

Freedom of Information request reference number: 6413.1

Date of response: 5th April 2022

Request:

Dear sir / madam Can you let me know the outcome of the visit by London Fire Brigade to the Britannia International Hotel, London in September 2021 and any visits in 2022. Can you provide me with the relevant reports if any were made? (ie what advice, if any, the hotel was given and whether any action was taken by the Fire Brigade). yours sincerely Trevor Baker

Response:

Where a Fire Safety Audit (FSA) results in a notice being issued by the LFB, the reports themselves are exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

When the LFB identifies any safety concerns, we make this information available to the public by supplying copies of any informal Notification of Fire Safety Deficiencies (NOD) issued, and through access to [the public register](#) of any formal enforcement action.

We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit; however, we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place.

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

A Fire Safety Audit (FSA) was completed on 23.09.2021, and the decision was 'Broadly Compliant'; the Fire Safety Audit (FSA) is attached to this email.

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

A Fire Safety Audit (FSA) was completed on 21.02.2022, and the decision was 'Non-compliant'.

An Enforcement Notice was issued on 18.03.2022 and is not attached to this email, as there is a 21-day window for the Responsible Person (RP) to appeal against the issuing of the notice.

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

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

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



Fire Safety Audit Report

Audit Information

Audited By 61273K [REDACTED]
Audit Completed 23 September 2021

Location summary

File No 05/003670
UPRN 6063723
Building Name Britannia International Hotel
Address BRITANNIA INTERNATIONAL HOTEL
 163 MARSH WALL
 LONDON
 E14 9SJ
Borough Tower Hamlets
Use F - Hotel
Responsible Team FSR Tower Hamlets & Newham
Station Ground F23 - Millwall
Site Risk Score 5.25
Total Floors 16 **Basement floors** 2
Estimated number of sleeping 1200
Special Features Premises Information Box (PIB)
Additional detail Purpose built hotel, housing 1 restaurants - guests rooms are on 2 lower ground floors, and from 1 to 13th floors.
 3 linked stairwells on each floor.
Premises Description **NONE**
Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date 19 June 2020
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail

Occupier Contact Britannia International Hotel
Address Britannia International Hotel
 163 Marsh Wall
 London
 E14 9SJ
Responsible team FSR Tower Hamlets & Newham

Occupancy Type	Occupier - multi or single occupancy
Property Use	F - Hotel
Valuation Office	CH - Hotel
Original Risk Score	<u>5.25</u>
Reinspection Date	19 June 2020
Last Inspection	20 September 2021
Total Capacity	1400
Maximum number of people	<u>>100</u>
Property Size for use	Extremely Large >9501m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	No
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	40
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts**Occupier**

Name	Britannia International Hotel
Responsible Person	[REDACTED]
Position	General Manager
Address	163 Marsh Wall London E14 9SJ
Telephone	[REDACTED]
Email	[REDACTED]

Owner/Co-Owner

Name	[REDACTED]
Responsible Person	[REDACTED]
Position	CEO/OWNER
Address	Britannia Hotels Halecroft 253 Hale Road Hale ALTRINCHAM Cheshire WA15 8RE
Telephone	[REDACTED]

Enforcement history**Licensing****Type** Licensing Act 2003**Next Reinspection date** N/A**Next FS inspection date** N/A**Notes** The sale by retail of alcohol

The provision of regulated entertainment: Films, Sporting Events, Boxing or Wrestling, Live Music, Christmas Eve.

The provision of late night refreshment.

The opening hours of the premises: 24 hours seven days a week

Articles**Article 9 - Risk assessment****SAFETY CRITICAL****Safety Evaluation**

Low Risk

Verbal Advice Given

Observations

I have advised the General Manager and Head of Maintenance re the following :-

- 1- The fire risk assessment did not stipulate that the fire action notices are unclear that guests and staff are required to evacuate from the premises if the fire alarm sounds.
- 2- The penetrations into some of the ceilings within the lobbies has not been identified within the fire risk assessment .

More detail 1, within article 15, and 2, within article 8/14.

There are sprinklers system for the common lobbies areas, with AFD. EEL in common parts - L1/L2 AFD system.

There has been a recent visit to an incident by a fire crew who found that guests and staff were unsure of the emergency plan following a over steam incident within a guest room This was discussed with management in relation to point 1 above.

Article 9

(continued)

I have advised that a FRA review required as the latest FRA is for 1/9/20.

FAILURE**Article 9(1) FRA not suitable or sufficient**

At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that

- 1- The fire risk assessment did not stipulate that the fire action notices are unclear that guests and staff are required to evacuate from the premises if the fire alarm sounds.
- 2- The penetrations into some of the ceilings within the lobbies has not been identified within the fire risk assessment .

REMEDY

The fire risk assessment should be reviewed, with specific consideration given to :-

- 1- The fire risk assessment identifying the revision required for Fire Action Notices.
- 2- Fire risk assessment to deal with remedial works required for some of the lobbies ceiling.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Verbal Advice Given

Observations

I have advised the General Manager and Head of Maintenance re the following :-

- 1 - That the emergency plan is not clear as guests are not fully aware of actions to take if a fire occurs/alarm sounds.
- 2- Some of the ceilings have penetrations within the common corridors.

As discussed the draft of the revised FA notices for the common parts and the guest rooms to be forwarded to me for consultation .

The fire call point testing is on Friday pms, if undertaken at another time during the week, then there is a notice displayed within the front reception area as guests enter the hotel.

Most of the communal FDs are in a decent state of maintenance. See article 15 for disabled persons refuge assistance during an emergency.

Some riser intake cupboards are run throughs, and some are fire stopped between floors.

FAILURE**Article 11 FS arrangements not maintained**

Article 11
(continued)

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 - That the emergency plan is not clear as guests are not fully aware of actions to take if a fire occurs/alarm sounds.

2- Some of the ceilings have penetrations within the common corridors.

REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

There is a L1/L2 AFD system - alarm panel behind the reception area.

On activation of the AFD there is a 3 minute pre check whereby then the AFD goes into full alarm mode.

There are fire call point by the egresses.

Article 14 - Emergency routes and exits**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

There are 3 linked stairwells from each floor, supported by EEL, double FDs protected lobbies from the guests rooms; corridor to the stairwells.

There are multi final egresses from the ground floor - Clear fire exit signage throughout the building .

There are sprinkler heads within the common corridors , and the communal areas such as the restaurant and the kitchen, and the ground floor reception area.

Re some penetrations within the lobbies' ceilings as informed there are concrete fire separation above the ceilings and to the floors above.

There was discovered penetration within a service intake cupboard on the 10th floor between the wiring and the piping separated by wiring and plaster boards - to be rectified. The riser cupboard has adequate fire stopping inside separated from the common lobby .

There is a ansul gas switch of system in the kitchen,

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

SAFETY CRITICAL
Safety Evaluation
 Non Compliant

Verbal Advice Given

Observations

in discussion with the management team, It was ascertained that initially if the alarm sounds then whilst the 3 minute check takes place there is a partial evacuation for the floor of alarm sounding, and the 2 floors above, if call point is activated then this goes into full alarm mode throughout the premises. After the 3 minute check the alarm is either silenced or goes into full alarm activation mode.

This is not stipulated within fire action notices - I have recommended that it is stipulated on the FA notices that full evacuation is expected via the nearest safe MOE if the alarm sounds. At present on the FA notices there is a plan of the nearest Fire exit , and to press the fire call point if a fire is discovered - There is nothing to indicate If the AFD sounds then evacuation is required.

There are designated assisted disabled refuge points assisted by members of staff which are the protected lift lobbies - next to that is a 'emergency phone' - I have asked the management team to ascertain how it is used, and the effectiveness of it ,

FAILURE**Article 15(1)No emergency plan created/implemented**

At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that :-

- Guests and staff are unclear of the emergency plan when the fire detection/ alarm system sounds. During a recent incident within a room, fire crews found that some staff and guests were unsure of the emergency plan.

REMEDY

Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by :-

- Updating the fire action notices within the guest rooms and the common parts to stipulate that on the fire alarm/detection activating full evacuation is required.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

I have informed the management team that a 10th floor communal fire door, and a basement fire door requires maintenance.

Accredited maintenance certs seen for the AFD & EEL quarterly , 28/6/21.

Sprinklers - 21/3 & 13/9/21.

Dry Risers certs for Oct 20, Jan 21 and awaiting as informed certs for Sept 21, as testing has taken place.

Kitchen suppression and ansul system cert for 14/9/21. This is a quarterly maintenance.

I have seen certs stipulating that the sofas within the communal lobbies are fire retardant .

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

I am informed by the management team that staff are trained in use of extinguishers, emergency plan, accessing the fire call points, checking communal fire doors are self closing into the frames, accessing alarm panels.

I am assured that staff are clear re emergency plan.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

Re some penetrations within the lobbies' ceilings as informed there are concrete fire separation above the ceilings and to the floors above with adequate fire separation as informed.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Not Applicable

Observations

None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

There clearly designated extinguishers cupboards on each floor with carbon dioxide and water extinguishers being serviced on 23/9/21.

Dry Riser outlets within lift lobbies on every floor.

Sprinklers within all of the common parts.

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	There clearly designated extinguishers cupboards on each floor with carbon dioxide and water extinguishers being serviced on 23/9/21.
	Dry Riser outlets within lift lobbies on every floor.
	Sprinklers within all of the common parts.
	24/7 staff to assist fire crews.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

Management Compliance Level	1 - Well above average
Initial Expectation	Verbal action
Considered EMM?	Yes
Confirmed Action	Verbal action

Audit Conclusion

23/09/2021 12:05

I have undertake a reactive inspection of 50 percent of the common parts , sampled a few rooms, had a meeting with the management team. The main issue is the lack of detail on the fire action notices. When the alarm has sounded guests have had a history of not being aware of when they are required to evacuate, because the FA does not stipulate actions to take if the alarm activates,

I have as notes in articles 9 and 15 shown, given a solution whereby I will look over a draft fire action notice when it is produced before it is displayed within guests rooms and the common parts.

Some maintenance works required to some fire doors, and some ceiling FS issues to be remedied.

I have seen this as a level 1 with follow up written advice given to the management team, as they were quite co-operative in producing on site documents, willing to undertake remedies of some FS issues as discussed.

22/9/2021.

23/09/2021 11:57

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	A - Sleeping Unfamiliar
Life Risk	1
Actual Risk Score	4.89
Risk Score	5.00

Audit Timings

Audit Duration
240

Travel Time
120

Post Audit Processing Duration
210