

Freedom of Information request reference number: 5975.1

Date of response: 10 September 2021

Request:

I would like to request a copy of all communications between London Fire Brigade and FirstPort, in relation to the Waterside Park development (off Silvertown Way). This includes copies of Fire Risk Assessments, Waking Watch reports and safety inspections.

Response:

Please find our response to each of your queries below:

Waterside Park – LFB Fire Safety Information

Fire Safety Audit Records

Connaught Heights

The table below shows the record of the LFB fire safety audits undertaken at Connaught Heights:

File No: 17/196601 (UPRN:10090325326) CONNAUGHT HEIGHTS 2 AGNES GEORGE WALK SILVERTOWN LONDON E16 2FP

Occupier	Address	
Default Property	CONNAUGHT HEIGHTS, 2 AGNES GEORGE WALK, SILVERTOWN, LONDON, E16 2FP	View Jobs
Al Masar Restaurant	UNIT 1, CONNAUGHT HEIGHTS, 2 AGNES GEORGE WALK, SILVERTOWN, LONDON, E16 2FP	View Jobs
1 (2 records found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2111625	Fire Safety Audit	Completed	1865	90.00	30/05/2021
1265041	Fire Safety Audit	Completed	1874	160.00	16/05/2013
1 (2 records found)					

The result of the most recent audit, undertaken in 2021, confirmed 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.

Estuary House

The table below shows the record of the LFB fire safety audits undertaken at Estuary House:

File No: 17/191737 (UPRN:10090325273) ESTUARY HOUSE 4 AGNES GEORGE WALK SILVERTOWN LONDON E16 2FN

Occupier	Address	
Default Property	ESTUARY HOUSE, 4 AGNES GEORGE WALK, SILVERTOWN, LONDON, E16 2FN	View Jobs
1 (1 record found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2114418	Fire Safety Audit	Completed	1865	90.00	08/05/2021
2027350	Fire Safety Audit	Completed	1865	90.00	04/08/2020
1637378	SFSO activities	Completed	T021	80.00	25/07/2016
1637306	Fire Safety Audit	Completed	1867	90.00	09/08/2016
1605271	Fire Safety Audit	Completed	1874	90.00	09/03/2016
1265040	Fire Safety Audit	Completed	1874	170.00	15/01/2013
1 (6 records found)					

The result of the most recent audit, undertaken in 2021, confirmed 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.

Heron Place

The three tables below show the record of the LFB fire safety audits undertaken at Heron Place:

File No: 17/201310 (UPRN:10090325169) HERON PLACE 4 BRAMWELL WAY SILVERTOWN LONDON E16 2FJ

Occupier	Address	
Default Property	HERON PLACE, 4 BRAMWELL WAY, SILVERTOWN, LONDON, E16 2FJ	View Jobs
Nisa Local	HERON PLACE, 4 BRAMWELL WAY, SILVERTOWN, LONDON	View Jobs
Occupied	UNIT 3, HERON PLACE, 4 BRAMWELL WAY, SILVERTOWN, LONDON, E16 2FJ	View Jobs
CONCIERGE OFFICE	CONCIERGE OFFICE, HERON PLACE, 4 BRAMWELL WAY, SILVERTOWN, LONDON, E16 2FJ	View Jobs
1 (4 records found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2111616	Fire Safety Audit	Completed	1865	90.00	15/05/2021
1745188	Informal Notification of Deficiencies	Completed	1638	40.00	28/09/2017
1723854	Fire Safety Audit	Completed	1638	150.80	27/09/2017
1454975	Fire Safety Audit	Completed	1867	90.00	03/02/2015
1 (4 records found)					

File No: 17/254960 (UPRN:5220004925460) Flats 1- 19 Heron Place 4 BRAMWELL WAY SILVERTOWN LONDON

Occupier	Address	
Default Property	Flats 1- 19 Heron Place, 4, BRAMWELL WAY, SILVERTOWN, LONDON	View Jobs
1 (1 record found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2132957	Fire Safety Audit	On Mobile Device	1865	20.00	
1 (1 record found)					

File No: 17/254961 (UPRN:5220004925048) Flats 41-103 Heron Place B2 BRAMWELL WAY SILVERTOWN LONDON

Occupier	Address	
Default Property	Flats 41-103, Heron Place B2, BRAMWELL WAY, SILVERTOWN, LONDON	View Jobs
1 (1 record found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2132958	Fire Safety Audit	On Mobile Device	1865	20.00	
1 (1 record found)					

The result of the most recent audit, undertaken in 2021, confirmed 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.

There is an open audit record for this building, no outcome has been recorded yet.

Kingfisher Heights

The table below shows the record of the LFB fire safety audits undertaken at Kingfisher Heights:

File No: 17/196602 (UPRN:10090325065) KINGFISHER HEIGHTS 2 BRAMWELL WAY SILVERTOWN LONDON E16 2GQ

Occupier	Address	
Default Property	KINGFISHER HEIGHTS, 2 BRAMWELL WAY, SILVERTOWN, LONDON, E16 2GQ	View Jobs
Temptation Studios	KINGFISHER HEIGHTS, 2 BRAMWELL WAY, SILVERTOWN, LONDON, E16 2FJ	View Jobs

1 (2 records found)

Job No.	Type	Status	Post	Last Step	Date Completed
2111617	Fire Safety Audit	Completed	1865	90.00	09/05/2021
1714472	Building Control Consultation	Completed	1607	50.00	18/04/2017
1410000	Fire Safety Audit	Cancelled	1867	40.99	24/03/2014
1265042	Fire Safety Audit	Cancelled	1874	40.99	12/03/2013

1 (4 records found)

The result of the most recent audit, undertaken in 2021, confirmed 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.

Meadow Court

The table below shows the record of the LFB fire safety audits undertaken at Meadow Court:

File No: 17/200301 (UPRN:10090325495) MEADOW COURT 14 BOOTH ROAD SILVERTOWN LONDON E16 2FW

Occupier	Address	
Default Property	MEADOW COURT, 14 BOOTH ROAD, SILVERTOWN, LONDON, E16 2FW	View Jobs

1 (1 record found)

Job No.	Type	Status	Post	Last Step	Date Completed
2111624	Fire Safety Audit	Completed	1865	90.00	30/05/2021
2027353	Fire Safety Audit	Completed	1865	90.00	06/08/2020
1454320	Fire Safety Audit	Completed	1606	90.00	29/05/2015
1365340	Goodwill Advice - Other Authorities	Completed	1603	80.00	21/11/2013
1353746	Calculating RRL without Audit	Completed	1864	50.00	25/06/2014

1 (5 records found)

The result of the most recent audit, undertaken in 2021, confirmed 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.

Parkside Court

The two tables below show the record of the LFB fire safety audits undertaken at Parkside Court:

File No: 17/205956 (UPRN:10090325496) PARKSIDE COURT 15 BOOTH ROAD SILVERTOWN LONDON E16 2FX

Occupier	Address	
Default Property	PARKSIDE COURT, 15 BOOTH ROAD, SILVERTOWN, LONDON, E16 2FX	View Jobs
1 (1 record found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2114349	Goodwill Advice -General Public	Active	1865	80.00	
2111619	Fire Safety Audit	Completed	1865	90.00	08/05/2021
1743358	Informal Notification of Deficiencies	Completed	1607	40.00	14/09/2017
1723872	Fire Safety Audit	Completed	1607	150.80	14/09/2017
1454976	Fire Safety Audit	Completed	1867	90.00	03/02/2015
1 (5 records found)					

File No: 17/225055 (UPRN:5220004820417) 54-93 Parkside Court 15 BOOTH ROAD SILVERTOWN LONDON

Occupier	Address	
Default Property	54-93 Parkside Court 15, BOOTH ROAD, SILVERTOWN, LONDON	View Jobs
1 (1 record found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2111623	Fire Safety Audit	Completed	1865	90.00	09/05/2021
1743352	Fire Safety Audit	Completed	1607	90.00	15/09/2017
1 (2 records found)					

The result of the most recent audit, undertaken in 2021, confirmed 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.

Wards Wharf Approach

The two tables below show the record of the LFB fire safety audits undertaken at Wards Wharf Approach:

File No: 17/236252 (UPRN:5220004869467) Flats 177-251 The Tower WARDS WHARF APPROACH SILVERTOWN LONDON

Occupier	Address	
Default Property	Flats 177-251, The Tower, WARDS WHARF APPROACH, SILVERTOWN, LONDON	View Jobs
1 (1 record found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2112920	Fire Safety Audit	Completed	1865	90.00	20/06/2021
1922003	Informal Notification of Deficiencies	Completed	1607	40.00	18/06/2019
1917388	Fire Safety Audit	Completed	1607	150.80	18/06/2019
1 (3 records found)					

File No: 17/161536 (UPRN:5220004870800) FLATS 1-176 WARDS WHARF APPROACH SILVERTOWN LONDON

Occupier	Address	
Default Property	FLATS 1-176, WARDS WHARF APPROACH, SILVERTOWN, LONDON	View Jobs
1 (1 record found)		

Job No.	Type	Status	Post	Last Step	Date Completed
1930938	Goodwill Advice -General Public	Completed	1607	80.00	20/08/2019
1930348	Enforcement Notice follow up	Completed	1640	275.00	25/03/2020
1919258	Enforcement Notice	Completed	1607	220.00	15/08/2019
1906905	Fire Safety Audit	Completed	1607	150.00	30/05/2019
1739755	Informal Notification of Deficiencies	Completed	1638	40.00	22/08/2017
1723714	Fire Safety Audit	Completed	1638	150.80	22/08/2017
1562626	Fire Safety Audit	Completed	1864	90.00	15/01/2016
1339526	Informal Notification of Deficiencies	Completed	1864	40.00	22/07/2013
1327530	Fire Safety Audit	Completed	1864	180.00	22/07/2013
1130479	Fire Safety Audit	Completed	1607	180.00	05/07/2011
1 2 > >> (11 records found)					

The result of the most recent audit, undertaken in 2021, confirmed 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.

Waterside Heights

The table below shows the record of the LFB fire safety audits undertaken at Waterside Heights:

File No: 17/205957 (UPRN:10090325497) WATERSIDE HEIGHTS 16 BOOTH ROAD SILVERTOWN LONDON E16 2GP

Occupier	Address	
Default Property	WATERSIDE HEIGHTS, 16 BOOTH ROAD, SILVERTOWN, LONDON, E16 2GP	View Jobs
1 (1 record found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2111618	Fire Safety Audit	Completed	1865	90.00	15/05/2021
2019342	Fire Safety Audit	Completed	1865	90.00	31/07/2020
1454979	Fire Safety Audit	Cancelled	1867	40.99	30/06/2015
1 (3 records found)					

The result of the most recent audit, undertaken in 2021, confirmed 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.

Waking Watch information

We do hold some correspondence with FirstPort Ltd that relates to the waking watch in place for the buildings in Waterside Park.

The LFB is not responsible for recommending or instructing landlords to introduce waking watches. This was a recommendation from [The Ministry of Housing, Communities and Local Government's](#) (formerly the Department for Communities and Local Government) in June 2017 to implement interim mitigating measures to ensure the safety of residents, pending replacement of the cladding.

Each building with a waking watch has a bespoke implementation of the measures suggested by the NFCC (National Fire Chiefs Council) [guidance](#), depending on its individual design and existing

provisions (for example, waking watches are not just used for ACM cladding, they can be implemented because of other fire safety reasons such as compartmentation issues, etc).

Fire Risk Assessments

As the enforcing authority under the Regulatory Reform (Fire Safety) Order, 2005, (RRO) the Brigade does not provide, or carry out fire risk assessments (FRA) as this is the responsibility of the responsible persons (RP). Whilst on some occasions the RP may provide documents to the Inspecting Officer (IO) we are under no obligation to retain them.

Our Fire Safety team have confirmed that we hold a small amount of FRA documents for some buildings in Waterside Park.

Correspondence with FirstPort Ltd

We do hold some email correspondence between the LFB and FirstPort Ltd.

In response to Freedom of Information requests, the Brigade aims to provide as much information as possible about the outcome of fire safety audits/inspections of buildings and any 'enforcement' action we might take.

Aside from this, most documents (including correspondence comprising emails, letters), detailed audit/inspection notes, other documents (such as the fire risk assessment reports or documents provided to us by the 'responsible person' for the building) and other fire safety information held by the Brigade will usually be exempt from access via the FOIA provisions. We consider these to be exempt from disclosure under [Section 31 of the FOIA](#) ("law enforcement" – Section 31(1)(g) combined with 31(2)(a) and 31(2)(c)). I am using this exemption not to disclose the audit/inspection report from July 2020. Section 31 is a prejudice based exemption and is subject to the public interest test. This means that not only does the information have to prejudice one of the purposes listed, but, before the information can be withheld, the public interest in preventing that prejudice must outweigh the public interest in disclosure.

The Brigade enforces various safety laws, chiefly around fire safety, including the Regulatory Reform (Fire Safety) Order 2005; often called the "RRO" - see [this page](#) on our website. The RRO is applicable in commercial premises and common parts in residential buildings (e.g. blocks of flats) but does not extend to individual private homes (flats).

We clearly understand that there is public interest in knowing about the fire safety of the buildings in which people live, work or visit. Fire safety is the responsibility of the 'responsible person' for the building concerned as explained on our website [here](#). We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory role lies in making information about (formal or informal) enforcement action available to those that request it.

The Brigade's role is as an enforcing authority to make sure that the 'responsible person' has done what is necessary as required by fire safety law. The Brigade needs to maintain a balance between the public interest in safety and the Brigade's ability to work with the 'responsible person' in an honest, frank and meaningful way. It is important for us as an enforcing authority, that we work with the 'responsible person' for the building with any audit/inspections that the Brigade may undertake, if the 'responsible person' is willing to cooperate with the audit/inspection on a voluntary basis and our inspecting officers are able to take full contemporaneous notes 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 any appropriate action to take (if necessary). We believe that the public interest in preventing that prejudice outweighs the public interest in releasing the information.

When the Brigade identifies any safety concerns, we make this information available within an informal notification of fire safety deficiencies (NOD), and through the public register of any formal enforcement

action on our website [here](#). Where there is no fire safety concern that merits either formal or informal action, then this information should be protected from publication to preserve the safe space for good regulation principles. That is because any information we hold could be used at a later date as part of formal enforcement action or prosecution where this material can help demonstrate the behaviour, actions or omissions of the 'responsible person'.

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](#).