



LONDON FIRE BRIGADE

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Freedom of Information request reference number: 6668.1

Date of response: 15/07/2022

Request:

96A-98A Curtain Road, Hackney, London EC2 3AA

I was told that there was supposed to be a fire safety report for the building? The guys who came on Monday or Tuesday took notes and said that it was going to be sent across, where / who was that sent to?

Response:

Please find attached 'Notification of fire safety information - to fire safety' form which was completed by the attending crew from Shoreditch fire station following their attendance at a shut-in lift incident at the premises.

This is an internal LFB form that was completed and then emailed to the LFB Fire Safety Regulatory department on 20/02/2022. The form was completed as the attending crew become aware of information which, in their opinion, needed to be notified to the local fire safety team.

The most recent fire safety audit took place at 96A-98A Curtain Road in May of 2011. The results of the audit 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. I have also attached a copy of the 2011 fire safety audit form to this response.

Please note, personal data has been removed from the attached documents 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

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: LFF [REDACTED]
Email: [REDACTED]@london-fire.gov.uk Tel: [REDACTED]

Date: 20/02/2022

The under-mentioned premises have been identified as having special interest to fire safety personnel. Brief details are given below and further information can be obtained from the officer dealing.

Watch officer dealing: LFF [REDACTED] **Tel:** [REDACTED]

Address of premises: 96A-98A CURTAIN ROAD, HACKNEY, LONDON, EC2A 3AA

Detail of information or risk:

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- Poor management of fire engineered arrangements
- Prohibition notice not being complied with
- Inappropriate sleeping accommodation found (sleeping in commercial premises/beds in sheds)
- Repeated unwanted fire signals received (e.g. 3 or more within a week)
- Premises information box contents missing/inadequate
- Other (detail below)

F241 attended above address for a shut in lift non emergency. Following the incident a fire safety check visit was completed which raised several issues:

The premises is of mixed use commercial and residential. A large scale refurbishment project is underway with residents currently occupying several flats.

The main fire alarm panel has been disconnected, detector heads in communal areas removed, manual call points deactivated and no interim fire protection provided.

Emergency lighting is not present in areas required for residential building. Where lighting is available on escape route it is faulty in places.

One wooden staircase in premises for evacuation. Items blocking staircase, poor lighting, stairwell is not protected due to poorly fitted fire doors, doors unable to close, doors wedged open, smoke seals painted over.

Stairwell is compromised due to un fire stopped voids.

No signage or extinguishing media present.

One former commercial office has now been turned into a residential flat. The premises lift opens directly into a residential hallway. As the lift shaft is unable to be fire stopped, all doors off of the hallway should be fire doors. Several do not have the correct seals or hinges. Several are poorly maintained or do not fit correctly.

No fire detection present inside flats. Brigade alarms provided where possible.

Large amount of building materials in communal lobby on ground floor as final and only fire exit for premises.

Fire safety check created – scored 350 on risk matrix. EPIP created.

Action recommended by local station/Station Commander:

- Joint visit with local station
- Visit by fire safety
- Take necessary enforcement actions to remedy issues
- Information only, place on record
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF

Notification of fire safety information - return to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file:
Tel:

Date:

Acknowledgement of receipt and action taken by fire safety:

- Joint visit carried out with local station
 - Visit carried out by fire safety
 - Verbal advice given to occupant
 - Written advice given to occupant
 - Formal enforcement action taken
 - Prohibition notice served
 - Information added to fire safety database
 - Other (detail below)
-

This form should be emailed to the relevant station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM

Date Added	Payroll	Added By	Message Detail
08/06/2011	████████	████████	Sec 1 & 4 Change team name.

1. Location Detail Tab

File No:	<input type="text"/>		
UPRN:	<input type="text"/>		
Building Name:	<input type="text"/>		
Address:	<input type="text" value="96a-98a Curtain Road, Hackney, London, EC2A 3AA"/>		
Use:	Office		
Borough:	Hackney		
Borough Fire Safety Team:	FSR Hackney		
Station Ground:	F24 - Shoreditch		
Risk Score:	<input type="text"/>		
SIC Code:	<input type="text"/>		
Number of Floors:	Total: <input type="text" value="6"/>	Basement: <input type="text" value="1"/>	
Floor Area (m2):	Total: <input type="text" value="2400"/>	Average: <input type="text" value="400"/>	
No. of Protected Staircases:	<input type="text" value="1"/>		
No. of Beds:	<input type="text" value="0"/>		
% Open Plan:	<input type="text" value="10"/>		
Special Features:	<input type="text"/>		
Additional Detail:	<input type="text" value="2nd,3rd,4th,5th and 6th being refurbished at present."/>		
Environmental Risks:	•		
Reinspection Date:	<input type="text" value="2011-05-18"/>		
Heritage Building:	<input type="checkbox"/>		
Petroleum Redevelopment:	<input type="checkbox"/>		

Fire Fighter Risk:

Medium

Unwanted Fire Signals Count:

0

2. Protection Tab

Fire Alarm

Alarm Type: AFA with AFD

Management Standard: Standard

- BS Compliance
- Material Deviations from Brigade preferred standard

Call Point Type: Break Glass

Sounder Type: Bell/Sounder

Power Supply Type: Mains

Automatic Fire Detection

Type: Combination

Management Standard: Standard

- Remotely Monitored
- BS Compliance

Smoke Ventilation

Type: Natural

Management Standard: Standard

- BS Compliance

Sprinklers

Type: None

Management Standard:

% Covered 0

- Domestic Installation
- BS Compliance

General

- Fire Instructions Displayed
- Fire Drills And Training
- Brigade Appliance Access

Special Features: _____

Number of Firefighting Shafts: 0

- BS Applies

Engineering Solution Applies

Trade Off Measures

Other Legislation:

3. Alias Tab

Alias Address

4. Property Detail Tab

Occupier Contact:

Address:

Hallett Arendt
96a-98a Curtain Road,
Hackney,
London,
EC" 3AA

Responsible Team: FSR Hackney

Occupancy Type: Occupier - multi or single occupancy

Use: Office

Valuation Office: Office

Risk Score:

Re-inspection Date: 2011-05-18

Total Capacity:

Floor Capacity:

Property Size for Medium

Use: In M²: 401 to 1000

Is Non Ambulant:

Occupancy Times: Weekends 0800 to 1800

Exceptional Value:

Environmental

Risks: •

Flammable Materials

Stored:

Type:

5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	0 < 20	0 < 20
04:00 - 08:00	0 < 20	0 < 20
08:00 - 12:00	20 - 49	20 - 49
12:00 - 16:00	20 - 49	20 - 49
16:00 - 20:00	20 - 49	20 - 49
20:00 - 24:00	0 < 20	0 < 20

6. Contacts Tab

Contact Type	Occupier
Sole Supplier Risk	
Name	Hallett Arendt
Responsible Person	[REDACTED]
Position	Director
Address	96a 98a Curtain Road London, EC2A 3AA
Telephone	[REDACTED]
Fax	
Email	
URL	
Contact Type	Managing Agent
Sole Supplier Risk	
Name	Tinworth Securities Ltd
Responsible Person	[REDACTED]
Position	Manager
Address	Tinworth Securities Ltd; PO Box 829 St. Helier, Jersey, JE4 0UE
Telephone	[REDACTED]
Fax	
Email	
URL	

Abstracts

Part B - Fire Safety Audit

Article 9 - Risk Assessment

SAFETY CRITICAL

"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to

Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?

identify the preventive & protective measures"

Compliance Level: Broadly Compliant

Observations:

Article 10 - Principles of prevention to be applied

SAFETY CRITICAL
Have any preventative and protecting measures been implemented?

"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"

Compliance Level: Broadly Compliant

Observations:

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Is there effective Fire Safety Management?

"The responsible person shall make . appropriate arrangements.for the effective planning, organisation control, monitoring & review of preventive and protective measures"

Compliance Level: Broadly Compliant

Observations:

Article 17 - Maintenance

SAFETY CRITICAL
Are fire safety provisions being adequately maintained?

"Where necessary in order to safeguard the safety of relevant persons.the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance.in an efficient state.in efficient working order and in good repair"

Compliance Level: Broadly Compliant

Observations:

Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

SAFETY CRITICAL
Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?

Compliance Level: Not Applicable

"Where necessary, to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure facilities, equipment and devices provided for use by or protection of fire-fighters suitable system of maintenance maintained in working order and in good repair"

Observations:

Article 19 - Provision of information to employees

Is adequate provision made to provide information to employees?

Compliance Level: Broadly Compliant

"The responsible person must provide his employees with comprehensible and relevant information"

Observations:

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

Is adequate information provided to employers and employees from outside undertakings?

Compliance Level: Broadly Compliant

"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"

Observations:

Article 22 - Co-operation and co-ordination

Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?

Compliance Level: Broadly Compliant

"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"

Observations:

Article 21 - Training

**SAFETY CRITICAL
Are employees being effectively trained?**

Compliance Level: Broadly Compliant

"The responsible person must ensure that his employees are provided with adequate safety training"

Observations:

The staff questioned were familiar with the practices and procedures to be adopted in the event of a fire.

Article 12 - Elimination or reduction of risks from dangerous substances

**SAFETY CRITICAL
Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?**

Compliance Level: Not

"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"

Observations:

Applicable

Article 16 - Additional emergency measures in respect of dangerous substances

Are there suitable additional emergency measures provided to safeguard all relevant persons from an accident, incident or emergency related to dangerous substances in or on the premises?

Compliance Level: Not Applicable

"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable warning and other communication systems are established, escape facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"

Observations:

Article 18 - Safety assistance

Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?

Compliance Level: Broadly Compliant

"The responsible person must appoint competent persons to assist him in undertaking preventative and protective measures"

Observations:

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Is effective means of escape provided and

"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits . and exits are kept clear at all times and

maintained?

Compliance Level: Minor deficiency; Non-Compliant

where required, to be adequately illuminated by emergency lighting"

Observations:

Failure to ensure emergency routes and exits must lead as directly as possible to a place of safety

Remedy:

The clear glazing fixed in the fire door at the head of the staircase from the basement should be replaced with glazing complying with BS 476 or equivalent.

Article 8 - General Fire Precautions

SAFETY CRITICAL
Are employers carrying out their general fire precaution responsibilities?

Compliance Level: Broadly Compliant

"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"
(see Article 4, meaning of general fire precautions)

Observations:

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL
Are effective fire warning arrangements provided?

Compliance Level: Broadly Compliant

"Where necessary, the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"

Observations:

Article 13 - Fire Fighting Equipment

Are effective fire fighting equipment arrangements provided? *"Where necessary.the responsible person must ensure that the premises are equipped with appropriate..fire-fighting equipment"*

Compliance Level: Broadly Compliant

Observations:

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

SAFETY CRITICAL
Are there adequate procedures for serious and imminent danger and for danger areas?

"The responsible person must establish & where necessary give effect to .procedures.to be followed in the event of serious & imminent danger to relevant persons, nominate.competent persons to implement procedures, inform & instruct relevant persons concerned"

Compliance Level: Broadly Compliant

Observations:

Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches? "Prescribed voltage" means:

"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"

1000v AC or 1500v DC between two conductors. 600 v AC or 900 v Dc between conductor and earth

Note This article does not apply to licensed premises authorised to for the exhibition of a film

Compliance Level: Not Applicable

Observations:

Article 23 - General duties of employees at work

Are employees carrying out their general duties while at work?

"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"

Compliance Level: Broadly Compliant

Observations:

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken
No (Compliant)

Article 29 - Current alterations notices

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken
Not Applicable

Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken
Not Applicable

Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken
Not Applicable

Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned

elsewhere on this form, where a prosecution has **not** been taken
Not Applicable

Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions
Not Applicable

Management Compliance Level

Management Compliance Level:

1 - Well above average

Initial Expectation: Verbal action

Considered EMM

Confirmed Action: Verbal action

Audit Conclusion:

The fire alarm and escape lighting systems, together with the electrical mains installation are maintained by the building owner, Tinworth Securities Ltd.

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works

Peak Activity Inspections required:

General Notes
(eg Instructions to Admin)

Ä

The audit was carried out on Monday 16th May 2011. This job may be signed off as complete.

Non-Farynor required detail:

<input type="checkbox"/> History Of Fires	<input type="checkbox"/> Fire Setting In Area
Appliance Access:	Water Supplies:
Average	Average
Occupants Predominant Type:	Fire Warning System:
Average Mobility	Adequate
Fire Loading:	Features Assisting Fire Spread:
Average	<input type="checkbox"/> Atrium
	<input type="checkbox"/> Unprotected Voids
	<input type="checkbox"/> Unprotected Ducts
	<input type="checkbox"/> Other

Unplanned Audit Details

Audit Time Taken (minutes):	200
Travel Time Taken (minutes):	100

Audit Calculation & Signature

Management Compliance Level:	1 - Well above average
Property Risk Group:	D - Workplace familiar
Life Risk:	-4
Relative Risk:	2.88
Signature of Occupier:	
Date Completed	18 May 2011