

Freedom of Information request reference number: 6461.1

Date of response: 27 April 2022

Request:

We.....seek to enquire as to the level of precaution taken, as to construction, to protect the building in case of fire and whether the condition of the building is up to fire protection standards as regards to adequate fire protection facilities. We ask for advice in that regard pursuant to the Regulatory Reform (Fire Safety) Order 2005"

Response:

The results of the last, completed fire safety audit which took place at Redwood Court, Sunnyside Road in March 2022 confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO). The premises were deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued by the LFB.

I have attached a copy of the March 2022 Fire Safety Audit Report for Redwood Court to this response.

It can be found on pages 2 to 11 of this document.

Please note, personal data has been redacted from the report under [section 40 of the FOIA – Personal Information](#).

I hope you find this information of use. 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 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 [REDACTED]
Audit Completed 30 March 2022

Location summary

File No 03/228297
UPRN 5300088672
Building Name REDWOOD COURT
Address REDWOOD COURT
 85 SUNNYSIDE ROAD
 ISLINGTON
 LONDON
 N19 3SN
Borough Islington
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Hackney Islington & City
Station Ground A31 - Holloway
Site Risk Score 4.75
Building Height band Unknown
Total Floors 10 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail None

Premises Description

Single staircase tower block with two flats each side of the lobbied off staircase on each floor. Two lifts, one each side, serve alternate floors. Refuse chutes provided off of staircase half landings located on open balconies.
 10 Storeys 40 total number of flats. 3 exits no employee on site about 100 residents. There is natural ventilation and they are always open there are emergency lighting installed.
 There is dry riser installed in this high rise building.

Exterior Wall Cladding N/A
Exterior Wall Insulation N/A
Cladding/Insulation details confirmed by NOT CONFIRMED
Environmental Risks NONE
Features assisting fire spread NONE

Site Reinspection date	
Heritage Building	No
Balconies present?	No
Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	None

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Islington Council
Address	REDWOOD COURT 85 SUNNYSIDE ROAD ISLINGTON LONDON N19 3SN
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>4.75</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	24 March 2022
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	* None
Occupant Mobility	Average
Fire Loading	Average
Additional detail	<u>None</u>
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?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0

Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Islington Council
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	REDWOOD COURT 85 SUNNYSIDE ROAD ISLINGTON LONDON N19 3SN
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]
URL	www.islington.gov.uk

Other relevant contact

Name	Islington Council
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	[REDACTED] Room G16 Town Hall Upper Street London N1 2UD
Telephone	[REDACTED]
Email	[REDACTED]
URL	www.islington.gov.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the fire risk assessment was suitable and sufficient.
FRA

was carried out by [REDACTED]

Hazard from Fire: Normal

Consequences Life: Moderate Harm

Overall Risk from Fire: Moderate

Fire risk assessment covers fire hazards which are electrical wiring in common area, and people at risk all residents and visitors.

There are no deficiencies noted under Article 9 which means there should be a minimal risk to persons in case of fire.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, there were clear efforts to manage and mitigate any existing fire risks.

There are several management systems in place, including a no-smoking policy clearly identified through signage.

A fire safety policy document has been created and implemented, which has been provided to residents to explain existing measures, including the stay-put policy.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Automatic fire detection and alarm system are not provided within the common parts, which is generally consistent with the design and construction of blocks of flats of this type. Due to the 'stay put' evacuation strategy, a means of giving warning within the common parts would not be essential and could potentially conflict with the building emergency escape strategy.

In the event of a fire within an individual flat, the occupants would be expected to alert others in the flat, make their way out of the building using the common escape route, and summon the fire and rescue service.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

This is a purpose-built block of flats, and it is our understanding that the design principles embodied in the relevant building legislation/regulations applicable at the time of construction included adequate compartmentation, protected escape routes and the provision of smoke ventilation. On this basis, the occupants of the flats, other than those in which a fire occurs, should be able to remain in their flats in relative safety, unless their flat subsequently becomes affected by fire or smoke, or until directed otherwise by the fire and rescue service, in accordance with the 'stay put' policy.

There are protected stairs and all relevant people can escape easily and quickly. All escape routes were clear at the time of the audit. There is an adequate emergency escape lighting system.

There are no deficiencies noted under Article 14 which means there should be a minimal risk to persons in case of fire.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

As identified on the Fire Action Notice presented within the lobby of the premises, this premises applies a stay-put policy. This would be expected, as this is a purpose-built block of flats with minimal detection within the corridors. The procedures identified on documentation within the premises suggest that if a fire occurs in any other flat excluding their own, then the individual should remain within the flat. This is appropriate for this premises and is presented to the occupants of the building.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There are systems in place for testing maintenance by an external contractor. EEL looked fine and in working condition visually at the time of audit. There was not much to maintain except EEL, Lifts and fire doors.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Not Applicable

Observations

No staff at this site.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

The premises appeared to be broadly compliant in regards to general fire precautions.

There did not appear to be any compartmentation issues or voids within the premises.

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	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
Not Applicable	None

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

Broadly Compliant

Management compliance level

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

Audit Conclusion

30/03/2022 15:19

The audit was conducted on the 29th March 2022 @ approximately 1100 [REDACTED]. No RP was present. The audit was a full inspection, post-fire Incident No.041350.

Before this audit, I completed several pre-audit checks, including reviewing the premises on local systems such as Farynor. The premises has been previously audited by LFB. The premises was not recorded on ORD and no e-PIP was present.

The premises is a large ten storey purpose-built block of flats.

This premises is not part of any primary authority and I identified no further relevant information for this property.

I received a detailed FRA conducted in 2021 after the audit, which identified the premises as a 'Tolerable' risk. The FRA was very thorough and identified some concerns.

During the audit, we checked all common areas of the premises, including the single stair that forms the MOE, and all lobbies. The electrical cupboard on the ground floor was locked at the time of the audit.

While conducting the audit on the 29th the property was largely acceptable and well-maintained.

Due to this, I believe the property was broadly compliant. There were no apparent risks or deficiencies at the time of the audit.

30/03/2022 15:04

Initial Expectation: Verbal action

Verbal Advice Given

None given

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	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
90

Travel Time
100

Post Audit Processing Duration
130