have been left open, and exposed on the 5<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup> floors.</li> <li>- There are materials in some of the apartments' communal areas.</li> <li>- The outside Dry Riser outlet cupboard is broken.</li> </ul>	<p>Suitable arrangements for the effective planning, organisation, control, monitoring and review of the communal areas being kept sterile, the electrical cupboards being kept locked when not in use, and the outside Dry Riser outlet being kept locked and only accessible to the London Fire Brigade, must be made and implemented.</p> <p>The preventive and protective measures are the measures that have been identified by a risk assessment as the general fire precautions the responsible person needs to take to comply with the Order.</p>
FSO Article 13 (1)	<p>Insufficient or inadequate fire-fighting equipment has been provided.</p> <p>Persons on the premises could not remove risk to relevant persons by extinguishing a small fire before it poses a significant risk to those on the premises; or protect themselves or others from fire, including by ensuring the means of escape can be safely used:-</p> <p>Fire extinguishers are only positioned on the 2<sup>nd</sup> and 6<sup>th</sup> floor stairwell landings.</p>	<p>Provide firefighting equipment appropriate to the fire hazards so that people may protect themselves or assist others in an emergency.</p> <p>Fire fighting equipment should be positioned throughout the premises.</p>

<p>FSO Article 14 (1)</p> <p>Article 14(1)</p>	<p>Routes to emergency exits are not kept clear:-</p> <ul style="list-style-type: none"> <li>- There are materials situated in the 1<sup>st</sup>, 4<sup>th</sup>, &amp; 9<sup>th</sup> floor accommodation lobbies</li> </ul> <p>This prevents relevant persons from evacuating the premises as quickly and safely as possible.</p>	<p>All routes to emergency exits must be kept clear at all times. Remove all items blocking or obstructing emergency exit routes and, in accordance with Article 11, make suitable management arrangements to ensure the routes are kept clear of obstructions.</p>
<p>FSO Article 17 (1)</p>	<p>Inadequate maintenance of :-</p> <ul style="list-style-type: none"> <li>- Outside Dry Riser outlet cupboard is broken.</li> <li>- Fire Extinguishers appears to be in need of a service.</li> <li>- Fire door maintenance required for 7<sup>th</sup> floor fire door separating the apartments' from the staircase,</li> </ul>	<p>Arrange maintenance to ensure the items in the left hand column are undertaken, is in an efficient state, in effective working order and in good repair.</p> <p>An ongoing maintenance regime must be put in place. The maintenance regime must be subject to effective planning, organisation, control, monitoring and review in accordance with article 11 of the Order.</p>
<p>FSO Article 38</p>	<p>The outside dry riser outlet cupboard provided for the use by, or protection of, fire-fighters have not been subject to a suitable maintenance or kept in working order and in good repair:-</p> <p>The glass is broken from the front of the cupboard.</p>	<p>Arrange maintenance by a competent person to ensure the outside dry riser cupboard is in an efficient state, in effective working order and in good repair.</p> <p>An ongoing maintenance regime must be put in place. The maintenance regime must be subject to effective planning, organisation, control, monitoring and review in accordance with article 11 of the Order.</p>

## 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.

## Zoe Hughes

---

**From:** [REDACTED] LFB Inspecting Officer  
**Sent:** 16 March 2021 19:03  
**To:** FSR-AdminSupport  
**Subject:** Job to raise please

**Categories:** [REDACTED]

Hi Admin,

Could you please raise me a Reactive FSO1 audit form for these premises:

PARK HEIGHTS COURT  
1 WHARF LANE  
LONDON

**05/186085**

**Thanks!!**

Kind regards

[REDACTED]  
Fire Safety Advisor

[REDACTED]  
FSR Tower Hamlets & Newham  
[REDACTED]

T: 020 8555 1200 x [REDACTED]

Current User:	HUGHESZ	Approved By:	[REDACTED]
Completed By:	[REDACTED]	Watch:	Blue
Name & Address:	LIME HOUSE COURT, LIME HOUSE COURT, 3, WHARF LANE, E14 7HW		
Date:	29/05/2020		

**Comments**

New Comment:

**Current Visit Comments**

User	Date
------	------

**Previous Visit Comments**

User	Date
VISIT CARRIED OUT BY BLUE WATCH NO CHANGES	29/05/2020 14:18:20

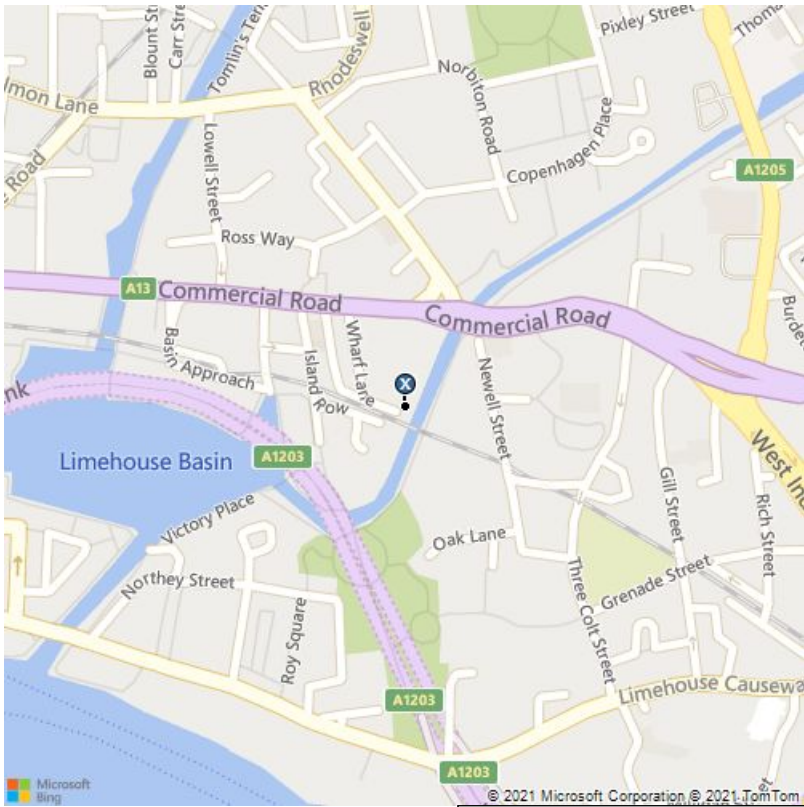
**Earlier Visit Comments**

User	Date
***** data quality checks completed *****	19/05/2020 11:11:16
No change since last visit	28/04/2020 17:07:36
***** data quality checks completed *****	02/04/2020 16:24:17
New Entry	20/03/2020 19:37:40

**Address**

**Station**

Area	North East
Borough	Tower
Station	F22 Poplar



Easting	5366160
Northing	1810220

**Hazards**

Inspection Notes:

**Hazards Summary**

Location Code	Desc
<input type="text"/>	<input type="text"/>

## Tactical Plan

### Operational Contingency Plan

Plan Name	Lime House Court/Grosvenor Court
Plan No	A010/F22/180
Version	1.2
Date Effective From	20/03/2020
Date Documented	20/03/2020

### Site Details

Site Profile	Lime House Court and Grosvenor Court are connected by corridors on the 2nd, 3rd and 4th floors. No Riser. No FF lift.
Site Dimensions	28m x 29m Height: 15m
Life Risks	
Water Supply	Close proximity to Limehouse Cut (Canal). 5 lengths to nearest Hydrants.

Number of People at Risk			
Occasion	PeopleType	No. ppl Day	No. ppl Night
Typical	Residents	30	90

Operational Hazards
Close proximity to Limehouse Cut (Canal) and Docklands Light Railway.
Decorative timber panelling on outside of building.
Premises has a communal basement car park. Vehicular access via south end of Wharf Lane.

Communications

Fixed Installations		
Group	Type	Description
Other systems/building facilities	Smoke ventilation systems	AOVs

Premises Information Box (PIB)	
Is there a PIB at this address?	False
PIB/Other Plans Location	

### Access

#### Route Access

Evacuation would likely impede access. Narrow streets impede appliance access.

#### Site Access

Main Entrance in communal court yard (Norway Wharf), access through gate from Wharf Lane.

#### En Route Considerations

Access via Wharf Lane only via Norway Place or Commercial Road. Commercial road will be congested at peak times.

### On Site Action

#### Site Staff

#### OIC

Early consideration of RVP and Aerial Appliance access.

#### RVP & Meeting Points

Name	Type	Description
o/s Earl Atlee Court, Commercial Road.	RVP	RVPI

#### Emergency Contacts

Title	Surname	Forename	Position	Type	Telephone

#### OPS Planning Consideration

Consider water run off due to proximity to Limehouse Cut (Canal).  
Consider requesting attendance of R.I.O. due to proximity to DLR

#### Policies

581 - Water rescue and safety

793 - Compartment firefighting

790 - Fire survival guidance call

633 - High Rise

773 - Firefighting in basements

#### Other Service Agencies

Met Police for traffic control (Commercial Road)

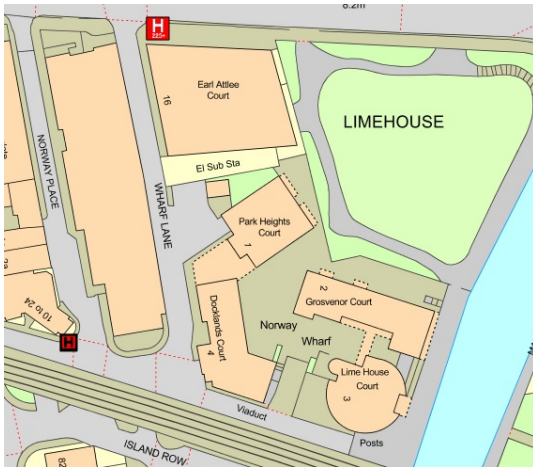
TFL for Bus route and DLR disruption.



# Plans and Images

Name  
Description

Hydrant Locations



Name  
Description

ePIP  
ePIP

## LIME HOUSE COURT

LFB  
LONDON FIRE BRIGADE

<b>FLOORS</b>	<b>H2 SL</b>
<b>7</b>	Lime House Court & Grosvenor House are connected by a corridor on the 2nd, 3rd and 4th Floors.
<b>DIMENSIONS</b>	Grosvenor House 2nd: 7-9 Flats 3rd: 10-12 Grd: 1-3 (court yard) 4th: 13-16 1st: 4-6
<b>28m x 29m</b>	
<b>Height: 15m</b>	
<b>FLATS</b>	Flats Grd: 1-2 1st: 3-4 2nd: 5-6 3rd: 7-8 4th: 9-10 5th: 11 6th: 12
<b>Level</b>	<b>H1 SL</b>
<b>NO RISER</b>	Wharf Lane
<b>HYDRANT</b>	Limehouse Cut (Canal)
<b>H1 o/s Norway Place</b>	Entrance to     Basement     Car Park
<b>H2 o/s Commercial Road</b>	
<b>LIFTS</b>	
<b>No Fire Lift Present</b>	