

Freedom of Information request reference number: 5447.1

Date of response: 14/01/2021

Request:

Regarding the Fire Risk Assessment and recommendations made by the London Fire Brigade regarding the Royal Artillery Quays Development (SE28) to the Managing Agent (Rendall and Rittner) or the freeholder (Homeground)

1 - Is there a REQUIREMENT under the Regulatory Reform Order that there must be security guards/fire safety guards to patrol the building. If so, could the fire brigade inform us in which paragraph/s this refers to in Her Majesty's Government Fire Safety document for residential buildings.

2 - Is there a REQUIREMENT under the Regulatory Reform Order for the existing fire alarm system to be upgraded. If so, could the fire brigade inform us in which paragraph/s this refers to in Her Majesty's Government Fire Safety document for residential buildings.

3. - If the risk assessments does not REQUIRE an upgrade of the fire alarm system, who was the person responsible for taking the decision to implement this?

4 - The fire risk assessment mentions that there are fire wardens on duty all the time, would removing the fire wardens be a breach of any fire regulations or requirements you are aware of?

Response:

Firstly, the London Fire Brigade does not carry out fire risk assessments; the Brigade is the enforcing authority. A fire risk assessment must be completed by the 'responsible person' for the building concerned. As part of our fire safety audit programme we will make sure that there is an up-to-date fire risk assessment, and that it deals with all appropriate matters. We do not retain or hold copies of fire risk assessments.

Secondly, the answers to your four questions can be dealt with together:

The 'responsible person' for the building needs to follow guidance that is readily available from the National Fire Chiefs Council (NFCC) and the Ministry of Housing, Communities and Local Government (MHCLG). This guidance makes the following clear:

- It is the legal duty of the 'responsible person', along with their competent person in conjunction with the fire risk assessment, that determine any change strategy, not the London Fire Brigade (or other fire and rescue service).
- The 'responsible person' should consult with residents and especially leaseholders about the options available to mitigate the building's deficiencies. Cost options should be provided to leaseholders, and leaseholders should be involved in the choice of interim measures that is made.
- The change of evacuation strategy should only be temporary.
- The change of evacuation strategy should be based on the risk to residents.
- Remediation is the best way to achieve the safety of residents.
- A common alarm should be installed to reduce or remove the need for a 'waking watch'.
- A 'waking watch' should only be short term.
- You may still need evacuation management even if you have a common fire alarm.
- Residents, if competent, can carry out a 'waking watch' and or evacuation management duties.
- The fire safety arrangements for buildings, particularly those where the evacuation strategy has changed, should be kept under regular review.

- In the coming weeks, the NFCC will be working with stakeholders to ensure the revised guidance is understood and that existing arrangements are reviewed.

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](#).