

Freedom of Information request reference number: 5012.1

Date of response: 31/03/2020

Request:

I would like to kindly request to provide all relevant information for this development:

Royal Artillery Quays, Erebus Drive, London SE28 0GF

If you can assist with looking into the building control records and provide as much information possible, including the initial building planning.

Response:

Please find my response to each of your queries in turn, as below:

All relevant information for this development

I have taken this as a request for relevant Fire Safety information held for Royal Artillery Quays estate. Our Fire Safety Regulatory team have confirmed that the LFB completed recent Fire Safety Audits (FSA) or follow up inspections at Royal Artillery Quays as below:

Block of Flats	Type of LFB Visit	Date of Visit	Outcome of Visit
Albert House	Follow up inspection only	Feb-20	Premises satisfactory
Albert House	Fire Safety Audit	Jan-19	Premises non-compliant – Informal notice of fire safety deficiencies (NOD) issued
Bendish Point	Follow up inspection only	Sep-19	Premises satisfactory
Bendish Point	Fire Safety Audit	Jan-19	Premises non-compliant – Informal notice of fire safety deficiencies (NOD) issued
Cumberland House	Fire Safety Audit	Jan-19	Premises non-compliant – Informal notice of fire safety deficiencies (NOD) issued
Granary Mansions	Fire Safety Audit	Jan-19	Premises non-compliant – Informal notice of fire safety deficiencies (NOD) issued
Sark Tower	Fire Safety Audit	Jan-19	Premises non-compliant – Informal notice of fire safety deficiencies (NOD) issued
Tideslea Tower	Fire Safety Audit	Jan-19	Premises non-compliant – Informal notice of fire safety deficiencies (NOD) issued
Tidlock House	Follow up inspection only	Sep-19	Premises satisfactory
Tidlock House	Fire Safety Audit	Jan-19	Premises non-compliant – Informal notice of fire safety deficiencies (NOD) issued

Wyatt Point	Fire Safety Audit	Jan-19	Premises non-compliant – Informal notice of fire safety deficiencies (NOD) issued
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The result of the FSAs completed in early 2019 confirmed failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and, as a result, an informal notification of (fire safety) deficiencies (NOD) was served on the premises.

We have attached a copy of these NODs for your reference. 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). Where a follow up inspection has taken place, I have also attached a copy of any letters issued to the premises after these visits.

We do not release the Fire Safety reports we make during inspections as we consider these to be exempt under [Section 31 of the FOIA \("law enforcement" – Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)\)](#). We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

When the LFB identifies any safety concerns, we make this information available within informal notification of fire safety deficiencies (NOD), and through the public register 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 you 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. A great deal of the steps the Brigade takes with building owners to improve public safety outcomes come about from the ability to influence and negotiate with those with responsibility.

We do also hold a small amount of email correspondence between Rendall and Rittner and the LFB in relation to Rendall and Rittner informing the LFB that some of the blocks of flats have a waking watch in place. The LFB is not responsible for recommending or instructing landlords to introduce waking watches however, as we are aware that a waking watches are in place at Royal Artillery Quays, it is my understanding that fire station crews will regularly visit the buildings to check on these.

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

Building control records, including the initial building planning

Building control records are retained by the local authority, the LFB hold very little in the way of recorded documents in relation to building consultation(s). The only building consultation records that can accessed electronically go back to 2005. I understand that Royal Artillery Quays was built in 2004 so we do not hold any electronic records of consultation from this time.

If the LFB was consulted, then we may hold a hard copy record of the consultation response letter in archive. This will either confirm that the Brigade is satisfied/not satisfied with the building proposals. If the Brigade are not satisfied with the proposals then the will provide succinct reasons why. Our offsite archive storage is no longer accessible due to the Covid-19 restrictions. If you would still like us to search for a copy of this letter, please can you contact us again when the Covid-19 restrictions are lifted.

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](#).



LONDON FIRE BRIGADE

Fire Safety Regulation, South East 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200 x [REDACTED]

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Rendall & Rittner Limited
Portsoken House
155 - 157 Minories
London
EC3N 1LJ

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

Date 14 February 2020
Our Ref 94/183095/RP

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Albert House, Erebus Drive, Thamesmead, London SE28 0GN

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.

Further to the recent inspection of the above premises I confirm that the matters identified in the Notification of Deficiencies dated **17 January 2019**, appear to have been satisfactorily addressed.

Responsibility for compliance with the Regulatory Reform (Fire Safety) Order 2005 rests with the persons responsible for the premises being used. Your fire risk assessment, general fire precautions and arrangements for managing fire safety must be kept under review. Should any incident or significant change suggest your fire risk assessment is no longer valid it must be immediately reviewed and the findings implemented.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 ext [REDACTED]

The Company Secretary
Rendall & Rittner Limited
Portsoken House
155 - 157 Minories
London
EC3N 1LJ

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

Date 17 January 2019
Our Ref 94/183095/ere

Dear Sir/Madam

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

Premises: Albert House, Erebus Drive, Thamesmead, London SE28 0GN

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 **4 July 2019**.

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'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully

for Assistant Commissioner (Fire Safety)

Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [Redacted]
Direct T 020 8555 1200 36526

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

cc.: [Redacted], Rendall & Rittner Limited, 56 Duke of Wellington Avenue, Royal Arsenal,
London SE18 6SS
[Redacted], Rendall & Rittner Limited, Portsoken House, 155-157 Minories, London
EC3N 1LJ
The Chief Executive, Holdings & Management (Solitaire) Limited
C/O The Property Management Department Estates & Management Ltd, 302 Regents Park Road,
Finchley, London N3 2JY

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 British or European Standards, or recognised industry guidance.

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: Albert House, Erebus Drive, Thamesmead, London SE28 0GN

FILE NUMBER: 94/183095

This schedule should be read in conjunction with the Commissioner's letter dated **17 January 2019**.

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	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 The self-closing devises fitted to the fire doors are not closing the doors fully into their frames.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled and monitored.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that; 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts in the void above the suspended ceilings. 2) The Fire resistance of the ceiling hatches fitted in the suspended ceilings could not be confirmed. 3) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above and around service pipes.	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 employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report the findings to the responsible person for remedial action.
Article 17	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; 1) The self closing fire doors between the single escape stair and the lift lobbies, were not closing fully into the frame. 2) All or part of the cold smoke seals and intumescent strips were found to be missing from the fire doors at the premises.	Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by employing a competent person to carry out the required remedial work.

Article 8	<p>At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that +At the time of the audit the FIRE RESISTING separation in your premises was inadequate.</p> <ol style="list-style-type: none"> 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts from within the void above the suspended ceilings. 2) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above. 3) There are deficiencies with the level of fire stopping around service pipes and cabling that breach compartment walls and ceilings. 	Provide suitable FIRE RESISTING separation by employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report findings for remedial action.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that at the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that a suitable and sufficient, fire resisting compartmentation survey had not been conducted by a competent person.	Implement the significant findings of your fire risk assessment, in particular employ a competent person to carry out a suitable and sufficient fire resisting compartmentation survey of the premises.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that a fire risk assessment was conducted by Worksafe Solutions Consultancy Ltd on 27 and 28 September 2017, however the single report was a fire risk assessment of all eight residential tower blocks at the Royal Artillery Quay Estate and not to specifically assess the risk from fire at Albert House.	The fire risk assessment should be reviewed, with specific consideration given to conducting a suitable and sufficient Fire Risk Assessment for Albert House.

*****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.



LONDON FIRE BRIGADE

Fire Safety Regulation, South East 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200 x [REDACTED]

Minicom 020 7960 3629
london-fire.gov.uk

The Property Manager
Rendall & Rittner Ltd
56 Duke of Wellington Avenue
Royal Arsenal
London
SE18 6SS

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

Date 24th September 2019
Our Ref 94/183098/RP

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Bendish Point, Erebus Drive, Thamesmead SE28 0GN

Inspection Date: 11th September 2019

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.

You have requested written confirmation of our findings following our fire safety inspection of the above premises on the above date.

I can confirm that no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 was noted in the parts of the premises or relevant documents viewed.

Responsibility for compliance with the Regulatory Reform (Fire Safety) Order 2005 rests with the persons responsible for the premises being used. Your fire risk assessment, general fire precautions and arrangements for managing fire safety must be kept under review. Should any incident or significant change suggest your fire risk assessment is no longer valid it must be reviewed and the findings implemented.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 ext [REDACTED]

The Company Secretary
Rendall & Rittner Limited
Portsoken House
155 - 157 Minories
London
EC3N 1LJ

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

Date 30 January 2019
Our Ref 94/183098/ere

Dear Sir/Madam

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

Premises: Bendish Point, Erebus Drive, Thamesmead, London SE28 0GN

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 **17 July 2019**.

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'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order. Yours faithfully

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [Redacted]

Direct T 020 8555 1200 [Redacted]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

cc.: [Redacted], Rendall & Rittner Ltd, 56 Duke of Wellington Avenue, Royal Arsenal, London SE18 6SS
[Redacted], Rendall & Rittner Ltd, Portsoken House, 155-157 Minories, London EC3N 1LJ
The Chief Executive, Holdings and Management (Solitaire) Limited,
C/O The Property Management Department Estates & Management Ltd, 302 Regents Park Road, Finchley, London N3 2JY

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 British or European Standards, or recognised industry guidance.

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: Bendish Point, Erebus Drive, Thamesmead, London SE28 0GN

FILE NUMBER: 94/183098

This schedule should be read in conjunction with the Commissioner's letter dated **30 January 2019**.

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 monitored or reviewed where required. It was found that;</p> <ol style="list-style-type: none">1) The cupboard on the lower ground floor has not been controlled or monitored, it was found that there is signage indicating a dry rising main is installed within, however when accessed it was found that no Dry Rising Main outlet was installed.2) The self closing fire doors on the 1st floor of the right wing building and between the lower ground floor garage and main building have not been controlled or monitored, it was found they are not closing fully into the surrounding frame.3) The double, self closing fire doors of the garage bin store have not been controlled or monitored, it was found the doors are missing cold smoke strips and intumescent seals.	Arrangements identified as not suitably addressed must be effectively planned, organised and reviewed.

Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that;</p> <ol style="list-style-type: none"> 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts in the void above the suspended ceilings. 2) The Fire resistance of the ceiling hatches in the suspended ceilings could not be confirmed. 3) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above and around service pipes. 	<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 employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report the findings to the responsible person for remedial action.</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. It was found that;</p> <ol style="list-style-type: none"> 1) The self closing fire doors on the 1st floor of the right wing building and between the lower ground floor garage and main building are not closing fully into the surrounding frame. 2) The double, self closing fire doors of the garage bin store are missing cold smoke strips and intumescent seals. 	<p>Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by employing a competent person to carry out remedial works.</p>
Article 8	<p>At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that;</p> <ol style="list-style-type: none"> 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts from within the void above the suspended ceilings. 2) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above. There are deficiencies with the level of fire stopping around service pipes and cabling that breach compartment walls and ceilings. 	<p>Provide suitable FIRE RESISTING separation by employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report findings for remedial action.</p>
Article 8	<p>At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had</p>	<p>Implement the significant findings of your fire risk assessment, in particular employ a competent person to carry out a suitable and</p>

	not been implemented. It was found that a suitable and sufficient, fire resisting compartmentation survey had not been conducted by a competent person.	sufficient fire resisting compartmentation survey of the premises.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that a fire risk assessment was conducted by Worksafe Solutions Consultancy Ltd on September 27th and 28th 2017, however the single report was a fire risk assessment of all eight residential tower blocks at the Royal Artillery Quay Estate and not to specifically assess the risk from fire at Bendish Point.	The fire risk assessment should be reviewed, with specific consideration given to conducting a suitable and sufficient Fire Risk Assessment for Tidlock House.

*****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.



LONDON FIRE BRIGADE

Fire Safety Regulation, South East 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200 x89171

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Estate & Management Limited
Berkeley House
304 Regents Park Road
London
N3 2JY

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

Date 23 January 2019
Our Ref 94/183103/DW

Dear Sir/Madam

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

Premises: Cumberland House, Erebus Drive, Thamesmead, London, SE28 0GE

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 **10 July 2019**.

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'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer Kevin Gegan
Direct T 020 8555 1200 Ext. 36595

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

CC'ed to Chief Executive Officer, Holdings and Management (Solitaire) Limited, C/O The Property Management Department Estates and Management Ltd, 302 Regents Park Road, Finchley, London, N3 2JY

CC'ed to Mr Wale Oladunjoye, Chief Executive Officer, Rendall and Rittner Limited, Portsoken House, 155-157 Minories, London, SE18 6SS

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 British or European Standards, or recognised industry guidance.

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: Cumberland House, Erebus Drive, Thamesmead, London, SE28 0GE

FILE NUMBER: 94/183103

This schedule should be read in conjunction with the Commissioner's letter dated **23 January 2019**.

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	At the time of the audit your preventative and protective measures had not been planned, organised or reviewed where required. It was found that deficiencies were identified with the fire safety management of the self closing fire doors, including flat front doors. The sampled doors were not closing fully into the surrounding frame. The self closing devices either required adjusting or they had been removed.	Arrangements identified as not suitably addressed must be effectively planned, organised and reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts in the void above the suspended ceilings. 2) The FIRE RESISTANCE of the ceiling hatches in the suspended ceilings could not be confirmed. 3) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above and around service pipes.	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 employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report the findings to the responsible person for remedial action.

<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.</p> <ol style="list-style-type: none"> 1) Flat 55, 43 and flat 13 of the right wing building have no self closing device fitted and no intumescent strips and cold smoke seals. 2) The self closing fire door between the protected stair and 3rd floor lift lobby is sticking and not closing fully into its surrounding frame. 3) The self closing double fire doors to the garage bin room are sticking and not closing fully into the surrounding frame. 4) Escape stair carpet strip missing on the 10 floor. 	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
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Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that there is potential for deficiencies in the fire compartmentation, and issues with fire stopping around service pipes that breach compartment walls and ceilings. On Inspection holes around service pipes were identified within the service riser cupboards of the main tower, and electrical intake cupboards of the left and right wing buildings.	Provide suitable FIRE RESISTING separation by employing a competent person to conduct a full compartmentation and passive FIRE RESISTANCE survey of the building.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that a fire risk assessment was conducted by Worksafe Solutions Consultancy Ltd on September 27th and 28th, 2017, however the single report was a fire risk assessment of all eight residential tower blocks at the Royal Artillery Quay Estate and not to specifically assess the risk from fire at Cumberland House.	The fire risk assessment should be reviewed, with specific consideration given to conducting a suitable and sufficient fire risk assessment for Cumberland House.

*****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.

The Company Secretary
Rendall & Rittner Limited
Portsoken House
155 - 157 Minories
London
EC3N 1LJ

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

Date 18 January 2019
Our Ref 94/183101/ere

Dear Sir/Madam

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

Premises: Granary Mansions, Erebus Drive, Thamesmead, London SE28 0GN

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 **5 July 2019**.

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'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [Redacted]

Direct T 020 8555 1200 [Redacted]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

cc.: [Redacted], Rendall & Rittner Limited, 56 Duke of Wellington Avenue, Royal Arsenal,
London SE18 6SS
[Redacted], Rendall & Rittner Limited, Portsoken House, 155-157 Minories, London
EC3N 1LJ
The Chief Executive, Holdings & Management (Solitaire) Limited
C/O The Property Management Department Estates & Management Ltd, 302 Regents Park Road,
Finchley, London N3 2JY

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 British or European Standards, or recognised industry guidance.

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.

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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: Granary Mansions, Erebus Drive, Thamesmead, London SE28 0GN

FILE NUMBER: 94/183101

This schedule should be read in conjunction with the Commissioner's letter dated **18 January 2019**.

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	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 deficiencies were identified with the fire safety management of the self-closing fire doors, including flat front doors. The sampled doors were not closing fully into the surrounding frame. The self-closing devices either required adjusting or they had been removed.	Arrangements identified as not suitably addressed must be effectively planned, controlled, monitored.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that; 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts in the void above the suspended ceilings. 2) The Fire resistance of the ceiling hatches in the suspended ceilings could not be confirmed. 3) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above and around service pipes.	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 employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report the findings to the responsible person for remedial action.

<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route. The self-closing devices on multiple flat front doors were not closing the doors fully into their frames, or they had been removed.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
<p>Article 8</p>	<p>At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that;</p> <ol style="list-style-type: none"> 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts from within the void above the suspended ceilings. 2) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above. 3) There are deficiencies with the level of fire stopping around service pipes and cabling that breach compartment walls and ceilings. 	<p>Provide suitable FIRE RESISTING separation by employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report findings for remedial action.</p>

Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that a suitable and sufficient, fire resisting compartmentation survey had not been conducted by a competent person.	Implement the significant findings of your fire risk assessment, in particular employ a competent person to carry out a suitable and sufficient fire resisting compartmentation survey of the premises.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that a fire risk assessment was conducted by Worksafe Solutions Consultancy Ltd on 27 and 28 September 2017, however the single report was a fire risk assessment of all eight residential tower blocks at the Royal Artillery Quay Estate and not to specifically assess the risk from fire at Granary Mansions.	The fire risk assessment should be reviewed, with specific consideration given to conducting a suitable and sufficient Fire Risk Assessment for Granary Mansions.

*****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.

The Company Secretary
Rendall & Rittner Limited
Portsoken House
155 - 157 Minories
London
EC3N 1LJ

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

Date 18 January 2019
Our Ref 94/183102/ere

Dear Sir/Madam

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

Premises: Sark Tower, Erebus Drive, Thamesmead, London SE28 0GN

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 **5 July 2019**.

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.

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- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [Redacted]

Direct T 020 8555 1200 [Redacted]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

cc.: [Redacted], Rendall & Rittner Limited, 56 Duke of Wellington Avenue, Royal Arsenal,
[Redacted], Rendall & Rittner Limited, Portsoken House, 155-157 Minories, London
EC3N 1LJ
The Chief Executive, Holdings & Management (Solitaire) Limited
C/O The Property Management Department Estates & Management Ltd, 302 Regents Park Road,
Finchley, London N3 2JY

Notes to accompany the Notification of Deficiencies schedule.

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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 British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

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tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

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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;
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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: Sark Tower, Erebus Drive, Thamesmead, London SE28 0GN

FILE NUMBER: 94/183102

This schedule should be read in conjunction with the Commissioner's letter dated **18 January 2019**.

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	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 the self-closing devices fitted to the fire doors , including flat front doors. were not closing the doors fully into their frames. Evidence of cold smoke seals and intumescent strips being painted over.	Arrangements identified as not suitably addressed must be effectively planned, controlled and monitored.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that; 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts in the void above the suspended ceilings. 2) The Fire resistance of the ceiling hatches in the suspended ceilings could not be confirmed. 3) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above and around service pipes.	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 employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report the findings to the responsible person for remedial action.

<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The self-closers on the flat front fire doors were not closing the doors fully into their frames, or they had been removed. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route. Some of the self closing devices fitted to the fire doors between the protected escape stair and the common parts escape route were not closing the doors fully into their frames. Evidence of cold smoke seals and intumescent strips being painted over.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
<p>Article 8</p>	<p>At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that.</p> <ol style="list-style-type: none"> 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts from within the void above the suspended ceilings. 2) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above. 3) There are deficiencies with the level of fire stopping around service pipes and cabling that breach compartment walls and ceilings. 	<p>Provide suitable FIRE RESISTING separation by employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report findings for remedial action.</p>

Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that a suitable and sufficient fire resisting compartmentation survey had not been conducted by a competent person.	Implement the significant findings of your fire risk assessment, in particular employ a competent person to carry out a suitable and sufficient, fire resisting compartmentation survey of the premises.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that a fire risk assessment was conducted by Worksafe Solutions Consultancy Ltd on 27 and 28 September 2017, however the single report was a fire risk assessment of all eight residential tower blocks at the Royal Artillery Quay Estate and not to specifically assess the risk from fire at Sark Tower.	The fire risk assessment should be reviewed, with specific consideration given to conducting a suitable and sufficient Fire Risk Assessment for Sark Tower.

*****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.



LONDON FIRE BRIGADE

Fire Safety Regulation, South East 3 Team
169 Union Street London SE1 0LL
T 020 8555 1200 x [REDACTED]

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Rendall & Rittner Limited
Portsoken House
155 - 157 Minorities
London
EC3N 1LJ

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

Date 19 September 2019
Our Ref 94/183105/ere

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: Tidlock House, Erebus Drive, Thamesmead, London SE28 0GD

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.

Further to the recent inspection of the above premises I confirm that the matters identified in the Notification of Deficiencies dated **28 January 2019**, appear to have been satisfactorily addressed.

Responsibility for compliance with the Regulatory Reform (Fire Safety) Order 2005 rests with the persons responsible for the premises being used. Your fire risk assessment, general fire precautions and arrangements for managing fire safety must be kept under review. Should any incident or significant change suggest your fire risk assessment is no longer valid it must be immediately reviewed and the findings implemented.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully

for Assistant Commissioner (Fire Safety)

Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 [REDACTED]

cc.: [REDACTED], Rendall & Rittner Limited, 56 Duke of Wellington Avenue, Royal Arsenal,
London SE18 6SS
[REDACTED], Rendall & Rittner Limited, Portsoken House, 155-157 Minorities, London
EC3N 1LJ
Holdings and Management (Solitaire) Limited, C/O The Property Management Department
Estates & Management Ltd, 302 Regents Park Road, Finchley, London N3 2JY

The Company Secretary
Rendall & Rittner Limited
Portsoken House
155 - 157 Minories
London
EC3N 1LJ

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

Date 28 January 2019
Our Ref 94/183105/ere

Dear Sir/Madam

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

Premises: Tidlock House, Erebus Drive, Thamesmead, London SE28 0GD

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 **15 July 2019**.

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'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [Redacted]

Direct T 020 8555 1200 [Redacted]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

cc.: [Redacted], Rendall & Rittner Limited, 56 Duke of Wellington Avenue, Royal Arsenal,
London SE18 6SS
[Redacted], Rendall & Rittner Limited, Portsoken House, 155-157 Minories, London
EC3N 1LJ
Holdings and Management (Solitaire) Limited, C/O The Property Management Department
Estates & Management Ltd, 302 Regents Park Road, Finchley, London N3 2JY

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 British or European Standards, or recognised industry guidance.

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: Tidlock House, Erebus Drive, Thamesmead, London SE28 0GD

FILE NUMBER: 94/183105

This schedule should be read in conjunction with the Commissioner's letter dated **28 January 2019**.

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	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 the self closing devises fitted to the flat front doors have not been monitored or organised, resulting in the doors not closing fully into their frames, or the self closing devises had been removed.	Arrangements identified as not suitably addressed must be effectively planned, controlled and monitored.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that; 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts in the void above the suspended ceilings. 2) The Fire resistance of the ceiling hatches in the suspended ceilings could not be confirmed. 3) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above and around service pipes.	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 employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report the findings to the responsible person for remedial action.

<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route. the self closers on the flat front fire doors were not closing the doors fully into their frames, or they had been removed.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
<p>Article 8</p>	<p>At the time of the audit the FIRE RESISTING separation in your premises was inadequate.</p> <ol style="list-style-type: none"> 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts from within the void above the suspended ceilings. 2) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above. 3) There are deficiencies with the level of fire stopping around service pipes and cabling that breach compartment walls and ceilings. 	<p>Provide suitable FIRE RESISTING separation by employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report findings for remedial action.</p>

Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that a suitable and sufficient, fire resisting compartmentation survey had not been conducted by a competent person.	Implement the significant findings of your fire risk assessment, in particular employ a competent person to carry out a suitable and sufficient, fire resisting compartmentation survey of the premises.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that a fire risk assessment was conducted by Worksafe Solutions Consultancy Ltd on September 27th and 28th, 2017, however the single report was a fire risk assessment of all eight residential tower blocks at the Royal Artillery Quay Estate and not to specifically assess the risk from fire at Tidlock House.	The fire risk assessment should be reviewed, with specific consideration given to conducting a suitable and sufficient Fire Risk Assessment for Tidlock House.

*****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.

The Company Secretary
Rendall & Rittner Limited
Portsoken House
55 - 157 Minories
London
EC3N 1LJ

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

Date 18 January 2019
Our Ref 94/004238/PDB

Dear Sir/Madam

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

Premises: Tideslea Tower, Erebus Drive, Thamesmead, London SE28 0GF

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 **5 July 2019**.

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'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Kevin Gregan

Direct T 0208 555 1200 Ext 36595

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: Mr Wale Oladunjoye, Rendall & Rittner Ltd, Portsoken House, 155-157 Minories London, EC3N 1LJ

Chief Executive Officer, Holdings and Management (Solitaire) Limited, C/O The Property Management Department Estates & Management Ltd, 302 Regents Park Road Finchley, London N3 2JY

Nina Nguyen, Property Manager, Rendall & Rittner Ltd, 56 Duke of Wellington Avenue Royal Arsenal, Woolwich, London SE18 6SS

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 British or European Standards, or recognised industry guidance.

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: Tideslea Tower, Erebus Drive, Thamesmead, London SE28 0GF

FILE NUMBER: 94/004238

This schedule should be read in conjunction with the Commissioner's letter dated **18 January 2019**.

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	At the time of audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that the self-closing devices fitted to the flat front doors were not closing the doors fully into their frames, or they had been removed.	Arrangements identified as not suitably addressed must be effectively planned, controlled and monitored.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts in the void above the suspended ceilings. 2) The FIRE RESISTANCE of the ceiling hatches in the suspended ceilings could not be confirmed. 3) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above and around service pipes.	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. 1-3) This can be achieved by employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report the findings to the responsible person for remedial action.

<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route.</p> <p>1) The flat front doors to flats 65 & 66 have had the self closing devise removed.</p> <p>2) The self closing fire doors on the 12th and 7th storey, from the single stair into the floor lobbies, are not fully closing into the surrounding frame.</p> <p>3) The front door to flat 45 is not closing fully into the surrounding door frame.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
<p>Article 8</p>	<p>At the time of the audit the FIRE RESISTING separation in your premises was inadequate.</p> <p>1) Deficiencies were identified with the fire compartmentation between the flats and the common parts from within the void above the suspended ceilings.</p> <p>2) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above.</p>	<p>Provide suitable FIRE RESISTING separation by employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report findings for remedial action.</p>

Article 8 Cont'd	3) There are deficiencies with the level of fire stopping around service pipes and cabling that breach compartment walls and ceilings.	
Article 9	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that a fire risk assessment was conducted by Worksafe Solutions Consultancy Ltd on 27th and 28th September 2017, however the single report was a fire risk assessment of all eight residential tower blocks at the Royal Artillery Quay Estate and not to specifically assess the risk from fire at Tideslea Tower.</p> <p>Rendall & Rittner have since requested their fire risk assessor to carry out fire risk assessments for each individual premises on the estate.</p>	The fire risk assessment should be reviewed, with specific consideration given to conducting a suitable and sufficient fire risk assessment for Tideslea Tower.

*****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.

The Company Secretary
Rendall & Rittner Limited
Portsoken House
155 - 157 Minories
London
EC3N 1LJ

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

Date 26 February 2019
Our Ref 94/183096/ere

Dear Sir/Madam

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

Premises: Wyatt Point, Erebus Drive, Thamesmead, London SE28 0GN

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 **13 August 2019**.

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'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [Redacted]

Direct T 020 8555 1200 [Redacted]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

cc.: [Redacted], Rendall & Rittner Ltd, 56 Duke of Wellington Avenue, Royal Arsenal, London SE18 6SS
[Redacted], Rendall & Rittner Ltd, Portsoken House, 155-157 Minories, London EC3N 1LJ
The Chief Executive, Holdings and Management (Solitaire) Limited,
C/O The Property Management Department Estates & Management Ltd, 302 Regents Park Road, Finchley, London N3 2JY

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 British or European Standards, or recognised industry guidance.

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: Wyatt Point, Erebus Drive, Thamesmead, London SE28 0GN

FILE NUMBER: 94/183096

This schedule should be read in conjunction with the Commissioner's letter dated **26 February 2019**.

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. It was found that;</p> <ol style="list-style-type: none">1) Deficiencies were identified with the fire safety management of the self-closing fire doors. The sampled doors were not closing fully into the surrounding frame. The self-closing devices required adjusting.2) On the lower ground floor there is a cupboard with "Dry Rising Main" signage displayed on the doors. however upon inspection the cupboard has no Dry Rising Main outlet installed. Your fire safety measures have not been monitored.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled and monitored.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that;</p> <ol style="list-style-type: none">1) Deficiencies were identified with the fire compartmentation between the flats and the common parts in the void above the suspended ceilings.2) The Fire resistance of the ceiling hatches in the suspended ceilings could not be confirmed.3) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above and around service pipes.	<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 employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report the findings to the responsible person for remedial action.</p>

Article 17	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 at the time of audit The self closers on the 5th and upper ground floor staircase fire doors were not closing the doors fully into their frames.	Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by repairing or replacing the self-closers on the staircase fire doors.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that; 1) Deficiencies were identified with the fire compartmentation between the flats and the common parts from within the void above the suspended ceilings. 2) Deficiencies were also identified with the fire stopping of gaps where compartment walls meet the floor plates above. There are deficiencies with the level of fire stopping around service pipes and cabling that breach compartment walls and ceilings.	Provide suitable FIRE RESISTING separation by employing a competent person to conduct a suitable and sufficient compartmentation survey of the premises and report findings for remedial action.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that a suitable and sufficient, fire resisting compartmentation survey had not been conducted by a competent person.	Implement the significant findings of your fire risk assessment, in particular employ a competent person to carry out a suitable and sufficient fire resisting compartmentation survey of the premises.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that a fire risk assessment was conducted by Worksafe Solutions Consultancy Ltd on September 27th and 28th 2017, however the single report was a fire risk assessment of all eight residential tower blocks at the Royal Artillery Quay Estate and not to specifically assess the risk from fire at Wyatt Point.	The fire risk assessment should be reviewed, with specific consideration given to conducting a suitable and sufficient Fire Risk Assessment for Wyatt Point.

*****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.