

Freedom of Information request reference number: 6213.3

Date of response: 19/07/2022

Request:

Please provide the Fire Safety Audit Reports for flat numbers 3 - 69 Foreshore, London, SE8 3AG.

Response:

Fire Safety Audit Reports for flat numbers 3 - 69 Foreshore, London, SE8 3AG were completed on 2 February and 14 February 2022.

The results of the audits for Flats 6-16, 18-66 and 21-69 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 attached copies of the audit reports below for these audits.

The result of the audit for Flats 9-19 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. I have also attached a copy of the NOD below.

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).

This audit report for Flats 9-19 has been withheld. Where a Fire Safety audit 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.

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

Fire Safety Regulation, South East 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
Hyde Housing Association Limited
30 Park Street
London
SE1 9EQ

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

Date 11 March 2022
Our Ref 90/256344/LB

Dear Sir/Madam

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

Premises: Flats 9-19, Foreshore, London SE8 3AQ

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 **3 June 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 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 under the heading 'Fire safety law and guidance documents for business'.

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

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: Flats 9-19, Foreshore, London SE8 3AQ

FILE NUMBER: 90/256344

This schedule should be read in conjunction with the Commissioner's letter dated **11 March 2022**.

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 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required.</p> <p>It was found that:</p> <ol style="list-style-type: none">1) Maintenance of the fire alarm was not controlled or monitored.2) Maintenance of the means of escape was not organised controlled or monitored.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that clothing horse and other household items were being stored along flats 13-15 corridor.</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 implementing or enforcing a no storage policy along escape routes.</p>
Article 17	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises.</p> <p>It was found that:</p> <ol style="list-style-type: none">1) Fire alarm maintenance and test was out of date.2) The alarm panel was indicating faults within the system.3) Means of escape was not being	<p>Arrange initial and on going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair.</p>

	maintained as there was storage of clothing horse and other household items along the corridor of flats 13-15.	
--	----------------------------------------------------------------------------------------------------------------	--

*****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.



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 14 February 2022

Location summary

File No 90/000715
UPRN 5220004935549
Building Name FLATS 6-16 (EVENS)
Address FLATS 6-16 (EVENS)
 FORESHORE
 LONDON
Borough Lewisham
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Southwark & Lewisham
Station Ground E36 - Deptford
Site Risk Score 4.25
Building Height band Unknown
Total Floors 4 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

Additional Description
 LFB Drop Key Access
 Part of a Larger building accommodation
 Electrical Intake in the Basement otherwise not occupied

Premises Description

FORESHORE, LONDON, LEWISHAM, SE8 3AG
 Grade II listed Thames river fronted building. Located on the site of the historic Royal Navy Victualling Yard on Deptford Strand, Approx 280m2
 Brick and Mortar Construction Circa 1600s
 Converted to flats early 1960s
 One central Staircase
 Flats accessed from staircase (No Lobby Protection)
 4 Floors (Basement, Ground + 2 Floors)
 Flats are even numbers 2 per floor starting from 1st floor

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**

YES - Grade II*

Balconies present?

No

Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	FLATS 6-16 (EVENS) FORESHORE LONDON
Responsible team	FSR Southwark & Lewisham
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	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	31 January 2022
Total Capacity	0
Maximum number of people	<20
Property Size for use	Extremely Small <1399m 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?	No
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?	YES

Contacts

Occupier

Name	Default Property
Address	FLATS 6-66 FORESHORE LONDON

Owner/Co-Owner - NEW

Name	Hyde Housing Group
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	Hyde Housing Group 30 Park Street London SE1 9EQ

Managing Agent - NEW

Name	Hyde Housing Group
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	Hyde Housing Group 30 Park Street London SE1 9EQ

On Site Representative - NEW

Name	Hyde Housing Group
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	Hyde Housing Group Jubilee House 92 Lincoln Road Peterborough PE1 2SN
Mobile	[REDACTED]
Email	[REDACTED]

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 viewed to be suitable and sufficient.

The fire risk assessment was carried out by [REDACTED] of Savills on 19/08/21

The hazards onsite have been identified, the people at risk have been considered

The fire safety measures onsite fully support that a fire risk assessment has been carried out.

The significant findings have been identified and recorded.

Due to the identified issues with compartmentation/ passive fire protection the decision has been taken to implement a waking watch and a system of

Article 9
(continued)

automatic fire detection throughout to facilitate a change to simultaneous evacuation

The fire risk assessment is subject to review and will be additionally reviewed once remediation plans have been approved, implemented, and completed. Therefore, compliance has been viewed to have been achieved under this article.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit,

Effective management attitude to fire safety with a fire risk assessment available to be viewed promptly when requested

There are effective systems in place to allow residents to report defects.

Clear recourse to site representative and designated fire safety team is available

General fire safety advice is readily available on the Hyde housing website

Discussions with Hyde Housing Fire Safety Specialist confirmed that there is also proactive attitude to fire safety.

General fire precautions were viewed as subject to sufficient managerial oversight with the implementation of a waking watch and fire alarm system to underpin general fire precautions under remediation and review.

Compliance has therefore deemed to have been achieved under this article.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit the detection and warning arrangements were viewed as suitable and sufficient.

A system of Automatic Fire Detection is installed throughout the building with interlinked smoke detection within the individual flats and the common parts of the building.

A Fire Alarm Panel was viewed in the ground floor lobby of the premises which reported system healthy with no visible faults.

This electronic system is in addition to a waking watch employed to detect and warn relevant persons of fire. This was actively evident during the inspection.

Compliance has therefore deemed to have been achieved under this article.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit, the emergency routes and exits were clear available to be used and led to a place of total safety.

The Emergency routes and exit was sufficiently lit by emergency lighting with no visible faults

The route to safety is simple and conspicuous enough to not require directional escape route signage.

Flat Entrance Doors (FEDs) were viewed as a mixture of Notional Fire Doors and traditional front doors. The status of self-closing devices, intumescent strips and smoke seals could not be confirmed due to COVID 19 restrictions. Their external condition and the fire risk assessment report that remediation is necessary.

Compartmentation breaches were also evident in the basement means of escape where service pipes penetrations and cabling had been ineffectively fire stopped with yellow foam.

The risks from compartmentation and FEDs are viewed to have been addressed by the implementation of the waking watch, fire alarm system and change to simultaneous evacuation strategy.

The above deficiencies therefore have not been recorded as failures as the interim general fire precautions implemented reduce the risks to relevant persons by affording early warning.

Compliance is therefore viewed as achieved under this article.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the Audit an appropriate emergency evacuation plan was viewed to be in place.

Simultaneous evacuation.

Detection and warning and waking watch instated supports this strategy

Fire action notices were displayed by the exit detailing the action to take in the event of fire and designated assembly point

This strategy is extant until further notice pending building remediation

This strategy has been communicated to the residents

Compliance has therefore viewed to have been achieved under this article.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, the Emergency Lighting and Automatic Fire Detection were viewed as subject to a suitable and sufficient system of maintenance, in an efficient state, effective working order and in good repair.

The Fire doors are subject to an extant plan to remediate. Detection and warning instated was viewed to mitigate the risk from any deficiencies in relation to this provision.

There were no other fire safety provisions which on site which fall under this article.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, effective and efficient training was viewed to be in place for persons that work on the premises

This was evidenced by the conditions on site which support that the persons that manage and maintain, these measures have sufficient training knowledge and understanding.

Hyde Housing have a dedicated Fire Safety Framework developed by individuals with industry standard third-party accreditations as evidenced on the website.

A waking watch is provided on site and were viewed as possessing sufficient knowledge to discharge that duty

Compliance is therefore viewed as demonstrated under this article

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the fire risk assessment details that compartmentation in the building was insufficient to support a stay- put strategy.

A Fire alarm with smoke detection covering the individual flats together with a waking watch and simultaneous evacuation strategy has been implemented.

Compartmentation is currently subject to a full review with remediation plans at the approval stage

These measures are viewed has mitigating the risk from the ineffective compartmentation.

Therefore compliance is viewed to have been achieved under this article.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit the preventative and protection measures in place were in accordance with the hierarchy principles found in schedule 1 part 3.

There were no smoking signs displayed.

Bins are kept outside stored to the rear of the premises

ECIR Fixed electrical inspections are carried 5 Yearly and in date.

These measures remove, reduce and mitigate the risks from fire in the premises SFAIRP.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

Not applicable

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

There are no fire extinguishers installed at the building. This is a residential building of self-contained flats

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

Safety Evaluation

Not Applicable

Observations

Please refer to article 12

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit the fire safety provisions installed were evidence that suitable competent persons had been appointed to carry out the maintenance in the premises, install the fire safety features.

Fire alarm and emergency lighting logbooks were viewed a record that competent persons are appointed

Hyde Housing has a fire safety framework which identifies a golden thread of collaboration between industry accredited experts contractors and installers.

Additionally, the fire risk assessment has been carried out by Savills by a BAFE accredited individual utilising PAS 79 methodology.

Compliance has therefore been demonstrated under this article

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, the provision of information to employees who may be assigned to work at the building were viewed as suitable and sufficient.

Employees are provided with comprehensible and relevant information in respect to the risks on site in accordance with the Health and safety at work act 1974.

Hyde Housings website details sufficient information to support compliance under this article

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

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, the provision of information to employers and the self-employed from outside undertakings who may be assigned to work at the building were viewed as suitable and sufficient.

Fire safety conditions are imposed on contractors with hot works permits a requirement.

Sufficient signage and simplicity of escape ensures that basic information in respect to fire safety fully supports compliance under this article.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There are no shared duties or responsibilities under this article

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit there was no evidence to indicate non-compliance under this article.

This is a residential building containing 6 flats

All person who may work on the premises are provided direction and supervision by the responsible person with communication channels to report any fire safety issues that are discovered or arise.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable

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

Safety Evaluation

Not Applicable

Observations

Not applicable

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

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

14/02/2022 14:39

Initial Expectation: Verbal action

14/02/2022 14:38

Debrief discussion was held with [REDACTED] following the audit to establish the status of the remediation works and to share the findings and outcome of the audit

14/02/2022 14:34

This inspection is a Demand Led Audit arranged as development audit facilitated and directed by [REDACTED]

The inspection comprised of three parts: Pre-Audit Research, Physical Audit, and debrief.

Pre-Audit research comprised of checking

Primary Authority Business Group (PABG)

I-Mapping

Farynor

Google Maps,

Companies House,

Previous Audits via the Fire Safety Portal

Incident Monitoring Process (IMS)

I attended this premises with [REDACTED] and [REDACTED]

This inspection commenced at 10:30 on 27/ 01 /21 and a full inspection of the site was undertaken

I inspected the exterior and interior of this premises, in terms of access and the effectiveness of its preventative and protective measures.

There was good fire appliance access and availability of hydrants

Grade II listed Thames river fronted building.

Located on the site of the historic Mid-17th century Royal Navy Victualling Yard on Deptford Strand.

Converted to flats early 1960s

The building is arranged over 4 floors containing 6 flats

One central staircase, one means of escape

Due to construction and compartmentation issues identified by the fire risk assessment , a waking watch and a fire alarm covering the common parts and individual flats has been installed together with a change to simultaneous evacuation strategy from stay put.

This was viewed as suitable and sufficient general fire precautions to underpin the identified compartmentation and construction defects.

Effective oversight by the fire safety team was seen to be in place.

Remediation plans are at the approval stage

The overall fire safety standard was viewed as Broadly Compliant

Relevant persons are at minimal risk in case of fire because the general fire precautions provided afford relevant persons early warning in case of fire and sufficient time to escape.

My initial expectation is that this premises achieves verbal action

14/02/2022 14:14

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	-8.7
Actual Risk Score	4.09
Risk Score	4.00

Audit Timings**Audit Duration**
120**Travel Time**
60**Post Audit Processing Duration**
300



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 14 February 2022

Location summary

File No 90/256889
UPRN 5220004935776
Building Name FLATS 18-66 (EVENS)
Address FLATS 18-66 (EVENS)
 FORESHORE
 LONDON
Borough Lewisham
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Southwark & Lewisham
Station Ground E36 - Deptford
Site Risk Score 4.25
Building Height band Unknown
Total Floors 4 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail
 LFB Drop Key Access
 Part of a Larger building accommodation
 Electrical Intake in the Basement otherwise not used.
 Bin Chute in one staircase

Premises Description
 Grade II listed Thames river fronted building. Located on the site of the historic Royal Navy Victualling Yard on Deptford Strand, Approximately 620m2
 Brick and Mortar Construction Circa 1600s
 Converted to flats early 1960s
 Two Staircases with lobby door to protected corridors on each floor except ground
 4 Floors (Basement, Ground + 2 Floors)
 26 Flats in total (Evens Numbers only)

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**

YES - Grade II*

Balconies present?

No

Gas Supply present?

No

Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	FLATS 18-66 (EVENS) FORESHORE LONDON
Responsible team	FSR Southwark & Lewisham
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	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	31 January 2022
Total Capacity	0
Maximum number of people	>100
Property Size for use	Small 3001m ² to 5000m 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?	No
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	Default Property
Address	FLATS 18-66 FORESHORE LONDON

Owner/Co-Owner - NEW

Name	Hyde Housing Group
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	Hyde Housing Group 30 Park Street London SE1 9EQ

Managing Agent - NEW

Name	[REDACTED]
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	Hyde Housing Group 30 Park Street London SE1 9EQ

On Site Representative - NEW

Name	Hyde Housing Group
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	The Hyde Group Jubilee House 92 Lincoln Road Peterborough PE1 2SN
Mobile	[REDACTED]
Email	[REDACTED]

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 viewed to be suitable and sufficient.

The fire risk assessment was carried out by [REDACTED] of Savills on 19/08/21

The hazards onsite have been identified, the people at risk have been considered

The fire safety measures onsite fully support that a fire risk assessment has been carried out.

The significant findings have been identified and recorded.

Due to the identified issues with compartmentation/ passive fire protection the decision has been taken to implement a waking watch and a system of

Article 9
(continued)

automatic fire detection throughout to facilitate a change to simultaneous evacuation

The fire risk assessment is subject to review and will be additionally reviewed once remediation plans have been approved, implemented, and completed. Therefore, compliance has been viewed to have been achieved under this article.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit,

Effective management attitude to fire safety with a fire risk assessment available to be viewed promptly when requested

There are effective systems in place to allow residents to report defects. Clear recourse to site representative and designated fire safety team is available

General fire safety advice is readily available on the Hyde housing website. Discussions with Hyde Housing Fire Safety Specialist confirmed that there is also proactive attitude to fire safety.

General fire precautions were viewed as subject to sufficient managerial oversight with the implementation of a waking watch and fire alarm system to underpin general fire precautions under remediation and review.

Compliance has therefore deemed to have been achieved under this article.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit the detection and warning arrangements were viewed as suitable and sufficient.

A system of Automatic Fire Detection is installed throughout the building with interlinked smoke detection within the individual flats and the common parts of the building.

A Fire Alarm Panel was viewed in the ground floor lobby of the premises which reported system healthy with no visible faults.

This electronic system is in addition to a waking watch employed to detect and warn relevant persons of fire. This was actively evident during the inspection. Compliance has therefore deemed to have been achieved under this article.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the emergency routes and exits were clear available to be used and led to a place of total safety.

The Emergency routes and exit was sufficiently lit by emergency lighting with no visible faults

The route to safety is simple and conspicuous enough to not require directional escape route signage.

Flat Entrance Doors (FEDs) were viewed as a mixture of Notional Fire Doors and traditional front doors. The status of self-closing devices, intumescent strips and smoke seals could not be confirmed due to COVID 19 restrictions. Their external condition and the fire risk assessment report that remediation is necessary.

Compartmentation breaches were also evident in the basement means of escape where service pipes penetrations and cabling had been ineffectively fire stopped with yellow foam.

The risks from compartmentation and FEDs are viewed to have been addressed by the implementation of the waking watch, fire alarm system and change to simultaneous evacuation strategy.

The above deficiencies therefore have not been recorded as failures as the interim general fire precautions implemented reduce the risks to relevant persons by affording early warning.

Compliance is therefore viewed as achieved under this article.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the Audit an appropriate emergency evacuation plan was viewed to be in place.

Simultaneous evacuation.

Detection and warning and waking watch instated supports this strategy

Fire action notices were displayed by the exit detailing the action to take in the event of fire and designated assembly point

This strategy is extant until further notice pending building remediation

This strategy has been communicated to the residents

Compliance has therefore viewed to have been achieved under this article.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the Emergency Lighting and Automatic Fire Detection were viewed as subject to a suitable and sufficient system of maintenance, in an efficient state, effective working order and in good repair.

The Fire doors are subject to an extant plan to remediate. Detection and warning instated was viewed to mitigate the risk from any deficiencies in relation to this provision.

There were no other fire safety provisions which on site which fall under this article.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, effective and efficient training was viewed to be in place for persons that work on the premises

This was evidenced by the conditions on site which support that the persons that manage and maintain, these measures have sufficient training knowledge and understanding.

Hyde Housing have a dedicated Fire Safety Framework developed by individuals with industry standard third-party accreditations as evidenced on the website.

A waking watch is provided on site and were viewed as possessing sufficient knowledge to discharge that duty

Compliance is therefore viewed as demonstrated under this article

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the fire risk assessment details that compartmentation in the building was insufficient to support a stay- put strategy.

A Fire alarm with smoke detection covering the individual flats together with a waking watch and simultaneous evacuation strategy has been implemented.

Compartmentation is currently subject to a full review with remediation plans at the approval stage

These measures are viewed has mitigating the risk from the ineffective compartmentation.

Therefor compliance is viewed to have been achieved under this article

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit the preventative and protection measures in place were in accordance with the hierarchy principles found in schedule 1 part 3.

There were no smoking signs displayed.

Bins are kept outside stored to the rear of the premises

ECIR Fixed electrical inspections are carried 5 Yearly and in date.

These measures remove, reduce and mitigate the risks from fire in the premises SFAIRP.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

Not applicable

Article 13 - Fire Fighting Equipment

Safety Evaluation

Not Applicable

Observations

There are no fire extinguishers installed at the building. This is a residential building of self-contained flats

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

Safety Evaluation

Not Applicable

Observations

Please refer to article 12

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit the fire safety provisions installed were evidence that suitable competent persons had been appointed to carry out the maintenance in the premises, install the fire safety features.

Fire alarm and emergency lighting logbooks were viewed a record that competent persons are appointed

Hyde Housing has a fire safety framework which identifies a golden thread of collaboration between industry accredited experts' contractors and installers. Additionally, the fire risk assessment has been carried out by Savills by a BAFE accredited individual utilising PAS 79 methodology.

Compliance has therefore been demonstrated under this article

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, the provision of information to employees who may be assigned to work at the building were viewed as suitable and sufficient.

Employees are provided with comprehensible and relevant information in respect to the risks on site in accordance with the Health and safety at work act 1974.

Hyde Housings website details sufficient information to support compliance under this article

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

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, the provision of information to employers and the self-employed from outside undertakings who may be assigned to work at the building were viewed as suitable and sufficient.

Fire safety conditions are imposed on contractors with hot works permits a requirement.

Sufficient signage and simplicity of escape ensures that basic information in respect to fire safety fully supports compliance under this article.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Not Applicable

Observations

There are no shared duties or responsibilities under this article

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit there was no evidence to indicate non-compliance under this article.

This is a residential building containing 26 flats

All person who may work on the premises are provided direction and supervision by the responsible person with communication channels to report any fire safety issues that are discovered or arise.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable

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

Safety Evaluation

Not Applicable

Observations

Not applicable

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

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

14/02/2022 15:23

This inspection is a Demand Led Audit arranged as development audit facilitated and directed by [REDACTED]

The inspection comprised of three parts: Pre-Audit Research, Physical Audit, and debrief.

Pre-Audit research comprised of checking

Primary Authority Business Group (PABG)

I-Mapping

Farynor

Google Maps,

Companies House,

Previous Audits via the Fire Safety Portal

Incident Monitoring Process (IMS)

I attended this premises with [REDACTED] and [REDACTED]

This inspection commenced at 12:30 on 27/ 01 /21 and a full inspection of the site was undertaken

I inspected the exterior and interior of this premises, in terms of access and the effectiveness of its preventative and protective measures.

There was good fire appliance access and availability of hydrants

Grade II listed Thames river fronted building.

Located on the site of the historic Mid-17th century Royal Navy Victualling Yard on Deptford Strand.

Converted to flats early 1960s

The building is arranged over 4 floors containing 6 flats

Two staircases / means of escape

Due to construction and compartmentation issues identified by the fire risk assessment, a waking watch and a fire alarm covering the common parts and individual flats has been installed together with a change to simultaneous evacuation strategy from stay put.

This was viewed as suitable and sufficient general fire precautions to underpin the identified compartmentation and construction defects.

Effective oversight by the fire safety team was seen to be in place.

Remediation plans are at the approval stage

Debrief discussion was held with [REDACTED] following the audit to establish the status of the remediation works and to share the findings and outcome of the audit

The overall fire safety standard was viewed as Broadly Compliant

Relevant persons are at minimal risk in case of fire. The general fire precautions provided afford relevant persons early warning in case of fire and sufficient time to escape.

My initial expectation is that this premises achieves verbal action

14/02/2022 15:20

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	-6.1
Actual Risk Score	4.24
Risk Score	4.25

Audit Timings

Audit Duration
120

Travel Time
60

Post Audit Processing Duration
300



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 2 February 2022

Location summary

File No	90/256345
UPRN	5220004935552
Building Name	FLATS 21-69 (ODDS)
Address	FLATS 21-69 (ODDS) FORESHORE LONDON
Borough	Lewisham
Use	D - Purpose Built Flats >=4 floors
Responsible Team	FSR Southwark & Lewisham
Station Ground	E36 - Deptford
Site Risk Score	4.25
Building Height band	Unknown
Total Floors	3 Basement floors 1
Estimated number of sleeping	0
Special Features	
Additional detail	Three internal staircases. Two protected staircases give access flats to the upper floors. One staircase gives access to the basement level
Premises Description	Four storey (ground to 2nd and basement) brick and concrete built residential property, with a commercial property on a section of the ground. The commercial property does not form part of this audit as it has its own private entrance.
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?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	Normal

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property FLATS 21-69 (ODDS) FORESHORE LONDON
Responsible team	FSR Southwark & Lewisham
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	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	18 January 2022
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Medium 5001m ² to 8300m 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	N/A
Covers MOE/Common areas?	No
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	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	FLATS 21-69 FORESHORE LONDON

Managing Agent - NEW

Name	Hyde Housing
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	The Hyde Group Jubilee House 92 Lincoln Road Peterborough PE1 2SN
Mobile	[REDACTED]
Email	[REDACTED]

Other relevant contact - NEW

Name	Hyde Housing Limited
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	Hales Court Stourbridge, Halesowen West Midlands England B63 3TT

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL Safety Evaluation	Observations
Broadly Compliant	At the time of the audit

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL Safety Evaluation	Observations
Low Risk	<p>At the time of the audit the following fire safety arrangements were found in place</p> <ol style="list-style-type: none"> 1. Waking watch provided to compensate for the unknown standard of compartmentation within the premises. 2. Automatic Detection and warning system incorporating smoke detection sounders, break glass call points alarm panel. 3. Emergency Lighting 4. Fire Action Notices 5. Fire Safety signage 6. Break glass manual all points <p>However the following deficiencies were observed:</p> <ul style="list-style-type: none"> * Fire alarm testing was out of date * The alarm panel was indicating faults within the system. * Service cupboard door missing from a service cupboard on the first floor, however plywood was used as a temporary fix.

Article 11
(continued)

- * Inappropriate fire stopping around service pipes near flat 69, where duct tape was used to cover the gaps around the pipes.
- * Loft access cover removed leaving an opening in the ceiling which could lead to smoke and fire spread in the ceiling void.
- * There is ongoing works in the vicinity of flat 47, where there no fire stopping around cables penetrating the ceiling.
- * Intumescent strips and seals were missing from fire resisting doorsets

FAILURE**Article 11 FS arrangements not maintained**

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:

- * Fire alarm testing was out of date
- * Maintenance of detection and alarm was not effectively organised, controlled or monitored.
- * Maintenance of fire resistance separation not effectively organised or monitored.
- * Maintenance of fire resisting doors was not monitored or reviewed.

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

At the time of the audit an automatic fire alarm detection incorporating fire alarm panel, smoke detectors, sounders and break glass call points. However, although the alarm panel was displaying healthy power supply, there were also indication that faults were in the system. See article 17.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit two internal protected staircase, leading from the upper floors and exiting on the ground floor were provided which were free and clear of obstructions. One staircase provided from the basement also exited on the ground floor. Emergency lighting and escape signage were provided along the staircases.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit, the following arrangements were provided:

- * Simultaneous evacuation strategy which is supported by;
 1. Waking watch to compensate for the unknown standard of compartmentation by alerting occupants in the event of a fire.
 2. Automatic Detection and warning system for early detection and to give early warning in the event of a fire.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Observations

At the time of the audit, it was evidenced from record provided that

- * Emergency lighting was last tested by Alpha Track Systems on 18/01/2022
- * Fire alarm was last tested by Alpha Track Systems on 18/08/2021.

However the following deficiencies were observed:

- * Fire alarm testing was out of date
- * The alarm panel was indicating faults within the system.
- * Service cupboard door missing from a service cupboard on the first floor, however plywood was used as a temporary fix.
- * Inappropriate fire stopping around service pipes near flat 69, where duct tape was used to cover the gaps around the pipes.
- * Loft access cover removed leaving an opening in the ceiling which could lead to smoke and fire spread in the ceiling void.
- * There is ongoing works in the vicinity of flat 47, where there no fire stopping around cables penetrating the ceiling.
- * Intumescent strips and seals were missing from fire resisting doorsets.

FAILURE

Article 17(1) Facilities/equipment not maintained

Article 17
(continued)

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:

- * Fire alarm testing was out of date
- * The alarm panel was indicating faults within the system.
- * Inappropriate fire stopping around service pipes near flat 69, where duct tape was used to cover the gaps around the pipes.
- * Loft access cover removed leaving an opening in the ceiling which could lead to smoke and fire spread in the ceiling void.
- * There is ongoing works in the vicinity of flat 47, where there no fire stopping around cables penetrating the ceiling.

REMEDY

Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit a waking watch arrangement was provided. Form conversation with the onsite person it was established that effective training was provided to them.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit

- * Service cupboard door missing from a service cupboard on the first floor, however plywood was used as a temporary fix. This was not considered a significant hazard at the time as some remedial action was taken.
- * Inappropriate fire stopping around service pipes near flat 69, where duct tape was used to cover the gaps around the pipes.
- * Loft access cover removed leaving an opening in the ceiling which could lead to smoke and fire spread in the ceiling void. However, smoke detection was installed within the roof voids.
- * There is ongoing works in the vicinity of flat 47, where there no fire stopping around cables penetrating the ceiling.
- * Intumescent strips and seals were missing from fire resisting doorsets.

Because of the provision of a waking watch as well as the provision of detection and warning system, these findings were not considered as significant findings at this time.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

This is a converted residential premise and at the time of the audit the risk assessment could not verify the standard of compartmentation within the premises and of such the following preventative measures were in place:

- * Waking Watch
- * Detection and warning system

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

At the time of the audit this was not provided which was adequate for the type of premises.

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit it was established that competent persons were in place to assist the responsible person in undertaking of fire safety arrangements. This was evidenced by

- * Records indicating that Alpha Track System contracted to test and maintain emergency lighting system and the detection and warning system
- * Savills (UK) Ltd contacted to undertake Fire Risk Assessment

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, sufficient fire safety signs were displayed within the premises.

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

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit sufficient fire safety signs were displayed within the premises.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, the premises had no shared facilities with any other premises.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, it was established that the waking watch was aware of his fire safety responsibilities.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, drop key access was provided which was in good repairs.

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation

Not Applicable

Observations

None

Article 29 - Current alterations notices

Safety Evaluation

Not Applicable

Observations

None

Article 30 - Current enforcement notices

Safety Evaluation

Not Applicable

Observations

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

02/02/2022 11:37

21-69 Foreshore was audited on January 27, 2022. The audit was conducted as a development audit. I attended the audit along with [REDACTED] and [REDACTED].

At the time of the audit the responsible person was not available and thus was not questioned.

My pre audit checks included: IMS, Imapping, LFB Data (post code look up), Farynor, Google maps, e-FSF, primary authority.

The premise is a converted residential premise consisting of two 4 storey buildings (ground to second floor and a basement), each containing two separate blocks accessed by separate entrances. Flats 21-69 is served by two protected internal staircases from ground floor to upper floor flats, and a separate staircase leading from the ground floor to the basement. The basement unoccupied. However only one building was inspected for the purpose of this audit. There is a commercial premise on the ground floor which does not form part of this audit, as it have its own private entrance.

I inspected the communal areas of the premises which included, the staircases, corridors, basement, service cupboards and external areas of the premises. A visual inspection of flats front doors did not reveal the level of fire resistance they provided.

During the audit the following fire safety arrangements were observed: detection and warning system which incorporated smoke detectors, sounders break glass call points and an alarm panel; emergency lighting, no smoking signs, fire action notices, escape route signs, drop keys access and a waking watch.

A copy of the fire risk assessment was provided which was suitable and sufficient for the premises.

The fire risk assessment was unable to determine the level of fire resisting compartmentation within the premises due to the age of the premises, hence the institution of a simultaneous evacuation, supported by waking watch and detection and warning system.

The following deficiencies were observed:

- * Fire alarm testing was out of date
- * The alarm panel was indicating faults within the system.
- * Service cupboard door missing from a service cupboard on the first floor, however plywood was used as a temporary fix.
- * Inappropriate fire stopping around service pipes near flat 69, where duct tape was used to cover the gaps around the pipes.
- * Loft access cover removed leaving an opening in the ceiling which could lead to smoke and fire spread in the ceiling void.
- * There is ongoing works in the vicinity of flat 47, where there no fire stopping around cables penetrating the ceiling.
- * Intumescent strips and seals were missing from fire resisting doorsets

Because of the simultaneous evacuation policy, which is supported by provision of waking watch and detection and alarm system, these findings were not considered a risk at this time.

This audit resulted to be broadly compliant requiring verbal action only.

A letter will be emailed to the Hyde Housing highlighting the findings and advising them to ensure appropriate management of their fire safety measures and their maintenance regimes.

02/02/2022 11:37

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	-4
Actual Risk Score	4.42
Risk Score	4.50

Audit Timings**Audit Duration**

45

Travel Time

60

Post Audit Processing Duration

240