



LONDON FIRE BRIGADE

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Freedom of Information request reference number: 5390.1

Date of response: 14/01/2021

Request:

"I would be grateful if you could send me copies of all advice—formal or informal—provided in relation to the Royal Artillery Quays Estate since my previous Fol request."

Response:

According to our records you previous FOIA request was FOIA4181 in three parts (received on 14 January 2019, 28 January 2019 and 24 April 2019). The table below shows the position for blocks comprising the 'Royal Artillery Quay' SE28 since April 2019:

Block	Audit since April 2019	Overall safety standard	Enforcement action since April 2019
Cumberland House	Yes – 14 April 2020	Low risk	None
Wyatt Point	No		-
Tidlock House	Yes – 7 April 2020	Low risk	None
Tideslea Tower	Yes – 25 March 2020	Broadly compliant	None
Granary Mansions	Yes – 25 March 2020	Broadly compliant	None
Sark Tower	Yes – 25 March 2020	Broadly compliant	None
Bendish Point	Yes – 6 April 2020	Low risk	None
Albert House	Yes – 28 April 2020	Broadly compliant	None

For those blocks where the Brigade has carried out a fire safety audit since April 2019, I attach a copy of the audit report. Some personal data has been redacted from these documents.

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](#).



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 23 April 2020

Location summary

File No 94/183095
UPRN 10010220012
Building Name Albert House
Address ALBERT HOUSE
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GN
Borough Greenwich
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Greenwich & Bexley
Station Ground E25 - Plumstead
Site Risk Score 5.00
Total Floors 8 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

The building has a single protected stair, leading to floor lobbies that provide access to flat entrance doors. Floor lobbies have Smoke detection for an AOV shaft. DRM installed with outlets on each floor within the lift lobby. Single lift with FF override. Secure access via intercom or residents key fob. No PIB on site.

Waking watch now in place due to cladding and compartmentation issues. Compartmentation issues have now been rectified.

Premises Description

Modern purpose built block of flats built in 2002, concrete construction, with insulation backed concrete rendered facia and a flat roof. The building has a central tower of 8 storeys with two three storey blocks constructed, one either side. The premises benefits from an onsite 24/7 manned concierge office, based at the lower ground floor level of Tideslea Tower, the office serves the 8 tower block estate. On the lower ground floor there is a secure residents car park.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	ALBERT HOUSE EREBUS DRIVE THAMESMEAD SE28 0GN
Responsible team	FSR Greenwich & Bexley
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	16 April 2020
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Above average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address ALBERT HOUSE
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GN

Owner/Co-Owner

Name Holdings and Management (Solitaire) Limited
Position Chief Executive Officer
Address C/O The Property Management Department Estates & Management Ltd
 302 Regents Park Road
 Finchley
 LONDON
 N3 2JX
Telephone 0208 371 2949

Managing Agent

Name Rendall& Rittner Ltd
Responsible Person [REDACTED]
Position Property Manager
Address 56 Duke of Wellington Avenue
 Royal Arsenal
 London
 SE18 6SS
Telephone 020 3479 5014
Email nina.nguyen@rendalland rittner.co.uk

On Site Representative

Name Rendall& Rittner Ltd
Responsible Person [REDACTED]
Position Site Manager
Address Concierge Office
 Tideslea Tower
 Erebus Drive
 Thamesmead
 London
 SE28 0GF
Telephone 020 8317 3149

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

FRA suitable and sufficient. Conducted by Firecon 19/12/19. 12 monthly review. FRA states L2 alarm system and that there is automatic detection in common parts. FRA does not address detection in individual private dwellings. Not all significant findings have been addressed due to FRA only being 2 months old.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Evidence of effective fire safety management. At the time of the audit we were given a large crate of maintenance certificates that went back over a period of previous years, due to COVID-19 guidance it was not appropriate to spend an unreasonable amount of time to go through the documentation. An email has been sent to the Relevant Person at Rendall & Rittner for the current years certification.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

FRA states L2 alarm system installed in common parts, this is suitable as a a temporary simultaneous evacuation policy is now in place.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit all emergency routes and exits were clear and available. Suitable and sufficient emergency lighting and signage installed. All emergency routes walked to final exit. Doors opened outwards with a simple one turn opening. Lobby doors leading on to fire escape are of substantial construction with overhead self-closers.

Verbal Advice Given

Bike resting on Automatic opening vent door by flat 33. Instructed by Team Leader not to sample any flat front doors due to COVID-19.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Fire Action Notices in entrance lobby, giving clear and simple information. No smoking signs displayed on each floor.

There is a waking watch in place that patrols the outside of the block every 15 minutes (full details in audit conclusion).

Evacuation drills carried out for staff only, not for residents. No evidence of Personal Emergency Evacuation Plans being completed.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

See Article 11 for maintenance certification.

Verbal Advice Given

5th Floor lobby door leading onto staircase is sticking and slow to close. Refuse doors in underground carpark do not close fully into the set.

Lift control room door needs remedial work.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Responsible person on site understands evacuation procedure and liaises with waking watch. Staff evacuation drill conducted monthly with recorded evidence.

Verbal Advice Given

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

All compartmentation issues have now been addressed.

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Broadly Compliant	Waking watch on site 24/7 - full details in conclusion.

Article 19 - Provision of information to employees

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

None

Article 22 - Co-operation and co-ordination

Safety Evaluation

Not Applicable

Observations

None

Article 23 - General duties of employees at work

Safety Evaluation

Not Applicable

Observations

None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Broadly Compliant

Observations

Automatic Opening Vents at head of staircase, in lobbies and full length window vents in 3 story side blocks. Manual overrides on each floor and in entrance lobby. Dry riser outlet on each floor in lobby. No Premise Information Box.

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation

Not Applicable

Observations

None

Article 29 - Current alterations notices

Safety Evaluation

Not Applicable

Observations

None

Article 30 - Current enforcement notices

Safety Evaluation

Not Applicable

Observations

None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

23/04/2020 16:37

Initial Expectation: Verbal action

19/04/2020 15:04

Audit conducted as part of the high risk, high rise building audits. Walked all building including the lower ground car park. I was not accompanied by the any person from the management company during my visit. I did not sample any flat front doors, as per Covid 19 instructions.

The premises had good housekeeping and compartmentation issues that were raised in the previous Fire Risk Assessment, appeared to have been rectified when I sampled riser cupboards.

Waking watch is staffed with one staff member from 07:00 - 19:00 and two staff from 19:00 - 07:00, Monday to Friday. Weekends there are two staff members. These staff patrol the outside of the site every 15 minutes and electronically log in as they patrol.

There is also a concierge service consisting of one staff member, from 07:00 - 19:00, Monday to Sunday.

The office is located at another block that is also in Erebus Drive.

Generally on days, there are six staff members including the waking watch staff.

19/04/2020 15:01

Initial Expectation: Verbal action

19/04/2020 15:00

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
120

Travel Time
45

Post Audit Processing Duration
150



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 6 April 2020

Location summary

File No 94/183098
UPRN 10010220015
Building Name BENDISH POINT
Address BENDISH POINT
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GN
Borough Greenwich
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Greenwich & Bexley
Station Ground E25 - Plumstead
Site Risk Score 5.00
Total Floors 11 **Basement floors** 0
Estimated number of sleeping 0
Special Features Premises Information Box (PIB)

Additional detail

The building has a single protected stair, leading to floor lobbies that provide access to flat entrance doors. Floor lobbies have Smoke detection for an AOV shaft. DRM installed with outlets on each floor within the lift lobby. Single fireman lift. Secure access via intercom or residents key fob.

Premises Description

Modern purpose built block of flats built in 2002, concrete construction, with insulation backed cement rendered facia and a flat roof. The building has a central tower of 11 storeys with two three storey blocks constructed, one either side. The premises has a 24/7 manned concierge office at the lower ground floor level, that's serves the 8 tower block estate. On the same floor there is a secure residents car park. The central tower has a single protected stair, leading to a lift lobby on each storey that provides access to the flat front doors. A single firefighting lift is installed, smoke detector operated AOV and DRM outlet on each floor.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	BENDISH POINT EREBUS DRIVE THAMESMEAD SE28 0GN
Responsible team	FSR Greenwich & Bexley
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	26 March 2020
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk**Primary Authority Partnership** N/A**Protection Data (SHARED)**

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	YES
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Above average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address BENDISH POINT
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GN

Owner/Co-Owner

Name Holdings and Management (Solitaire) Limited
Position Chief Executive Officer
Address C/O The Property Management Department Estates & Management Ltd
 302 Regents Park Road
 Finchley
 LONDON
 N3 2JY
Telephone 0208 371 2949

Managing Agent

Name Rendall& Rittner Ltd
Responsible Person [REDACTED]
Position Property Manager
Address 56 Duke of Wellington Avenue
 Royal Arsenal
 London
 SE18 6SS
Telephone 020 3479 5014
Email nina.nguyen@rendalland rittner.co.uk

On Site Representative

Name Consort Property Management Ltd
Responsible Person [REDACTED]
Position Development Manager
Address Development Management Office
 Tideslea Tower
 Erebus Drive
 Thamesmead
 London
 SE28 0GF
Telephone 020 8317 3149

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

A suitable and sufficient fire risk assessment was carried out 03/01/2020 by Kilblaze Ark Workplace Risk. Relevant persons, fire safety measures, Risk, means of escape, fire safety training and emergency procedures have been considered.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Verbal Advice Given

Observations

There is evidence to suggest that an auditable management system is in place, however at the time of audit no records were provided for the inspection and testing of fire safety systems by a competent person. Confirmation has been requested and acknowledged by the responsible person that all required evidence for effective fire safety management will be provided.

Advise provided to ensure a robust action plan is created with set timescales and sign off signatures to address the significant findings of the current Fire Risk Assessment.

FAILURE

Article 11 FS arrangements not maintained

At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required. It was found that :

Effective arrangements for maintaining records for inspection by the enforcing authority has not been controlled or monitored.

REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

I have been informed that a Fire Detection and Warning system is installed in the residential flats. Fire detection is also installed in the service riser cupboards and plant rooms. Smoke detection is fitted in the lift lobby areas and within the protected stair to activate Automatic Opening Vents. The fire detection and warning system did not appear to be adequately extended throughout the garage area.

Since concerns were previously highlighted regarding the external fascia system and internal fire compartmentation it was understood that a communal fire detection system would be installed and linked to the existing fire alarm and Automatic Opening Ventilation system. At the time of audit this could not be confirmed, The extent of installation and cause and effect of the current system has been requested from the Responsible Person.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The representative on site has detailed how he manages and maintains the means of escape. Routes to emergency exits from the premises and the exits themselves are kept clear and adequately illuminated at material times.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of audit there were procedures in place in case of fire. There is a fire detection and warning system that is linked to 24h/7day staff monitoring. There is a simultaneous evacuation procedure in place that is supported by a 24h/7day waking watch-Roving Patrol. Fire action notices are displayed. Staff evacuation drills are routinely carried out and recorded. No evidence was seen of PEEPS to support the evacuation of people with disabilities.

Advise. Confirmation requested from the responsible person to confirm PEEPS are in place.

To familiarize themselves with the current NFCC guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats and NFCC guidance COVID-19 – Simultaneous Evacuation Addendum

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Observations

At the time of re inspection there were some remaining failings with Fire doors in the building. Although [REDACTED] at Rendall and Rittner Ltd (The Managing Agents) has previously confirmed that a competent contractor has been employed to survey all of the fire doors and carryout remedial works. There are still failings with fire doors within the building

Advise provided to task a competent person to carryout a survey of all the fire doors and the ensure the required remedial works are completed in a timely manner.

FAILURE

Article 17(1) Facilities/equipment not maintained

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 there are defects with the fire doors both within the lift lobbies and garage areas.

REMEDY

Article 17
(continued)

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 all fire doors within the building.

Article 21 - Training**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

The responsible person on site was asked to detail the emergency procedures, understanding was confirmed.

Verbal Advice Given

Advise provided to the Responsible Person to familiarize themselves with the current guidance from the NFCC to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats and NFCC guidance COVID-19 – Simultaneous Evacuation Addendum and effectively train staff in its content.

Article 8 - General fire precautions**Safety Evaluation**
Not Applicable**Observations**

None

Article 10 - Principles of prevention to be applied**Safety Evaluation**
Not Applicable**Observations**

None

Article 12 - Elimination or reduction of risks from dangerous substances**Safety Evaluation**
Not Applicable**Observations**

None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

06/04/2020 09:20

This was an audit required by the High Risk Task Force of an 11 story purpose built wholly residential block of flats. There are two adjoining side annex apartment blocks of three storeys, one on either side of the main core. The building is compressively covered with an insulation backed cement rendered facia system that surrounds the windows and balcony doors. There is some evidence of combustibles being stored on residents balconies. Access for brigade appliances is adequate but not confirmed for aerial appliances. The DRM inlet is easily visible and accessible but no access was provided. There is a ground floor carpark open to air and situated directly beneath the flats, there is no sprinkler system installed. Access to the bin store is not directly secure but is located within the secure car park area and is tidy and well managed. No signs of previous fire at the building were seen. There is an onsite concierge to provide access for the fire service. A Premises information box is located within the main building entrance lobby, no access was gained and no PEEPS could be confirmed as the concierge could not provide a key, this has been highlighted to the responsible person.

The lobby areas are very well managed, there is signage showing floor and flat numbers. Fire action notices are displayed. Currently there is a simultaneous evacuation emergency procedure in place. There is a common alarm panel and a fireman's lift installed, the switch for the lift is visible accessible and in working order. The building has no sprinklers fitted. There is a single escape stair, the floors are clearly numbered. The DRM outlets are clearly visible and accessible but the valves were locked at the time of audit. The communal doors sampled were all in good working order and self-closing properly. The service riser cupboard doors that were sampled were all locked. It was not confirmed if the building has a mains gas supply. There are no landing chute or bin rooms. No gaps or holes were seen through walls in the common areas. Due to the current corona virus situation and following organisational guidance, no sampling of the flat fire safety measures was conducted.

05/04/2020 21:34

Initial Expectation: Verbal action

05/04/2020 20:17

Initial Expectation: Verbal action

01/04/2020 17:29

Initial Expectation: Verbal action

Verbal Advice Given**Advice given on article(s)** 11, 17, 21, 15

See specific articles

Other Authorities to notify**None****Weeks to Complete Work****N/A****Specific instructions for Admin to Action****None**

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
120

Travel Time
45

Post Audit Processing Duration
150



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 13 April 2020

Location summary

File No 94/183103
UPRN 10010220016
Building Name CUMBERLAND HOUSE
Address CUMBERLAND HOUSE
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GE
Borough Greenwich
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Greenwich & Bexley
Station Ground E25 - Plumstead
Site Risk Score 5.00
Total Floors 12 **Basement floors** 0
Estimated number of sleeping 0
Special Features Premises Information Box (PIB)
Additional detail 57 Self-contained flats. Ground floor entrance hall and car park, identified as lower ground floor, upper ground floor and an additional 10 floors.
 Single stair means of escape.
 AOV to stairs & lobbies.
Premises Description Modern purpose built, residential, self contained block of flats. Cumberland House has a central tower with a small 3 storey block of residential flats attached to both sides. Communal gardens are situated at the rear of the premise with secure access. Concrete frame, render cladding. 10 Story block with 3 story blocks either side.
Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date 10 January 2022
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Managing Agent
Address	CUMBERLAND HOUSE EREBUS DRIVE THAMESMEAD SE28 0GE
Responsible team	FSR Greenwich & Bexley
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	10 January 2022
Last Inspection	27 March 2020
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk**Primary Authority Partnership** N/A**Protection Data (SHARED)**

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Above average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	YES
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Managing Agent
Responsible Person	[REDACTED]
Position	Chief executive Officer
Address	Rendall & Rittner Head Office Portsoken House 155-157 Minorities London EC3N 1LJ
Telephone	0207 7020701

Owner/Co-Owner

Name	Holdings and Management (Solitaire) Limited
Position	Chief Executive Officer
Address	C/O The Property Management Department Estates and Management Ltd. 302 Regents Park Road Finchley London N3 2JY
Telephone	0208 371 2800

Managing Agent

Name	Rendall & Rittner
Responsible Person	[REDACTED]
Position	Property Manager
Address	56 Duke of Wellington Avenue Royal Arsenal London SE18 6SS
Telephone	020 7 702 0701
Email	nina.nguyen@rendallandrittner.co.uk

On Site Representative

Name	Rendall & Rittner Ltd
Responsible Person	[REDACTED]
Position	Building Manager/Concierge
Address	Tidlock House Royal Artillery Quay Erebus Drive London SE28 0GD
Telephone	0208 317 3149

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

FRA suitable and sufficient. Conducted by Firecon 13/12/19. 12 monthly review. FRA states L2 alarm system and that there is automatic detection in common parts. FRA does not address detection in individual private dwellings. Lobby doors to have 6 monthly checks. Not all significant findings have been addressed due to FRA only being 2 months old. The following have not been addressed:

Article 9
(continued)

- (1) Refuge doors in carpark not closing properly.
- (2) Dry riser not tested.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Evidence of effective fire safety management. At the time of the audit we were given a large crate of maintenance certificates that went back over a period of previous years, due to COVID-19 guidance it was not appropriate to spend an unreasonable amount of time to go through the documentation. An email has been sent to the Relevant Person at Rendall & Rittner for the current years certification.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Due to there now being a simultaneous evacuation policy, the fire alarm is now an L2 system (stated in FRA). FRA does not mention detection in the individual flats, this was not confirmed by me I was instructed not to knock on flat front doors due to COVID-19.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit all emergency routes and exits were clear and available. Suitable and sufficient emergency lighting and signage installed. All emergency routes walked to final exit. Doors opened outwards with a simple one turn opening. Lobby doors leading on to fire escape are of substantial construction with overhead self closers. In lobby area there is a pram outside door number 56.

As per team leaders instruction I did NOT sample any flat front doors.

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

**SAFETY CRITICAL
Safety Evaluation**
Non Compliant

Verbal Advice Given

Observations

Fire Action Notices in entrance lobby does not identify an assembly point.
There is a waking watch in place that patrols the outside of the block every 15 minutes (full details in audit conclusion).
Evacuation drills carried out for staff only, not for residents. No evidence of Personal Emergency Evacuation Plans being completed.

FAILURE

Article 15(1)No emergency plan created/implemented

At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that:

- (1) the emergency plan did not take into account disabled residents.
- (2) No assembly point indicated

REMEDY

Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by:

- (1) reviewing the emergency plan to take into account all relevant persons that access the premises.
- (2) giving clear instructions on Fire action notice where to assemble in an emergency

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Awaiting evidence of certification.
Refuse room doors in carpark not closing into set as identified in Fire Risk Assessment. Fire alarm tested weekly by competent person.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Responsible person on site understands evacuation procedure and liaises with waking watch. Staff evacuation drill conducted monthly with recorded evidence.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

Previous issues of compartmentation have been rectified by a competent person (City Fire Proofing) with appropriate fire stopping.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations

None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Not Applicable

Observations

None

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

Safety Evaluation
Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	Automatic Opening Vents at head of staircase, in lobbies and full length window vents in 3 story side blocks. Manual overrides on each floor and in entrance lobby. Dry riser outlet on each floor in lobby, Premises Information Box in ground floor lobby entrance. Could not check information inside premises Information Box due to concierge not having Gerda key on site at this time.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

13/04/2020 12:04

Audit conducted as part of the high risk, high rise building audits. Walked all building including the lower ground car park. I was not accompanied by any person from the management company during my visit. I did not sample any flat front doors, as per Covid-19 instructions.

The premises had good housekeeping and compartmentation issues that were raised in the previous Fire Risk Assessment, appeared to have been rectified when I sampled riser cupboards.

Waking watch is staffed with one staff member from 07:00 - 19:00 and two staff from 19:00 - 07:00, Monday to Friday. Weekends there are two staff members. These staff patrol the outside of the site every 15 minutes and electronically log in as they patrol.

There is also a concierge service consisting of one staff member, from 07:00 - 19:00, Monday to Sunday. The office is located at another block (Tidlock) that is also in Erebus Drive. Generally on days, there are six staff members including the waking watch staff.

13/04/2020 12:02

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
130

Travel Time
55

Post Audit Processing Duration
95



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 25 March 2020

Location summary

File No 94/183101
UPRN 10010220010
Building Name GRANARY MANSIONS
Address GRANARY MANSIONS
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GN
Borough Greenwich
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Greenwich & Bexley
Station Ground E25 - Plumstead
Site Risk Score 5.50
Total Floors 12 **Basement floors** 0
Estimated number of sleeping 0
Special Features Premises Information Box (PIB)
Additional detail The building has a single protected stair, leading to floor lobbies that provide access to flat entrance doors. Floor lobbies have Smoke detection for an AOV shaft. DRM installed with outlets on each floor within the lift lobby. Single fireman lift. Secure access via intercom or residents key fob.

Premises Description

Modern purpose built block of flats built in 2002, concrete construction, with insulation backed cement rendered facia and a flat roof. The building has a central tower of 12 storeys with two three storey blocks constructed, one either side. The premises benefits from an on site 24/7 manned concierge office, based at the lower ground floor level of Tideslea Tower, the office serves the 8 tower block estate. On the same floor there is a secure residents car park.

Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date 14 January 2021
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property GRANARY MANSIONS EREBUS DRIVE THAMESMEAD SE28 0GN
Responsible team	FSR Greenwich & Bexley
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>5.50</u>
Reinspection Date	14 January 2021
Last Inspection	14 January 2019
Total Capacity	0
Maximum number of people	<u>>100</u>
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - Mid and West Wales Fire & Rescue Service

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address GRANARY MANSIONS
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GN

Owner/Co-Owner

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

Managing Agent

Name Rendall& Rittner Ltd
Responsible Person [REDACTED]
Position Property Manager
Address 56 Duke of Wellington Avenue
 Royal Arsenal
 London
 SE18 6SS
Telephone 020 3479 5014
Email [REDACTED]@rendallandrittner.co.uk
URL customerservices@consortpm.co.uk

On Site Representative

Name Rendall& Rittner Ltd
Responsible Person [REDACTED]
Position Site Manager
Address Development Management Office
 Tideslea Tower
 Erebus Drive
 Thamesmead
 London
 SE28 0GF
Telephone 020 8317 3149

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Rendall & Rittner have requested their fire risk assessor, Gresham (SMS) Ltd, to carry out fire risk assessments for each individual premises on the estate. This has been confirmed as complete by [REDACTED], Associate Director at Gresham SMS Ltd, who is the Fire Safety consultant for Rendall & Rittner.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of re inspection there were some remaining failings with Fire doors in the building. [REDACTED] at Rendall and Rittner (The Managing Agents) has confirmed that a competent contractor has been employed to survey all of the fire doors and start remedial works.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The systems required by this article are considered suitable and sufficient. The common area floor lobbies, have Smoke detection for AOV shaft doors. The single protected stair has smoke detection on each floor to activate AOV at the head of the stair. Each flat has a smoke detection and alarm system installed in the entrance hall lobby and linked to a 24/7 manned, on site concierge office.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

A joint reinspection was carried out on 10th July with [REDACTED], Associate Director at Gresham SMS Ltd, and [REDACTED] Project Manager with Barratt Developments PLC. The remedial works to address the failures previously identified have been mainly actioned and confirmed on target for completion by [REDACTED]. Effective means of escape is provided at the premises. The representative on site has detailed how he manages and maintains the means of escape. Routes to emergency exits from the premises and the exits themselves are kept clear and adequately illuminated at material times.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is a simultaneous evacuation procedure in place for the premise. And a 24/7 waking watch is continuing to address the risk posed by the render system that is applied to the Fascia of the building. [REDACTED] (Gresham Ltd) has confirmed the whole fascia system has been surveyed and a comprehensive condition report has been produced.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of re inspection there were some remaining failings with Fire doors in the building. [REDACTED] at Rendall and Rittner Ltd (The Managing Agents) has confirmed that a competent contractor has been employed to survey all of the fire doors and start remedial works.

FAILURE

Article 17(1) Flat doors-Common parts exit routes

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.

REMEDY

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

Article 17
(continued)

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.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

02/01/2019 20:33:

The responsible person on site and another member of staff were asked to detail the emergency procedures, understanding was confirmed.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

Responsibilities for the general fire precautions are being adhered to.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

02/01/2019 20:39:

Following potential deficiencies being identified with the cement based render coating applied to the external façade of the building, the responsible person employed the services of a fire risk assessor and following his recommendations have implemented a roving watch between the hours of 19:00hrs and 07:00hrs.

Following further potential deficiencies being identified with the fire resisting compartmentation within the premises, the responsible person has complied with the instruction to implement a 24/7 waking watch patrol of the building and commission a full fire resisting compartmentation survey of the premises.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

13/01/2019 17:52:

The provision of portable fire extinguishers was sampled, they are in good condition and sited securely.

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

02/01/2019 20:41:

It is considered there are an adequate number of personnel and arrangements in place to assist the responsible person.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

02/01/2019 20:41:

At the time of audit there was evidence that adequate provision is made to provide information to employees.

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

Safety Evaluation

Broadly Compliant

Observations

02/01/2019 20:42:

Employers and employees from outside undertakings have to report to the on site concierge for relevant information.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

02/01/2019 20:42:

Evidence was demonstrated that there is adequate co-operation and co-ordination between responsible persons.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

02/01/2019 20:43:

At the time of audit there was evidence to suggest that employees were carrying out their general duties while at work.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Broadly Compliant

Observations

13/01/2019 17:53:

Dry rising main. Automatic opening vents and fireman's lift. are maintained in working order and good repair.

02/01/2019 20:43:

Arrangements are in place to ensure that facilities, equipment and devises are maintained in working order and good repair.

Article 24 - Power to make regulations

Safety Evaluation

No (Compliant)

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation

No (Compliant)

Observations

None

Article 29 - Current alterations notices

Safety Evaluation

No (Compliant)

Observations

None

Article 30 - Current enforcement notices

Safety Evaluation

No (Compliant)

Observations

None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

25/03/2020 14:37
Initial Expectation: Verbal action

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration

60

Travel Time

0

Post Audit Processing Duration

90



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 25 March 2020

Location summary

File No 94/183102
UPRN 10010220014
Building Name SARK TOWER
Address SARK TOWER
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GN
Borough Greenwich
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Greenwich & Bexley
Station Ground E25 - Plumstead
Site Risk Score 5.50
Total Floors 17 **Basement floors** 0
Estimated number of sleeping 0
Special Features Premises Information Box (PIB)
Additional detail

To each side of the main entrance are 2 smaller blocks each of 3 floors with independent access. To the left are flats 1-4 and 13 & 14. To the right 11 & 12 and 21 & 22. Each small block has AOV and emergency lighting. Single stair means of escape, AOV's with manual overrides, ground and top floor.

Premises Description

Modern purpose built block of 66 self-contained, built in 2002, concrete construction, with insulation backed cement rendered facia and a flat roof. The building has a central tower of 17 storeys with two three storey blocks constructed, one either side. The premises has a 24/7 manned concierge office, located at the lower ground floor level of Tideslea Tower, that's serves the 8 tower block estate. On the same floor there is a secure residents car park. The central tower has a single protected stair, leading to a lift lobby on each storey that provides access to the flat front doors. A single firemans lift is installed, smoke detector operated AOV and DRM outlet on each floor.

Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date 14 January 2021
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	SARK TOWER EREBUS DRIVE THAMESMEAD SE28 0GN
Responsible team	FSR Greenwich & Bexley
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>5.50</u>
Reinspection Date	14 January 2021
Last Inspection	14 January 2019
Total Capacity	0
Maximum number of people	<u>>100</u>
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Above average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address SARK TOWER
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GN

Owner/Co-Owner

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

Managing Agent

Name Rendall & Rittner Ltd
Responsible Person [REDACTED]
Position Property Manager
Address 56 Duke of Wellington Avenue
 Royal Arsenal
 London
 SE18 6SS
Telephone 020 3479 5014
Email [REDACTED]@rendallandrittner.co.uk

On Site Representative

Name Rendall & Rittner Ltd
Responsible Person [REDACTED]
Position Site Manager
Address Development Management Office
 Tideslea Tower
 Eresbus Drive
 Thamesmead
 London
 SE28 0GG
Telephone 020 8317 3149

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Rendall & Rittner have requested their fire risk assessor to carry out fire risk assessments for each individual premises on the estate. This has been confirmed as complete by [REDACTED], Associate Director at Gresham SMS Ltd, who is the Fire Safety consultant for Rendall & Rittner.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The remedial works to address the failures previously identified have been mainly addressed and confirmed on target for completion by [REDACTED] who is an Associate Director at Gresham SMS Ltd and working for the Managing Agent Rendall and Rittner as their Fire Safety Consultant. Written notices have been delivered to all the residents and a survey of the flat entrance doors has been conducted and remedial works actioned. The common area floor lobbies, have Smoke detection for AOV shaft doors. The single protected stair has smoke detection on each floor to activate AOV at the head of the stair. Each flat has a smoke detection and alarm system installed in the entrance hall lobby. There is a smoke detection and alarm system installed in the common parts of the building and linked to a 24/7 staffed, on site concierge office. This is to address the risk posed by the render system that is applied to the Fascia of the building. [REDACTED] has confirmed the whole fascia system has been surveyed and a comprehensive condition report has been produced.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The systems required by this article are considered suitable and sufficient. The common area floor lobbies, have Smoke detection for AOV shaft doors. The single protected stair has smoke detection on each floor to activate AOV at the head of the stair. Each flat has a smoke detection and alarm system installed in the entrance hall lobby and linked to a 24/7 manned, on site concierge office.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

A joint reinspection was carried out on 10th July with [REDACTED], Associate Director at Gresham SMS Ltd, and [REDACTED] Project Manager with Barratt Developments PLC. The remedial works to address the failures previously identified have been mainly actioned and confirmed on target for completion by [REDACTED]. Effective means of escape is provided at the premises. The representative on site has detailed how he manages and maintains the means of escape. Routes to emergency exits from the premises and the exits themselves are kept clear and adequately illuminated at material times.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of reinspection a reduced 24/7 waking watch was still in place and will remain until completion of all the remedial works. A full survey of the facia system has been commissioned and a comprehensive condition report has been produced. There is a simultaneous evacuation procedure in place for the premise.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The fire safety provisions are in the process of being adequately maintained. At the time of re inspection there were some remaining failings with Fire doors in the building. [REDACTED] at Rendall and Rittner Ltd (The Managing Agents) has confirmed that a competent contractor has been employed to survey all of the fire doors and start remedial works.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The responsible person on site and another member of staff were asked to detail the emergency procedures, understanding was confirmed.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of audit, breaches into compartment walls by service pipes and cabling were identified, also gaps along where compartment walls meet the floor plates above in the common area ceiling voids.

A Failure to implement the preventative and protective measures documented in the fire risk assessment was also identified.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

01/01/2019 22:33:

Following potential deficiencies being identified with the cement based render coating applied to the external façade of the building, the responsible person employed the services of a fire risk assessor and following his recommendations have implemented a roving watch between the hours of 19:00hrs and 07:00hrs.

Following further potential deficiencies being identified with the fire resisting compartmentation within the premises, the responsible person has complied with the instruction to implement a 24/7 waking watch patrol of the building and commission a full fire resisting compartmentation survey of the premises.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

01/01/2019 22:34:

The provision of portable fire extinguishers was sampled, they are in good condition and sited securely.

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

01/01/2019 22:34:

It is considered there are an adequate number of personnel and arrangements in place to assist the responsible person.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

01/01/2019 22:36:

At the time of audit there was evidence that adequate provision is made to provide information to employees.

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

Safety Evaluation

Broadly Compliant

Observations

01/01/2019 22:36:

Employers and employees from outside undertakings have to report to the on site concierge for relevant information.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

01/01/2019 22:37:

Evidence was demonstrated that there is adequate co-operation and co-ordination between responsible persons.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

01/01/2019 22:37:

At the time of audit there was evidence to suggest that employees were carrying out their general duties while at work.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Broadly Compliant

Observations

13/01/2019 15:41:

Dry rising main. Automatic opening vents and fireman's lift. are maintained in working order and good repair.

01/01/2019 22:38:

Arrangements are in place to ensure that facilities, equipment and devises are maintained in working order and good repair.

Article 24 - Power to make regulations

Safety Evaluation

No (Compliant)

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation

No (Compliant)

Observations

None

Article 29 - Current alterations notices

Safety Evaluation

No (Compliant)

Observations

None

Article 30 - Current enforcement notices

Safety Evaluation

No (Compliant)

Observations

None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

25/03/2020 13:56
Initial Expectation: Verbal action
19/02/2020 08:59
Initial Expectation: Verbal action
18/02/2020 08:09
Initial Expectation: Verbal action

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
60

Travel Time
0

Post Audit Processing Duration
90



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 24 March 2020

Location summary

File No 94/004238
UPRN 10010220013
Building Name TIDESLEA TOWER
Address TIDESLEA TOWER
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GE
Borough Greenwich
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Greenwich & Bexley
Station Ground E25 - Plumstead
Site Risk Score 5.00
Total Floors 17 **Basement floors** 0
Estimated number of sleeping 0
Special Features Premises Information Box (PIB)

Additional detail

The building has a single protected stair, leading to floor lobbies that provide access to flat entrance doors. Floor lobbies have Smoke detection for an AOV shaft. DRM installed with outlets on each floor within the lift lobby. Single Fireman's lift. lower ground floor car park and Secure entrance hall, access via intercom or residents key fob.

Common Parts only.
 lower ground floor entrance hall & car park

Premises Description

Modern purpose built block of 66 self contained flats, built in 2002, concrete construction, with insulation backed concrete rendered facia and a flat roof. The building has a central tower of 17 storeys with two three storey blocks constructed, one either side. The premises has a 24/7 manned concierge office at the lower ground floor level, that's serves the 8 tower block estate. On the same floor there is a secure residents car park. The central tower has a single protected stair, leading to a lift lobby on each storey that provides access to the flat front doors. A single fire fighting lift is installed, smoke detector operated AOV and DRM outlet on each floor.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 10 January 2022

Heritage Building No

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

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	TIDESLEA TOWER EREBUS DRIVE THAMESMEAD SE28 0GE
Responsible team	FSR Greenwich & Bexley
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	10 January 2022
Last Inspection	10 January 2019
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Above average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address 1 Tideslea Tower
 Erebus Drive
 LONDON
 SE28 0GF

Owner/Co-Owner

Name Holdings and Management (Solitaire) Limited
Responsible Person Chief Executive Officer
Address The Property Management Department Estates & Management Ltd
 302 Regents Park Road
 Finchley
 London
 N3 2JY
Telephone 0208 371 2800

Managing Agent

Name RENDALL & RITTNER LIMITED
Responsible Person [REDACTED]
Position Property Manager
Address Portsoken House
 155 - 157 Minories
 London
 EC3N 1LJ
Telephone 020 3479 5014
Email [REDACTED]@rendallandrittner.co.uk

On Site Representative

Name Rendall and Rittner Ltd
Responsible Person [REDACTED]
Position Site Manager
Address TIDESLEA TOWER
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GE
Telephone 0208 317 3149

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

It has been confirmed that a suitable and sufficient Fire Risk Assessment has been carried out by [REDACTED] at Greshams SMS Ltd. Relevant people, fire hazards, preventative and protective measures identified. Significant findings recorded.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

At the time of re inspection there were some remaining failings with Fire doors in the building. [REDACTED] at Rendall and Rittner (The Managing Agents) has confirmed that a competent contractor has been employed to survey all of the fire doors and start remedial works.

Advise provided to ensure a robust action plan is in place with set timescales and signatures on completion of all remedial works.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The systems required by this article are considered suitable and sufficient. The common area floor lobbies, have Smoke detection for AOV shaft doors. The single protected stair has smoke detection on each floor to activate AOV at the head of the stair. Each flat has a smoke detection and alarm system installed in the entrance hall lobby. There is a smoke detection and alarm system installed in the common parts of the building and linked to a 24/7 staffed, on site concierge office. This is to address the risk posed by the render system that is applied to the Fascia of the building. [REDACTED] (Gresham Ltd) has confirmed the whole fascia system has been surveyed and a comprehensive condition report has been produced.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The representative on site has detailed how he manages and maintains the means of escape. Routes to emergency exits from the premises and the exits themselves are kept clear and adequately illuminated at material times.

FAILURE

Article 14 Issues with emergency routes or exits

Article 14
(continued)

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.

REMEDY

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Originally a Stay Put policy was being adopted for the premises, however following issues being raised about the exterior rendering, and deficiencies highlighted with the internal compartmentation, the London Fire Brigade advise has been to instigate a 24/7 waking watch and change the emergency policy to Simultaneous evacuation. The responsible person has complied with the advise given. Marcus Philips (Gresham Ltd) has confirmed the whole fascia system has been surveyed and a comprehensive condition report has been produced.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of audit, deficiencies were identified with the maintenance of multiple flat front doors. Numerous examples of breaches in the fire resisting compartmentation within the common parts ceiling voids and fire stopping around cabling and pipework. Deficiencies were also identified with flat front doors and self closing fire doors to the single escape stair. Rendall & Rittner have had shown a pro active attitude to carrying out the required remedial works.

Verbal Advice Given

Advise provided to ensure a robust action plan is in place with set timescales and signatures on completion of remedial works.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

No evidence of staff training seen. The responsible person on site and another member of staff were asked to detail the emergency procedures, understanding was confirmed.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

Responsibilities for the general fire precautions are being adhered to.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

10/01/2019 12:58:

Following potential deficiencies being identified with the cement based render coating applied to the external façade of the building, the responsible person employed the services of a fire risk assessor and following his recommendations have implemented a roving watch between the hours of 19:00hrs and 07:00hrs.

Following further potential deficiencies being identified with the fire resisting compartmentation within the premises, the responsible person has complied with the instruction to implement a 24/7 waking watch patrol of the building, changed the emergency procedure to a simultaneous evacuation and commission a full fire resisting compartmentation survey of the premises.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

10/01/2019 12:59:

At the time of audit the extinguishers were outside of their return inspection date. written confirmation has since been received from the managing agent to confirm delivery of new fire extinguishers on 7/01/2019.

01/01/2019 20:44:

The provision of portable fire extinguishers was sampled, they are in good condition and sited securely.

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

10/01/2019 13:00:

It is considered there are an adequate number of personnel and arrangements in place to assist the responsible person.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

10/01/2019 13:00:

At the time of audit there was evidence that adequate provision is made to provide information to employees.

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

Safety Evaluation

Broadly Compliant

Observations

10/01/2019 13:21:

Employers and employees from outside undertakings have to report to the on site concierge for relevant information.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

01/01/2019 20:47:

Evidence was demonstrated that there is adequate co-operation and co-ordination between responsible persons.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

10/01/2019 14:00:

At the time of audit there was evidence to suggest that employees were carrying out their general duties while at work.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	10/01/2019 14:02: Dry rising main. Automatic opening vents and fireman's lift. are maintained in working order and good repair.
	01/01/2019 20:50: Arrangements are in place to ensure that facilities, equipment and devises are maintained in working order and good repair.

Article 24 - Power to make regulations

Safety Evaluation	Observations
No (Compliant)	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
No (Compliant)	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
No (Compliant)	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
No (Compliant)	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

24/03/2020 16:44

Initial Expectation: Verbal action

24/03/2020 16:28

A FS16 re inspection took place on 11/09/2019. Present were [REDACTED] (Gresham SMS Ltd) [REDACTED] [REDACTED] (City Fire Proofing) and [REDACTED] Project Manager (Barratt Developments PLC). It has been confirmed by [REDACTED] that all of the fire compartmentation remedial work to the walls and ceilings has now been completed. Upon a sampled inspection, I can confirm this to be the case. There had remained some remedial works to be completed to the fire doors within the ground floor garage areas. It has been confirmed by [REDACTED] (Rendall and rittner Ltd) who are the managing agents, that a competent contractor has been employed to carry out a full survey of all the fire doors at the premises to carry out the necessary remedial works.

24/03/2020 16:24

Initial Expectation: Verbal action

Verbal Advice Given

Advice given on article(s) 11, 17

See specific articles.

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

Dear admin,

Please issue a Broadly compliant letter to:

The Landlord

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

Also

The Managing agent

Chief Executive Officer
Rendall & Rittner Ltd
Portsoken House
155-157 Minories
London, EC3N 1LJ

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

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
60

Travel Time
0

Post Audit Processing Duration
90



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 6 April 2020

Location summary

File No 94/183105
UPRN 10010220017
Building Name TIDLOCK HOUSE
Address TIDLOCK HOUSE
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GD
Borough Greenwich
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Greenwich & Bexley
Station Ground E25 - Plumstead
Site Risk Score 5.00
Total Floors 7 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

30 self-contained flats. Ground floor entrance hall and secure car park. The premises is part of an eight block estate.. Secure access via intercom or residents key fob. A copy of the current FRA, dated 16th December 2019 was also forwarded.

Premises Description

7 storey block of purpose built, self contained flats of reinforced concrete construction with a cement render facia system and a flat roof. ground floor residents carpark and floors 1-7, the single protected escape stair has AOV at the head. Single fireman lift, Full length AOV shaft with manual override and DRM outlet installed within the lift lobby on each floor. The central tower has an adjoining 3 storey block of self contained flats with a single open escape stair that leads to ultimate safety via a secure exit door with simple fastening. Emergency lighting, CCTV, smoke detection for AOV with manual control installed. No smoking and emergency action signs provided. A manual call point that alerts an on site 24/7 concierge for the building that is based at the lower ground floor level of Tideslea Tower, the office serves the 8 tower block estate.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property TIDLOCK HOUSE EREBUS DRIVE THAMESMEAD SE28 0GD
Responsible team	FSR Greenwich & Bexley
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	30 March 2020
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average

Additional detail

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Above average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address TIDLOCK HOUSE
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GD

Owner/Co-Owner

Name Holdings and Management (Solitaire) Limited
Position Chief Executive Officer
Address C/O The Property Management Department Estates & Management Ltd
 302 Regents Park Road
 Finchley
 LONDON
 N3 2JY
Telephone 020 8371 2800
Email e-m.uk.com

Managing Agent

Name Rendall & Rittner
Responsible Person XXXXXXXXXX
Position Property Manager
Address 56 Duke of Wellington Avenue
 Royal Arsenal
 London
 SE18 6SS
Telephone 020 3479 5014
Email nina.nguyen@rendallandrittner.co.uk

On Site Representative

Name Rendall & Rittner
Position Site Manager
Address Development Management Office
 Tideslea Tower
 Erebus Drive
 Thamesmead
 London
 SE28 0GD
Telephone 020 8317 3149

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Observations

There is physical evidence to suggest a Fire Risk Assessment has been completed, although at the time of audit no recoded Fire Risk Assessment was seen. A copy was requested from the Responsible Person but only a General Risk Assessment was forwarded. A further Request has been made for the appropriate document.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

There is evidence to suggest that an auditable management system is in place, however at the time of audit no records were provided for the inspection and testing of fire safety systems by a competent person. Confirmation has been requested and acknowledged by the responsible person that all required evidence for effective fire safety management will be provided.

Advise provided to ensure a robust action plan is created with set timescales and sign off signatures to address the significant findings of the current Fire Risk Assessment.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

I have been informed that a Fire Detection and Warning system is installed in the residential flats. Fire detection is also installed in the service riser cupboards and plant rooms. Smoke detection is fitted in the lift lobby areas and within the protected stair to activate Automatic Opening Vents. The fire detection and warning system did not appear to be adequately extended throughout the garage area.

Since concerns were previously highlighted regarding the external fascia system and internal fire compartmentation it was understood that a communal fire detection system would be installed and linked to the existing fire alarm and Automatic Opening Ventilation system. At the time of audit this could not be confirmed, The extent of installation and cause and effect of the current system has been requested from the Responsible Person.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The representative on site has detailed how he manages and maintains the means of escape. Routes to emergency exits from the premises and the exits themselves are kept clear and adequately illuminated at material times.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of audit there were procedures in place in case of fire. There is a fire detection and warning system that is linked to 24h/7day staff monitoring. There is a simultaneous evacuation procedure in place that is supported by a 24h/7day waking watch-Roving Patrol. Fire action notices are displayed. Staff evacuation drills are routinely carried out and recorded. No evidence was seen of PEEPS to support the evacuation of people with disabilities.

Advise. Confirmation requested from the responsible person to confirm PEEPS are in place.

To familiarize themselves with the current NFCC guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats and NFCC guidance COVID-19 – Simultaneous Evacuation Addendum

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Observations

At the time of re inspection there were some remaining failings with Fire doors in the building. Although [REDACTED] at Rendall and Rittner Ltd (The Managing Agents) has previously confirmed that a competent contractor has been employed to survey all of the fire doors and carryout remedial works. There are still failings with fire doors within the building

Advise provided to task a competent person to carry out a survey of all the fire doors and the ensure the required remedial works are completed in a timely manner.

FAILURE

Article 17(1) Facilities/equipment not maintained

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 there are defects with the fire doors both within the lift lobbies and garage areas.

Article 17

(continued)

REMEDY

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 all fire doors within the building.

Article 21 - Training**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Verbal Advice Given

Observations

The responsible person on site was asked to detail the emergency procedures, understanding was confirmed.

Advice provided to the Responsible Person to familiarize themselves with the current guidance from the NFCC to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats and NFCC guidance COVID-19 – Simultaneous Evacuation Addendum and effectively train staff in its content.

Article 8 - General fire precautions**Safety Evaluation**

Not Applicable

Observations

None

Article 10 - Principles of prevention to be applied**Safety Evaluation**

Not Applicable

Observations

None

Article 12 - Elimination or reduction of risks from dangerous substances**Safety Evaluation**

Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Not Applicable

Observations

None

Article 19 - Provision of information to employees

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

06/04/2020 09:41

This was an audit required by the High Risk Task Force of an 11 story purpose built wholly residential block of flats. There is an adjoining side annex apartment block of three storeys to the main core. The building is compressively covered with an insulation backed cement rendered facia system that surrounds the windows and balcony doors. There is some evidence of combustibles being stored on residents balconies. Access for brigade appliances is adequate but not confirmed for aerial appliances. The DRM inlet is easily visible and accessible but no access was provided. There is a ground floor carpark open to air and situated directly beneath the flats, there is no sprinkler system installed. Access to the bin store is not directly secure but is located within the secure car park area and is tidy and well managed. No signs of previous fire at the building were seen. There is an onsite concierge to provide access for the fire service. No premises information box is provided. No PEEPS could be confirmed, this has been highlighted to the responsible person.

The lobby areas are very well managed, there is signage showing floor and flat numbers. Fire action notices are displayed. Currently there is a simultaneous evacuation emergency procedure in place. There is a common alarm panel and a fireman's lift installed, the switch for the lift is visible accessible and in working order. The building has no sprinklers fitted. There is a single escape stair, the floors are clearly numbered. The DRM outlets are clearly visible and accessible but the valves were locked at the time of audit. The communal doors sampled were all in good working order and self-closing properly. The service riser cupboard doors that were sampled were all locked. It was not confirmed if the building has a mains gas supply. There are no landing chute or bin rooms. No gaps or holes were seen through walls in the common areas. Due to the current corona virus situation and following organisational guidance, no sampling of the flat fire safety measures was conducted.

06/04/2020 09:36

Initial Expectation: Verbal action

05/04/2020 22:26

Initial Expectation: Verbal action

Verbal Advice Given**Advice given on article(s)** 11, 17, 21, 15

See specific articles.

Other Authorities to notify**None****Weeks to Complete Work****N/A****Specific instructions for Admin to Action****None**

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
120

Travel Time
0

Post Audit Processing Duration
150