

Freedom of Information request reference number: 6754.1

Date of response: 23/08/2022

Request:

Please accept this as a request to see all documentation provided and received by LFB relating to the estate known as Royal Artillery Quays, London SE28. The estate is situated on Erebus Drive on the border of Woolwich and Thamesmead. I am particularly keen to see all documentation relating to recommendations and directions given to all those with an interest in the estate, including land owners and managing agents in respect to the fire safety of the estate. I am keen to see all recommendations and requirements made by LFB on the interested parties for upgrading and changing the fire safety of the buildings. I am keen to see all inspection reports undertaken by LFB on the safety of the buildings. Residents now have to accept random fire alarm tests with new sounders in their properties at 100db, without notice from the estate management company. The sounders are being tested weekly, at times that are not appropriate or known by residents. As such the properties are being made uninhabitable at certain times. The estate management company claim reliance upon directions from LfB for the installation of this equipment and the testing of the equipment. The estate managers have to date not provided any evidence of this directive from LfB. If such exists, please also provide this as part of your response.

Response:

In response, the LFB are not responsible for recommending or instructing management companies (or other responsible persons) to install a common alarm system to reduce or remove the need for a waking watch.

This was a recommendation from The Ministry of Housing, Communities and Local Government's (formerly the Department for Communities and Local Government) in June 2017 to implement interim mitigating measures to ensure the safety of residents, pending replacement of the cladding.

Each building with a waking watch has a bespoke implementation of measures suggested by the NFCC (National Fire Chiefs Council) [guidance](#), depending on its individual design and existing provisions (for example, waking watches are not just used for ACM cladding, they can be implemented because of other fire safety reasons such as compartmentation issues, etc).

Further information, and links to the [NFCC guidance](#), can be found on the LFB website, using the following link: <https://www.london-fire.gov.uk/news/2022-news/january/brigade-clarifies-implementation-of-waking-watches-and-other-interim-fire-safety-measures/>.

The LFB Fire Safety Regulatory (FSR) team will engage with the Responsible Person (RP) for the premises to ensure that they have assessed their measures and are happy they are in compliance with this [guidance](#). The responsibility for these measures sits with the RP for each building. If any issues are raised, then LFB staff can engage with the RP in order to rectify these issues with their interim measures.

The table below shows the dates of the most recent Fire Safety Audits undertaken by the Fire Safety Regulatory (FSR) team at the buildings which make up Royal Artillery Quays, London SE28. Please note, the last fire safety audit conducted at Tideslea Tower was in 2020. I have provided links to the published outcome of this Tideslea Tower audit (and earlier year audits) further down in this response.

Premises	Fire Safety Audit Date	Overall safety standard	Enforcement action
Albert House	19/01/2022	Broadly compliant	None
Albert House	19/03/2021	Broadly compliant	None
Bendish Point	19/01/2022	Broadly compliant	None
Bendish Point	19/03/2021	Broadly compliant	None
Cumberland House	19/01/2022	Broadly compliant	None
Cumberland House	19/03/2021	Broadly compliant	None
Granary Mansions	09/12/2021	Broadly compliant	None
Granary Mansions	18/03/2021	Broadly compliant	None
Sark Tower	09/12/2021	Low Risk	<p>The result of the audit confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises.</p> <p>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).</p>
Sark Tower	18/03/2021	Broadly compliant	None
Tidlock House	29/03/2022	Broadly compliant	None
Tidlock House	19/03/2021	Broadly compliant	None

Wyatt Point	22/03/2022	Low Risk	<p>The result of the audit confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises.</p> <p>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).</p>
Wyatt Point	18/03/2021	Broadly compliant	None

I have attached a copy of the audit reports for these recent audits to this response, apart from the audit of Sark Tower on 09/12/2021 and Wyatt Point on 22/03/2022. For these two audits, I have attached a copy of the informal notification of (fire safety) deficiencies (NOD) letter issued for the premises.

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

Where a Fire Safety audit results in a notice being issued by the LFB, the reports themselves are exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)). This information should be protected from publication to preserve the safe space for good regulation principles where any withheld information could be used at a later date as part of formal enforcement action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.

When the LFB identifies any safety concerns, we make this information available to the public by supplying copies of any informal notification of fire safety deficiencies (NOD) issued, and through access to [the public register](#) of any formal enforcement action. We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place.

It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

We do also hold the following recent correspondence between the LFB and Rendall and Rittner (the estate manager of Royal Artillery Quays):

Date of Email	Content
17/11/2021	FireCon Fire Risk Assessment (FRA) for Granary Mansions, Sark Tower and Wyatt Point. Firetechnics Systems Ltd Dry Riser Mains – Certificate of Inspection & Test for Albert House, Bendish Point, Cumberland House, Granary Mansions, Tideslea Tower, Tidlock House, Sark Tower and Wyatt Point. OTIS Service Visit Report (lifts) for Granary Mansions, Sark Tower and Wyatt Point.

This correspondence is exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

The LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act. Other materials (including email correspondence and detailed notes), documents (such as documents provided to us by the responsible person for the building) and other fire safety information held by the Brigade will usually be exempt from access via the FOIA provisions.

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.

The Fire Safety Regulation information held for earlier years can be found in the earlier FOI requests we have published below:

Reference number	Date of Response	Content	Link to published FOI response
FOIA5447.1	14/01/2021	Royal Artillery Quays, Erebus Drive, SE28. Waking watch information.	https://www.london-fire.gov.uk/media/6930/20210114_54471_response.pdf
FOIA5390.1	14/01/2021	Royal Artillery Quays, Erebus Drive, SE28. Fire Safety Audit (FSA) outcomes March and April 2020 .	https://www.london-fire.gov.uk/media/6934/20210114_53901_response.pdf
FOIA5012.1	31/03/2020	Royal Artillery Quays, Erebus Drive, SE28. Fire Safety Audit (FSA) outcomes January 2019 . Copies of Informal notice of fire safety deficiencies (NOD) letters issued to Rendall & Rittner Limited.	https://www.london-fire.gov.uk/media/6933/20200331_50121_response.pdf
FOIA4466.1	08/07/2019	Royal Artillery Quays, Erebus Drive, SE28. Analysis of insulation and render samples (14 November 2018) and cladding investigation document (15 November 2018).	https://www.london-fire.gov.uk/media/6932/20190708_44661_response.pdf

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 19 March 2021

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 9 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Ground floor level car park. The car park area is only for this premises. Plant rooms, main electrical intake and lift motor room for the premises are in the ground floor car park area.

Dry rising main inlet can be found at the entrance to the main section (middle section) and serves an outlet on all floors except the ground floor in the lobby areas outside of flats also only for the main section (middle section) of the premises.

Fireman's lift available and has its own power supply and serves all floors. Only available in the main section (middle section) of the premises.

Automatic ventilation system fitted in the form of automatic opening doors in the premises connected to the fire alarm panel in the main lobby and entrance to the premises. (Middle Section)

Floor layout is as follows: Lower Ground floor, Upper Ground Floor, 1st, 2nd, 3rd, 4th, 5th, 6th and 7th.

The premises has a common alarm system. This is not current linked to every flat. However, this work has been agreed and is due to be started soon.

Concrete cladding over the whole external of the premises is not sufficient.

Waking watch externally patrolling the premises. 1 Waking watch during the day and 2 at night.

Premises information box in the main section (middle section) of the premises in the entrance lobby. These hold plans and keys to the premises.

The building management team RAQ are located on the estate. This

concierge is available to all blocks on Erebus Drive and can be located at Tideslea Tower.

Premises Description

The property is a purpose built block of flats. Primarily built of concrete. Currently the property has insufficient identified cladding over the external walls of the premises. A common alarm system is fitted in the premises. However, a linked system to every flat has just been approved and work is to begin shortly. The premises has a waking watch patrolling externally the premises 24 hours a day. The property operates on an electronic access control system. The premises is one main column and two side annex's. The left and right side annex have their own entrance and is not linked to the main middle column in terms of entry access, but is linked to the same alarm system. Each annex is 3 storeys in height and has automatic opening windows in the staircase and only contain six flats each. The main section of the premises is the middle section which is 9 storeys in height, has automatic opening doors in the lobbies outside of flats, has access to the Dry rising main and fireman's lift and contains 34 flats. There is also a ground floor car park. The ground floor car park area holds plant rooms serving the property, which include a water pump room and electrical intake.

The site has adequate access for fire service vehicles and hydrants are provided outside of the premises in the road.

Environmental Risks

NONE

Features assisting fire spread

NONE

Site Reinspection date

23 April 2023

Heritage Building

No

Petroleum redevelopment?

No

Known firesetting in area?

No

Site lone worker risk

0

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

23 April 2023

Last Inspection

5 March 2021

Total Capacity

0

Maximum number of people

>100

Property Size for use

Medium

5001m² to 8300m²

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 ALBERT HOUSE
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GN

Managing Agent

Name Rendall & Rittner
Address 13B St George Wharf
 London
 SW8 2LE
Telephone [REDACTED]
Email [REDACTED]@rendallandrittner.co.uk

On Site Representative - NEW

Name Royal Artillery Quays
Responsible Person [REDACTED]
Position Estate Manager
Address Tideslea Tower,
 Erebus Drive,
 London
 SE28 0GF
Telephone [REDACTED]
Email Estate.Manager@TheRAQ.co.uk

Other relevant contact - NEW

Name	Rendall and Rittner
Responsible Person	██████████
Position	Senior Property Manager
Address	13B St George Wharf London SW8 2LE
Telephone	██████████
Email	██████████@rendallandrittner.co.uk
URL	www.rendallandrittner.co.uk

Enforcement history**Articles****Article 9 - Risk assessment****SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 27/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 27/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place.

Residents have been made aware of the changes to the building and the evacuation strategy.

I noted at the time of my audit that the fire risk assessment did not make note of a fire alarm system with sounders incorporated. However, these are active and working.

I advised ██████████ that once the fire alarm system has been upgraded to a full system including the flats that another fire risk assessment will need to be completed. I advised ██████████ to call the risk assessor to make them aware of the system that is currently in place and update this as soon as possible.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is a proactive attitude to fire safety which is evident in the correct maintenance works carried out and use of signs to residents in how to protect themselves and be safe in the event of a fire.

There is a system in place to report fire safety issues and deficiencies and ensure remedial works are implemented in a timely manner by a competent person.

Some of the significant findings of the fire risk assessment have been either addressed or are in the process of being addressed.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of my audit there are smoke detectors located in the premises and in the lobby area outside of flats and in common areas that will activate the automatic opening ventilation in these areas and flat Lobby to remove smoke from these areas. The system is suitable and sufficient for the type of premises and the risks associated with it. This system is linked to a fire alarm panel in the ground floor main lobby of the premises, which is linked to the concierge main panel. There are sounders in the common areas connected to this fire alarm panel, this has been put into place in line with MHCLG guidance when the cladding issues were identified. However, there is a current project that has just been approved to have sounders in the flats linked to this system. The premises also has waking watch present patrolling the premises externally as well as a concierge team on site. The current evacuation strategy is simultaneous evacuation.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, all fire exits and emergency escape routes and lobby areas were clear. This will allow all Relevant Persons the ability to escape quickly and safely in event of a fire. There is one final exit door located in the premises, the fire exit door and escape route is of sufficient and adequate width for the number of people who may be required to use them. The fire exit doors on escape route opens in the correct direction for the number of people using the premises. The designated emergency escape route leads to an ultimate place of safety and all relevant persons are aware of the route.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, there are appropriate procedures in place for evacuation in case of fire. The system in place is designed so that any incident is managed and to ensure the safe evacuation of all relevant persons. I confirmed with [REDACTED] that the fire alarm panel in place in the building is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is in accordance to the MHCLG guidance which was implemented when cladding was identified. There is also a waking watch in place to patrol the premises externally and for reporting and identifying potential issues and to help in the event of evacuation of the premises. Currently plans have just been approved for sounders inside the flats to be fitted and linked to this system also. All fire action notices in the premises are correct for simultaneous evacuation and evidence has been provided to residents of the evacuation strategy change.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit the final exit doors, Fire doors and maintenance of such was in place in the premises. It was found that these were in good working order throughout the property. The provisions for fire safety and evacuation procedure has already been implemented for the premises.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit there is evidence that suitable and sufficient training and instruction has been provided for all employees on the appropriate precautions and actions to be taken in order to safeguard themselves and other Relevant Persons.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit there was no evidence to suggest any compartmentation issues. There were no cracks, holes or breaches identified in the compartments that I checked during the audit. It was evidenced that compartmentation issues had been completed, certificates for this and stickers of completed work are evidenced in the building.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, there was evidence of appropriate instructions to relevant persons, in the preventative measures for fire safety.

All relevant persons are instructed of the need for avoiding risk, the prevention of a risk and the evaluation of an existing risk in order to safeguard themselves and other relevant persons.

There is evidence that risk has been considered for the premises, as a competent person has carried out a suitable and sufficient risk assessment.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

This article is not applicable due to being a residential block of flats.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

There is no firefighting equipment provided due to this being a residential block of flats.

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

Safety Evaluation
Not Applicable

Observations

This article does not apply due to being a residential block of flats.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit evidence was provided that a competent person had been appointed to carry out the fire risk assessment for the premises. The Fire Risk assessment details that only contractually competent persons will be hired with the sufficient training, knowledge, and experience and will be given the sufficient time and means to carry out their function in order to undertake any preventative and protective measures required for the premises.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations

The fire risk assessment not only identifies the risks to them but also the preventative and protective measures in place, which are required in order to ensure the safety of themselves and other relevant persons. Information is provided for all employees on the procedures and measures to be taken in the event of an emergency are provided to further inform employees of their responsibilities and actions.

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

Safety Evaluation
Broadly Compliant

Observations

All staff and contractors who will work on the premises have to undergo training and have appropriate level of qualifications before undertaking any tasks. All contractors are to be informed of their responsibilities and action to take in the event of a fire related incident. The information given to outside employees are written and verbal instruction and this should be kept with the managing agent. They are informed of the preventative and protective measures in place and the procedures for the employee to follow onsite in event of a fire.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There is evidence that RAQ team report back any issues to their overall client, Rendall and Rittner. Systems are then agreed upon and implemented through this chain of communication and recommendations.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

There is policy and procedure to adhere to in reporting all issues to the managing agent Rendall and Rittner and a procedure to ensure that the issue is followed up and resolved.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable.

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

Safety Evaluation

Broadly Compliant

Observations

The premises has a Dry rising main fitted to the premises. The inlet to this is located at the middle entrance and an outlet serves every floor in the protected lobbies outside of flats in the main section (middle section) of the premises only. The premises also has a fireman's lift with its own separate power supply and serves all floors, only in the main section (middle section) of the premises. The premises also has a premises information box located in the main section (middle section) of the premises, this holds plans and keys to the premises.

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

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

19/03/2021 14:40

This FSO1 audit was raised by team leader [REDACTED] for me to complete from the BRR team.

Prior to the audit I was able to complete the necessary research using Farynor, imapping, IMS, Companies house and primary authority. I was able to get in touch with the managing agents of the premises, Rendall and Rittner. They were able to provide me with information for the building. RAQ manages this building for them and reports any issues back to Rendall and Rittner. I was in touch with Senior property manager [REDACTED] and Estate manager for Royal Artillery Quays (RAQ) [REDACTED] who were able to send me all relevant documentation and the fire risk assessment before completing my audit.

I was able to meet with [REDACTED] from RAQ to discuss the audit with me. Due to the current covid-19 situation I conducted the audit on my own whilst also adhering to the social distancing measures and wearing of a face mask.

The audit was to be carried out in three parts. First was an inspection of all available records and information gathering. The second part of the audit was to carry out a full premises inspection. The third part of the audit was to carry out a conclusion.

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 27/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 27/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place.

I advised [REDACTED] to have the fire risk assessment updated for the current system in place for the premises and once the full alarm system is in place to have this again updated on a new fire risk assessment.

I confirmed with [REDACTED] that the fire alarm panel in place in the premises is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is then linked to a main panel in the concierge office located at Tideslea Tower. There has been planning applications for the alarm system to be linked to each flat also and the works for this will soon be carried out to make sure a full alarm system is in place in the premises. This system is in accordance to the MHCLG guidance which was implemented when cladding issues were identified. There is also a waking watch in place to patrol the premises externally and in reporting and identifying potential issues and to help in the event of evacuation of the premises.

The fire action notices in the premises reflect the correct simultaneous evacuation strategy in place and residents are aware.

The second part of the audit was to carry out a full premises inspection.

I was able to audit all of the common parts of the premises.

I was unable to sample any flat front doors due to the covid restrictions. However, all the doors did look the same and no issues with these being fire doors is indicated on the fire risk assessment and should meet all minimum requirements.

No issues identified at the time of the audit.

I was able to audit all of the common areas of the premises.

The premises has an automatic opening ventilation in the lobby area outside of the flats in the form of automatic opening doors, which are designed to clear smoke from these areas and expelling it out of the building, enabling these areas to remain free from smoke and enable relevant persons to escape the premises if required. There is a premises information box located in the main entrance lobby which holds plans and keys to the premises.

Lastly, I re-affirmed the issues which were identified. I informed [redacted] of my findings and the enforcement process which we adhere too. I advised on remedial works that can be done to correct some of these issues identified. This has been followed up with an email confirming the areas identified and acknowledging that the building was Broadly Compliant with verbal advice given.

19/03/2021 14:40

Initial Expectation: Verbal action

Verbal Advice Given

Advice given on article(s) 9

Verbal advice given can be seen in article 9.

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	-2.2
Actual Risk Score	4.68
Risk Score	4.75

Audit Timings

Audit Duration
110

Travel Time
60

Post Audit Processing Duration
215



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 18 March 2021

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 5.00
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 fire fighter 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.

Due to issues with the external wall system there is currently a waking watch on site.

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 No.

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	5.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	17 February 2021
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	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 - NEW

Name Homeground Management Ltd
Address Homeground Management Ltd
PO Box 6433, London, W1A 2UZ.
Email [REDACTED]@homegroundonline.com

Managing Agent

Name Rendall& Rittner Ltd
Position Company secretary
Address 13B St. Georges Wharf,
London,
SW8 2LE.
Telephone [REDACTED]

Other relevant contact

Name Rendall& Rittner Ltd
Responsible Person [REDACTED]
Position Senior Property Manager
Address 13B St. Georges Wharf,
London,
SW8 2LE.
Telephone [REDACTED]
Email [REDACTED]@rendalland rittner.co.uk

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Suitable and sufficient dated 27/01/21.

Findings include:

Items stored in the car park area awaiting removal by Local Authority.

Linking of the common alarm system with the individual flats to alleviate the need for a waking watch

Items identified in the EICC 5 year fixed electrical installation test are addressed

That the responsible person is to conduct a fire door survey to ensure doors comply with current British Standards

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Suitable management procedures in place.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is common alarm system installed in the premises but this is not linked in with the detectors in the individual flats. The RP is proposing to link these two alarm systems alarms so that the waking watch can be replaced with evacuation management procedures. Works to comply with current NFCC guidance.

Break glass call points, detectors and sounders are installed in the car park.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All common parts walked to final exits and were clear and available. Suitable and sufficient emergency lighting and signage installed. Automatic opening vents (AOV's) installed on each floor lobby and at the head of the stairs. AOV's override provided in the entrance lobby. A number of flat front doors were sampled and all closed fully into door frames by the use of the positive action self-closure.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is currently a 24/7 concierge at the premises along with a waking watch.

The waking watch consists of:

One staff member on duty from 07.00am - 19.00hrs Monday - Friday

Two staff members 19.00 - 07.00am Monday - Friday

Two staff members 24 hour weekends.

Residents are aware that the building fire strategy is simultaneous evacuation.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Maintenance documentation provided for:
Emergency lighting - 28/01/21
Automatic opening vents - 28/10/21
Lifts - 13/02/21
EICC 5 year fixed electrical installation - 04/03 20
Dry rising mains - 04/03/21

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Staff trained to fire marshal level, with refresher training annually. Waking watch staff are equipped with mobile phone, hand held radio and air horn.

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
Broadly Compliant	<p>There is currently a 24/7 concierge at the premises along with a waking watch. The waking watch consists of:</p> <ul style="list-style-type: none">One staff member on duty from 07.00am - 19.00hrs Monday - FridayTwo staff members 19.00 - 07.00am Monday - FridayTwo staff members 24 hour weekends. <p>Residents are aware that the building fire strategy is simultaneous evacuation.</p>

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	Premises information box installed in ground floor lobby and there are dry riser outlets in the lobby areas on each floor. Dry riser tested - 04/03/21.

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

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

18/03/2021 14:38

Audited building as part of programmed work and was joined by Inspecting Officer [REDACTED]. Was met on site by [REDACTED] the RP from Rendall and Rittner.

Previous issues regarding lack of adequate fire stopping have been rectified. There is a waking watch in place but the RP is tendering for the common alarm system to link in with the alarms in individual flats. This is to replace the waking watch as per NFCC guidance. A number of flat front doors sampled and these all operated correctly.

18/03/2021 14:38

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

Hello admin,

I could not change the fire safety team to Bexley and Greenwich.

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
10

Post Audit Processing Duration
130



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 18 March 2021

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 5.00
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 fire fighting lift is installed, smoke detector operated AOV and DRM outlet on each floor. There is currently a waking watch on site due to issues with the external wall system.

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 No.

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 5.00
Reinspection Date N/A (SAMPLE)
Last Inspection 17 February 2021
Total Capacity 0
Maximum number of people >100
Property Size for use Large
 8301m² to 10300m²

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 SARK TOWER
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GN

Owner/Co-Owner - NEW

Name Homeground Management Ltd
Address Homeground Management Ltd
 PO Box 6433, London, W1A 2UZ.
Email [REDACTED]@homegroundonline.com

Managing Agent - NEW

Name Rendall and Rittner
Position Company secretary
Address 13B St. Georges Wharf,
 London,
 SW8 2LE.
Telephone [REDACTED]

Other relevant contact - NEW

Name Rendall and Rittner
Responsible Person [REDACTED]
Position Senior property manager
Address 13B St. Georges Wharf,
 London,
 SW8 2LE.
Telephone [REDACTED]
Email [REDACTED]@rendallandrittner.co.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Suitable and sufficient dated 27/01/21.
 Findings include:
 Items stored in the car park area awaiting removal by Local Authority.
 Linking of the common alarm system with the individual flats to alleviate the need for a waking watch
 Items identified in the EICC 5 year fixed electrical installation test are addressed
 That the responsible person is to conduct a fire door survey to ensure doors comply with current British Standards

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations
None

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is common alarm system installed in the premises but this is not linked in with the detectors in the individual flats. The RP is proposing to link these two alarm systems alarms so that the waking watch can be replaced with evacuation management procedures.

Break glass call points, detectors and sounders are installed in the car park.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All common parts walked to final exits and were clear and available. Suitable and sufficient emergency lighting and signage installed. Automatic opening vents (AOV's) installed on each floor lobby and at the head of the stairs. AOV's override provided in the entrance lobby. A number of flat front doors were sampled and all closed fully into door frames by the use of the positive action self-closure.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is currently a 24/7 concierge at the premises along with a waking watch.

The waking watch consists of:

One staff member on duty from 07.00am - 19.00hrs Monday - Friday

Two staff members 19.00 - 07.00am Monday - Friday

Two staff members 24 hour weekends.

Residents are aware that the building fire strategy is simultaneous evacuation.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Maintenance documentation provided for:
Emergency lighting - 28/01/21
Automatic opening vents - 28/10/21
Lifts - 13/02/21
EICC 5 year fixed electrical installation - 04/03 20
Dry rising mains - 04/03/21

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Staff trained to fire marshal level, with refresher training annually. Waking watch staff are equipped with mobile phone, hand held radio and air horn.

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	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	<p>There is currently a 24/7 concierge at the premises along with a waking watch.</p> <p>The waking watch consists of:</p> <p>One staff member on duty from 07.00am - 19.00hrs Monday - Friday</p> <p>Two staff members 19.00 - 07.00am Monday - Friday</p> <p>Two staff members 24 hour weekends.</p> <p>Residents are aware that the building fire strategy is simultaneous evacuation.</p>

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

Broadly Compliant

Observations

Premises information box installed in ground floor lobby and there are dry riser outlets in the lobby areas on each floor.

Dry riser tested - 04/03/21.

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

18/03/2021 12:17

Audited building as part of programmed work and was joined by Inspecting Officer [REDACTED]. Was met on site by [REDACTED] the RP from Rendall and Rittner.

Previous issues regarding lack of adequate fire stopping have been rectified. There is a waking watch in place but the RP is tendering for the common alarm system to link in with the alarms in individual flats. This is to replace the waking watch as per NFCC guidance. A number of flat front doors sampled and these all operated correctly.

18/03/2021 12:17

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

Hello admin,
was unable to change fire safety team to Bexley and Greenwich.

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
10

Post Audit Processing Duration
130



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 9 December 2021

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 5.00
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. Secure access via intercom or residents key fob.

Granary Mansions is located at Erebus Drive, London SE28 0GH. It is a residential property of 12 floors. The property consists of lower ground level, upper ground level and levels 1-10. There are 57 apartments located from the upper ground level to level 10. Level 10 provides access to the roof via a fixed ladder sited in the riser cupboard. The main lobby, car park and plant rooms are located at lower ground level. A fire fighting lift serves from the lower ground level to level 10.

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.

Due to issues with the external wall system there is currently a waking watch on site.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 18 March 2024

Heritage Building No

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

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	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	5.00
Reinspection Date	18 March 2024
Last Inspection	5 November 2021
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	No.
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	Average
Special Features	
# Fire fighting shafts	1
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 Homeground Management Ltd
Address Homeground Management Ltd
 PO Box 6433
 London
 W1A 2UZ
Email [REDACTED]@homegroundonline.com

Managing Agent

Name Rendall & Rittner Ltd
Position The Company Secretary
Address 13B St. Georges Wharf
 London
 SW8 2LE

On Site Representative

Name Rendall & Rittner Ltd
Responsible Person [REDACTED]
Position The Estate Manager
Address Rendall & Rittner Ltd
 Royal Artillery Quays
 Tideslea Tower,
 Erebus Drive,
 London,
 SE28 0GF.
Telephone [REDACTED]
Email [REDACTED]@theraq.co.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Suitable and sufficient fire risk assessment dated 26/01/21.

Findings include:

Articles not to be stored in the car park area outside of the bin room.

Extend the automatic fire detection and sounders as per NFCC guidance so that the waking watch can be dispensed with.

Numerous fire door sets are not compliant with the relevant British Standards
 EICC fixed wiring test has expired, however, RP states:

" 5 yearly electrical tests, were "Unsatisfactory", however, Aircool electrical contractor completed works on 10.12.2020 ".

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Suitable and sufficient management procedures in place.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Automatic fire detection and sounders installed in the common areas of the corridors to the flats and the car park areas. Break glass call points also installed. Fire risk assessment identifies the alarm system to be upgraded as per NFCC guidance and RP states:

" integrated fire alarm systems into individual apartments, we are in the process of starting the works, planned mid-December 2021. Upon completion we are planning to remove the waking watch."

Fire panel located in the block entrance lobby.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All common areas walked to final exits and were clear and available. Sufficient emergency lighting and signage installed. Automatic opening vents installed in corridors to flats and at head of stairs.

A number of door sets have issues, but these addressed in the fire risk assessment. The RP states :

" communal fire doors, Sandhurst Construction is currently working on rectifying the issues across all 8 blocks. The work is due to complete by the end of March 2022 ".

Flat front door numbers 53, 48 and 37 sampled and doors closed fully into the door frames by use of the positive action self closers.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Suitable fire action notice displayed in the entrance lobby suitable for the simultaneous evacuation fire strategy.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Lifts test date 19/10/21.

Fire risk assessment states that testing and maintenance records are on the QUOODA system.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

24/7 concierge on site and receives training on induction with yearly refresher training.

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	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Broadly Compliant	Fire extinguisher test date 16/01/21.

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 along with the concierge. One waking watch member day time and two members night time. These patrol the outside of the buildings. Equipped with hi viz vest, radios and phones. Air horns were with the concierge and I advised that waking watch should be carrying them. When questioned, watch member knew actions to take in an emergency.

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	Premises information box situated in the entrance lobby. This has a list of [REDACTED] [REDACTED]. Dry rising main test date 03/09/21.

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

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

09/12/2021 16:05

Audited as part of BRR work and met [REDACTED] on site. The fire risk assessment addressed some issues and e mail from RP states how these to be rectified (E mail uploaded to portal). Waking watch and simultaneous evacuation in place on site. Flat front doors I sampled 53,48 and 37 all closed into door frame by use of the positive action self closer.

09/12/2021 16:03

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
130

Travel Time
10

Post Audit Processing Duration
140



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 19 March 2021

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

Ground floor level car park. The car park area is only for this premises. Plant rooms, main electrical intake and lift motor room for the premises are in the ground floor car park area.

Dry rising main inlet can be found at the entrance to the main section (middle section) and serves an outlet on all floors except the ground floor in the lobby areas outside of flats also only for the main section (middle section) of the premises. The dry rising outlets are behind a door in these lobbies which is labelled correctly. These doors are on a master key. This key can be found with the concierge or in the premises information box within the premises.

Fireman's lift available and has its own power supply and serves all floors. Only available in the main section (middle section) of the premises.

Automatic ventilation system fitted in the form of automatic opening doors in the premises connected to the fire alarm panel in the main lobby and entrance to the premises. (Middle Section)

Floor layout is as follows: Lower Ground floor, Upper Ground Floor, 1st, 2nd, 3rd, 4th, 5th, 6th and 7th.

The premises has a common alarm system. This is not current linked to every flat. However, this work has been agreed and is due to be started soon.

Concrete cladding over the whole external of the premises is not sufficient.

Waking watch externally patrolling the premises. 1 Waking watch during the day and 2 at night.

Premises information box in the main section (middle section) of the

premises in the entrance lobby. These hold plans and keys to the premises.

The building management team RAQ are located on the estate. This concierge is available to all blocks on Erebus Drive and can be located at Tideslea Tower.

Premises Description

The property is a purpose built block of flats. Primarily concrete build. Currently the property has insufficient identified cladding over the external walls of the premises. A common alarm system is fitted in the premises. However, a linked system to every flat has just been approved and work is to begin shortly. The premises has a waking watch patrolling externally the premises 24 hours a day. The property operates on an electronic access control system. The premises is one main column and two side annex's. The left and right side annex have their own entrance and is not linked to the main middle column in terms of entry access, but is linked to the same alarm system. Each annex is 3 storeys in height and has automatic opening windows in the staircase and only contain six flats each. The main section of the premises is the middle section which is 11 storeys in height, has automatic opening doors in the lobbies outside of flats, has access to the Dry rising main and fireman's lift and contains 55 flats. There is also a ground floor car park. The ground floor car park area holds plant rooms serving the property, which include a water pump room and electrical intake.

The site has adequate access for fire service vehicles and hydrants are provided outside of the premises in the road.

Environmental Risks

NONE

Features assisting fire spread

NONE

Site Reinspection date

6 April 2023

Heritage Building

No

Petroleum redevelopment?

No

Known firesetting in area?

No

Site lone worker risk

0

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

6 April 2023

Last Inspection

5 March 2021

Total Capacity	0
Maximum number of people	>100
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average

Additional detail**Specific lone worker risk**

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	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

Managing Agent - NEW

Name Rendall and Rittner
Address 13B St George Wharf
 London
 SW8 2LE
Telephone [REDACTED]
Email [REDACTED]@rendallandrittner.co.uk

On Site Representative - NEW

Name	Royal Artillery Quays
Responsible Person	[REDACTED]
Position	Estate Manager
Address	Tideslea Tower, Erebus Drive, London SE28 0GF
Telephone	02083173149
Email	Estate.Manager@TheRAQ.co.uk

Other relevant contact - NEW

Name	Rendall and Rittner
Responsible Person	[REDACTED]
Position	Senior Property Manager
Address	13B St George Wharf London SW8 2LE
Telephone	[REDACTED]
Email	[REDACTED]@rendallandrittner.co.uk
URL	www.rendallandrittner.co.uk

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 28/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 28/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place.

Residents have been made aware of the changes to the building and the evacuation strategy.

I noted at the time of my audit that the fire risk assessment did not make note of a fire alarm system with sounders incorporated. However, these are active and working.

I advised [REDACTED] that once the fire alarm system has been upgraded to a full system including the flats that another fire risk assessment will need to be completed. I advised [REDACTED] to call the risk assessor to make them aware of the system that is currently in place and update this as soon as possible.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is a proactive attitude to fire safety which is evident in the correct maintenance works carried out and use of signs to residents in how to protect themselves and be safe in the event of a fire.

There is a system in place to report fire safety issues and deficiencies and ensure remedial works are implemented in a timely manner by a competent person.

Some of the significant findings of the fire risk assessment have been either addressed or are in the process of being addressed.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of my audit there are smoke detectors located in the premises and in the lobby area outside of flats and in common areas that will activate the automatic opening ventilation in these areas and flat Lobby to remove smoke from these areas. The system is suitable and sufficient for the type of premises and the risks associated with it. This system is linked to a fire alarm panel in the ground floor main lobby of the premises, which is linked to the concierge main panel. There are sounders in the common areas connected to this fire alarm panel, this has been put into place in line with MHCLG guidance when the cladding issues were identified. However, there is a current project that has just been approved to have sounders in the flats linked to this system. The premises also has waking watch present patrolling the premises externally as well as a concierge team on site. The current evacuation strategy is simultaneous evacuation.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, all fire exits and emergency escape routes and lobby areas were clear. This will allow all Relevant Persons the ability to escape quickly and safely in event of a fire. There is one final exit door located in the premises, the fire exit door and escape route is of sufficient and adequate width for the number of people who may be required to use them. The fire exit doors on escape route opens in the correct direction for the number of people using the premises. The designated emergency escape route leads to an ultimate place of safety and all relevant persons are aware of the route.

I did note at the time of my audit in the right hand side annex on the top floor there was a bicycle in the hallway outside of flats that could impede means of escape.

Verbal Advice Given

Article 14
(continued)

I advised [REDACTED] to remind residents that means of escape must remain clear at all times.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, there are appropriate procedures in place for evacuation in case of fire. The system in place is designed so that any incident is managed and to ensure the safe evacuation of all relevant persons. I confirmed with [REDACTED] that the fire alarm panel in place in the building is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is in accordance to the MHCLG guidance which was implemented when cladding was identified. There is also a waking watch in place to patrol the premises externally and for reporting and identifying potential issues and to help in the event of evacuation of the premises. Currently plans have just been approved for sounders inside the flats to be fitted and linked to this system also. All fire action notices in the premises are correct for simultaneous evacuation and evidence has been provided to residents of the evacuation strategy change.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit the final exit doors, Fire doors and maintenance of such was in place in the premises. It was found that these were in good working order throughout the property. The provisions for fire safety and evacuation procedure has already been implemented for the premises.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit there is evidence that suitable and sufficient training and instruction has been provided for all employees on the appropriate precautions and actions to be taken in order to safeguard themselves and other Relevant Persons.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit there was no evidence to suggest any compartmentation issues. There were no cracks, holes or breaches identified in the compartments that I checked during the audit. It was evidenced that compartmentation issues had been completed, certificates for this and stickers of completed work are evidenced in the building.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, there was evidence of appropriate instructions to relevant persons, in the preventative measures for fire safety.

All relevant persons are instructed of the need for avoiding risk, the prevention of a risk and the evaluation of an existing risk in order to safeguard themselves and other relevant persons.

There is evidence that risk has been considered for the premises, as a competent person has carried out a suitable and sufficient risk assessment.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

This article is not applicable due to being a residential block of flats.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

There is no firefighting equipment provided due to this being a residential block of flats.

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

Safety Evaluation

Not Applicable

Observations

This article does not apply due to being a residential block of flats.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit evidence was provided that a competent person had been appointed to carry out the fire risk assessment for the premises. The Fire Risk assessment details that only contractually competent persons will be hired with the sufficient training, knowledge, and experience and will be given the sufficient time and means to carry out their function in order to undertake any preventative and protective measures required for the premises.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

The fire risk assessment not only identifies the risks to them but also the preventative and protective measures in place, which are required in order to ensure the safety of themselves and other relevant persons. Information is provided for all employees on the procedures and measures to be taken in the event of an emergency are provided to further inform employees of their responsibilities and actions.

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

Safety Evaluation

Broadly Compliant

Observations

All staff and contractors who will work on the premises have to undergo training and have appropriate level of qualifications before undertaking any tasks. All contractors are to be informed of their responsibilities and action to take in the event of a fire related incident. The information given to outside employees are written and verbal instruction and this should be kept with the managing agent. They are informed of the preventative and protective measures in place and the procedures for the employee to follow onsite in event of a fire.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There is evidence that RAQ team report back any issues to their overall client, Rendall and Rittner. Systems are then agreed upon and implemented through this chain of communication and recommendations.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

There is policy and procedure to adhere to in reporting all issues to the managing agent Rendall and Rittner and a procedure to ensure that the issue is followed up and resolved.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable.

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

Safety Evaluation

Broadly Compliant

Observations

The premises has a premises information box located in the main section (middle section) of the premises, this holds plans and keys to the premises. The premises has a Dry rising main fitted to the premises. The inlet to this is located at the middle entrance and an outlet serves every floor in the protected lobbies outside of flats in the main section (middle section) of the premises only. The dry rising outlets are behind doors in these areas that can be accessed by a master key which is kept in the premises information box. The premises also has a fireman's lift with its own separate power supply and serves all floors, only in the main section (middle section) of the premises.

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

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

19/03/2021 16:25

This FSO1 audit was raised by team leader [REDACTED] for me to complete from the BRR team.

Prior to the audit I was able to complete the necessary research using Farynor, imapping, IMS, Companies house and primary authority. I was able to get in touch with the managing agents of the premises, Rendall and Rittner. They were able to provide me with information for the building. RAQ manages this building for them and reports any issues back to Rendall and Rittner. I was in touch with Senior property manager [REDACTED] and Estate manager for Royal Artillery Quays (RAQ) [REDACTED] who were able to send me all relevant documentation and the fire risk assessment before completing my audit.

I was able to meet with [REDACTED] from RAQ to discuss the audit with me. Due to the current covid-19 situation I conducted the audit on my own whilst also adhering to the social distancing measures and wearing of a face mask.

The audit was to be carried out in three parts. First was an inspection of all available records and information gathering. The second part of the audit was to carry out a full premises inspection. The third part of the audit was to carry out a conclusion.

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 28/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 28/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place.

I advised [REDACTED] to have the fire risk assessment updated for the current system in place for the premises and once the full alarm system is in place to have this again updated on a new fire risk assessment.

I confirmed with [REDACTED] that the fire alarm panel in place in the premises is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is then linked to a main panel in the concierge office located at Tideslea Tower. There has been planning applications for the alarm system to be linked to each flat also and the works for this will soon be carried out to make sure a full alarm system is in place in the premises. This system is in accordance to the MHCLG guidance which was implemented when cladding issues were identified. There is also a waking watch in place to patrol the premises externally and in reporting and identifying potential issues and to help in the event of evacuation of the premises.

The fire action notices in the premises reflect the correct simultaneous evacuation strategy in place and residents are aware.

The second part of the audit was to carry out a full premises inspection.

I was able to audit all of the common parts of the premises.

I was unable to sample any flat front doors due to the covid restrictions. However, all the doors did look the same and no issues with these being fire doors is indicated on the fire risk assessment and should meet all minimum requirements.

No major issues identified at the time of the audit. I did note that in the annex on the right of the building on the top floor had a bicycle in the means of escape that could impede the means of escape. I advised [REDACTED] to have the resident remove this item and remind residents to keep these areas free and clear at all times.

I was able to audit all of the common areas of the premises.

The premises has an automatic opening ventilation in the lobby area outside of the flats in the form of automatic opening doors, which are designed to clear smoke from these areas and expelling it out of the building, enabling these areas to remain free from smoke and enable relevant persons to escape the premises if required. There is a premises information box located in the main entrance lobby which holds

plans and keys to the premises. The premises has a dry rising main to the main section of the premises and a fireman's lift that serves all floors.

Lastly, I re-affirmed the issues which were identified. I informed [REDACTED] of my findings and the enforcement process which we adhere too. I advised on remedial works that can be done to correct some of these issues identified. This has been followed up with an email confirming the areas identified and acknowledging that the building was Broadly Compliant with verbal advice given.

19/03/2021 16:25

Initial Expectation: Verbal action

Verbal Advice Given

Advice given on article(s) 9, 14

Verbal advice given can be seen in articles 9 and 14.

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	-2.2
Actual Risk Score	4.68
Risk Score	4.75

Audit Timings

Audit Duration
145

Travel Time
10

Post Audit Processing Duration
225



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 19 March 2021

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

Ground floor level car park. The car park area is only for this premises. Plant rooms, main electrical intake and lift motor room for the premises are in the ground floor car park area.

Dry rising main inlet can be found at the entrance to the main section (middle section) and serves an outlet on all floors except the ground floor in the lobby areas outside of flats also only for the main section (middle section) of the premises. The dry rising outlets are behind a door in these lobbies which is labelled correctly. These doors are on a master key. This key can be found with the concierge or in the premises information box within the premises.

Fireman's lift available and has its own power supply and serves all floors. Only available in the main section (middle section) of the premises.

Automatic ventilation system fitted in the form of automatic opening doors in the premises connected to the fire alarm panel in the main lobby and entrance to the premises. (Middle Section)

Floor layout is as follows: Lower Ground floor, Upper Ground Floor, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th and 10th.

The premises has a common alarm system. This is not current linked to every flat. However, this work has been agreed and is due to be started soon.

Concrete cladding over the whole external of the premises is not sufficient.

Waking watch externally patrolling the premises. 1 Waking watch during the day and 2 at night.

Premises information box in the main section (middle section) of the

premises in the entrance lobby. These hold plans and keys to the premises.

The building management team RAQ are located on the estate. This concierge is available to all blocks on Erebus Drive and can be located at Tideslea Tower.

Premises Description

The property is a purpose built block of flats. Primarily concrete build. Currently the property has insufficient identified cladding over the external walls of the premises. A common alarm system is fitted in the premises. However, a linked system to every flat has just been approved and work is to begin shortly. The premises has a waking watch patrolling externally the premises 24 hours a day. The property operates on an electronic access control system. The premises is one main column and two side annex's. The left and right side annex have their own entrance and is not linked to the main middle column in terms of entry access, but is linked to the same alarm system. Each annex is 3 storeys in height and has automatic opening windows in the staircase and only contain six flats each. The main section of the premises is the middle section which is 12 storeys in height, has automatic opening doors in the lobbies outside of flats, has access to the Dry rising main and fireman's lift and contains 57 flats. There is also a ground floor car park. The ground floor car park area holds plant rooms serving the property, which include a water pump room and electrical intake.

The site has adequate access for fire service vehicles and hydrants are provided outside of the premises in the road.

Environmental Risks

NONE

Features assisting fire spread

NONE

Site Reinspection date

13 April 2023

Heritage Building

No

Petroleum redevelopment?

No

Known firesetting in area?

No

Site lone worker risk

0

Property Detail (DEFAULT PROPERTY)

Occupier Contact

Default Property

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

13 April 2023

Last Inspection

5 March 2021

Total Capacity	0
Maximum number of people	>100
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average

Additional detail**Specific lone worker risk**

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	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 CUMBERLAND HOUSE
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GE

Managing Agent - NEW

Name Rendall and Rittner
Address 13B St George Wharf
 London
 SW8 2LE
Telephone [REDACTED]
Email [REDACTED]@rendallandrittner.co.uk

On Site Representative - NEW

Name	Royal Artillery Quays
Responsible Person	[REDACTED]
Position	Estate Manager
Address	Tideslea Tower, Erebus Drive, London SE28 0GF
Telephone	[REDACTED]
Email	[REDACTED]@TheRAQ.co.uk

Other relevant contact - NEW

Name	Rendall and Rittner
Responsible Person	[REDACTED]
Position	Senior Property Manager
Address	13B St George Wharf London SW8 2LE
Telephone	[REDACTED]
Email	[REDACTED]@rendallandrittner.co.uk
URL	www.rendallandrittner.co.uk

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 28/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 28/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place. Residents have been made aware of the changes to the building and the evacuation strategy.

I noted at the time of my audit that the fire risk assessment did not make note of a fire alarm system with sounders incorporated. However, these are active and working.

I advised [REDACTED] that once the fire alarm system has been upgraded to a full system including the flats that another fire risk assessment will need to be completed. I advised [REDACTED] to call the risk assessor to make them aware of the system that is currently in place and update this as soon as possible.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is a proactive attitude to fire safety which is evident in the correct maintenance works carried out and use of signs to residents in how to protect themselves and be safe in the event of a fire.

There is a system in place to report fire safety issues and deficiencies and ensure remedial works are implemented in a timely manner by a competent person.

Some of the significant findings of the fire risk assessment have been either addressed or are in the process of being addressed.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of my audit there are smoke detectors located in the premises and in the lobby area outside of flats and in common areas that will activate the automatic opening ventilation in these areas and flat Lobby to remove smoke from these areas. The system is suitable and sufficient for the type of premises and the risks associated with it. This system is linked to a fire alarm panel in the ground floor main lobby of the premises, which is linked to the concierge main panel. There are sounders in the common areas connected to this fire alarm panel, this has been put into place in line with MHCLG guidance when the cladding issues were identified. However, there is a current project that has just been approved to have sounders in the flats linked to this system. The premises also has waking watch present patrolling the premises externally as well as a concierge team on site. The current evacuation strategy is simultaneous evacuation.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, all fire exits and emergency escape routes and lobby areas were clear. This will allow all Relevant Persons the ability to escape quickly and safely in event of a fire. There is one final exit door located in the premises, the fire exit door and escape route is of sufficient and adequate width for the number of people who may be required to use them. The fire exit doors on escape route opens in the correct direction for the number of people using the premises. The designated emergency escape route leads to an ultimate place of safety and all relevant persons are aware of the route.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, there are appropriate procedures in place for evacuation in case of fire. The system in place is designed so that any incident is managed and to ensure the safe evacuation of all relevant persons. I confirmed with [REDACTED] that the fire alarm panel in place in the building is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is in accordance to the MHCLG guidance which was implemented when cladding was identified. There is also a waking watch in place to patrol the premises externally and for reporting and identifying potential issues and to help in the event of evacuation of the premises. Currently plans have just been approved for sounders inside the flats to be fitted and linked to this system also. All fire action notices in the premises are correct for simultaneous evacuation and evidence has been provided to residents of the evacuation strategy change.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit the final exit doors, Fire doors and maintenance of such was in place in the premises. It was found that these were in good working order throughout the property. The provisions for fire safety and evacuation procedure has already been implemented for the premises.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit there is evidence that suitable and sufficient training and instruction has been provided for all employees on the appropriate precautions and actions to be taken in order to safeguard themselves and other Relevant Persons.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit there was no evidence to suggest any compartmentation issues. There were no cracks, holes or breaches identified in the compartments that I checked during the audit. It was evidenced that compartmentation issues had been completed, certificates for this and stickers of completed work are evidenced in the building.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, there was evidence of appropriate instructions to relevant persons, in the preventative measures for fire safety.

All relevant persons are instructed of the need for avoiding risk, the prevention of a risk and the evaluation of an existing risk in order to safeguard themselves and other relevant persons.

There is evidence that risk has been considered for the premises, as a competent person has carried out a suitable and sufficient risk assessment.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

This article is not applicable due to being a residential block of flats.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

There is no firefighting equipment provided due to this being a residential block of flats.

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

Safety Evaluation

Not Applicable

Observations

This article does not apply due to being a residential block of flats.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit evidence was provided that a competent person had been appointed to carry out the fire risk assessment for the premises. The Fire Risk assessment details that only contractually competent persons will be hired with the sufficient training, knowledge, and experience and will be given the sufficient time and means to carry out their function in order to undertake any preventative and protective measures required for the premises.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

The fire risk assessment not only identifies the risks to them but also the preventative and protective measures in place, which are required in order to ensure the safety of themselves and other relevant persons. Information is provided for all employees on the procedures and measures to be taken in the event of an emergency are provided to further inform employees of their responsibilities and actions.

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

Safety Evaluation

Broadly Compliant

Observations

All staff and contractors who will work on the premises have to undergo training and have appropriate level of qualifications before undertaking any tasks. All contractors are to be informed of their responsibilities and action to take in the event of a fire related incident. The information given to outside employees are written and verbal instruction and this should be kept with the managing agent. They are informed of the preventative and protective measures in place and the procedures for the employee to follow onsite in event of a fire.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There is evidence that RAQ team report back any issues to their overall client, Rendall and Rittner. Systems are then agreed upon and implemented through this chain of communication and recommendations.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

There is policy and procedure to adhere to in reporting all issues to the managing agent Rendall and Rittner and a procedure to ensure that the issue is followed up and resolved.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable.

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

Safety Evaluation

Broadly Compliant

Observations

The premises has a premises information box located in the main section (middle section) of the premises, this holds plans and keys to the premises. The premises has a Dry rising main fitted to the premises. The inlet to this is located at the middle entrance and an outlet serves every floor in the protected lobbies outside of flats in the main section (middle section) of the premises only. The dry rising outlets are behind doors in these areas that can be accessed by a master key which is kept in the premises information box. The premises also has a fireman's lift with its own separate power supply and serves all floors, only in the main section (middle section) of the premises.

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

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

19/03/2021 17:39

This FSO1 audit was raised by team leader [REDACTED] for me to complete from the BRR team.

Prior to the audit I was able to complete the necessary research using Farynor, imapping, IMS, Companies house and primary authority. I was able to get in touch with the managing agents of the premises, Rendall and Rittner. They were able to provide me with information for the building. RAQ manages this building for them and reports any issues back to Rendall and Rittner. I was in touch with Senior property manager [REDACTED] and Estate manager for Royal Artillery Quays (RAQ) [REDACTED] who were able to send me all relevant documentation and the fire risk assessment before completing my audit.

I was able to meet with [REDACTED] from RAQ to discuss the audit with me. Due to the current covid-19 situation I conducted the audit on my own whilst also adhering to the social distancing measures and wearing of a face mask.

The audit was to be carried out in three parts. First was an inspection of all available records and information gathering. The second part of the audit was to carry out a full premises inspection. The third part of the audit was to carry out a conclusion.

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 28/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 28/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place.

I advised [REDACTED] to have the fire risk assessment updated for the current system in place for the premises and once the full alarm system is in place to have this again updated on a new fire risk assessment.

I confirmed with [REDACTED] that the fire alarm panel in place in the premises is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is then linked to a main panel in the concierge office located at Tideslea Tower. There has been planning applications for the alarm system to be linked to each flat also and the works for this will soon be carried out to make sure a full alarm system is in place in the premises. This system is in accordance to the MHCLG guidance which was implemented when cladding issues were identified. There is also a waking watch in place to patrol the premises externally and in reporting and identifying potential issues and to help in the event of evacuation of the premises.

The fire action notices in the premises reflect the correct simultaneous evacuation strategy in place and residents are aware.

The second part of the audit was to carry out a full premises inspection.

I was able to audit all of the common parts of the premises.

I was unable to sample any flat front doors due to the covid restrictions. However, all the doors did look the same and no issues with these being fire doors is indicated on the fire risk assessment and should meet all minimum requirements.

No issues identified at the time of the audit.

I was able to audit all of the common areas of the premises.

The premises has an automatic opening ventilation in the lobby area outside of the flats in the form of automatic opening doors, which are designed to clear smoke from these areas and expelling it out of the building, enabling these areas to remain free from smoke and enable relevant persons to escape the premises if required. There is a premises information box located in the main entrance lobby which holds plans and keys to the premises. The premises has a dry rising main to the main section of the premises and a fireman's lift that serves all floors.

Lastly, I re-affirmed the issues which were identified. I informed [REDACTED] of my findings and the enforcement process which we adhere too. I advised on remedial works that can be done to correct some of these issues identified. This has been followed up with an email confirming the areas identified and acknowledging that the building was Broadly Compliant with verbal advice given.

19/03/2021 17:39

Initial Expectation: Verbal action

Verbal Advice Given

Advice given on article(s) 9

Verbal advice given can be seen in article 9.

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	-2.2
Actual Risk Score	4.68
Risk Score	4.75

Audit Timings

Audit Duration
150

Travel Time
10

Post Audit Processing Duration
230



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 19 March 2021

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 9 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Ground floor level car park. The car park area is only for this premises. Plant rooms, main electrical intake and lift motor room for the premises are in the ground floor car park area.

Dry rising main inlet can be found at the entrance to the main section (right section) and serves an outlet on all floors except the ground floor in the lobby areas outside of flats also only for the main section (right section) of the premises.

Fireman's lift available and has its own power supply and serves all floors. Only available in the main section (right section) of the premises.

Automatic ventilation system fitted in the form of automatic opening doors in the premises connected to the fire alarm panel in the main lobby and entrance to the premises. (Right Section)

Automatic operating ventilation in the protected stairwell at the top of the shaft. Manual override call point located in the protected stairwell at each level. (Right section)

Floor layout is as follows: Lower Ground floor, Upper Ground Floor, 1st, 2nd, 3rd, 4th, 5th, 6th and 7th.

The premises has a common alarm system. This is not current linked to every flat. However, this work has been agreed and is due to be started soon.

Concrete cladding over the whole external of the premises is not sufficient.

Waking watch externally patrolling the premises. 1 Waking watch during the day and 2 at night.

Premises information box in the main section (middle section) of the

premises in the entrance lobby. These hold plans and keys to the premises.

The building management team RAQ are located on the estate. This concierge is available to all blocks on Erebus Drive and can be located at Tideslea Tower.

Premises Description

The property is a purpose built block of flats. Primarily built of concrete. Currently the property has insufficient identified cladding over the external walls of the premises. A common alarm system is fitted in the premises. However, a linked system to every flat has just been approved and work is to begin shortly. The premises has a waking watch patrolling externally the premises 24 hours a day. The property operates on an electronic access control system. The premises is one main column and one side annex's. The left side annex has its own entrance and is not linked to the main column in terms of entry access, but is linked to the same alarm system. The annex is 3 storeys in height and has automatic opening windows in the staircase and only contains six flats. The main section of the premises is the right section which is 9 storeys in height, has automatic opening doors in the lobbies outside of flats, has access to the Dry rising main and fireman's lift and contains 30 flats. There is also a ground floor car park. The ground floor car park area holds plant rooms serving the property, which include a water pump room and electrical intake.

The site has adequate access for fire service vehicles and hydrants are provided outside of the premises in the road.

Environmental Risks

NONE

Features assisting fire spread

NONE

Site Reinspection date

6 April 2023

Heritage Building

No

Petroleum redevelopment?

No

Known firesetting in area?

No

Site lone worker risk

0

Property Detail (DEFAULT PROPERTY)

Occupier Contact

Default Property

Address

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

6 April 2023

Last Inspection

5 March 2021

Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	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

Managing Agent - NEW

Name Rendall and Rittner
Address 13B St George Wharf
 London
 SW8 2LE
Telephone [REDACTED]
Email [REDACTED]@rendallandrittner.co.uk

On Site Representative - NEW

Name Royal Artillery Quays
Responsible Person [REDACTED]
Position Estate Manager
Address Tideslea Tower,
 Erebus Drive,
 London
 SE28 0GF
Telephone [REDACTED]
Email [REDACTED]@TheRAQ.co.uk

Other relevant contact - NEW

Name Rendall and Rittner
Responsible Person [REDACTED] Lawal
Position Senior Property Manager
Address 13B St George Wharf
 London
 SW8 2LE
Telephone [REDACTED]
Email [REDACTED]@rendallandrittner.co.uk

Enforcement history**Articles****Article 9 - Risk assessment****SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 26/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 26/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place. Residents have been made aware of the changes to the building and the evacuation strategy.

I noted at the time of my audit that the fire risk assessment did not make note of a fire alarm system with sounders incorporated. However, these are active and working.

I advised [REDACTED] that once the fire alarm system has been upgraded to a full system including the flats that another fire risk assessment will need to be completed. I advised [REDACTED] to call the risk assessor to make them aware of the system that is currently in place and update this as soon as possible.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is a proactive attitude to fire safety which is evident in the correct maintenance works carried out and use of signs to residents in how to protect themselves and be safe in the event of a fire.

There is a system in place to report fire safety issues and deficiencies and ensure remedial works are implemented in a timely manner by a competent person.

Some of the significant findings of the fire risk assessment have been either addressed or are in the process of being addressed.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of my audit there are smoke detectors located in the premises and in the lobby area outside of flats and in common areas that will activate the automatic opening ventilation in these areas and flat Lobby to remove smoke from these areas. The system is suitable and sufficient for the type of premises and the risks associated with it. This system is linked to a fire alarm panel in the ground floor main lobby of the premises, which is linked to the concierge main panel. There are sounders in the common areas connected to this fire alarm panel, this has been put into place in line with MHCLG guidance when the cladding issues were identified. However, there is a current project that has just been approved to have sounders in the flats linked to this system. The premises also has waking watch present patrolling the premises externally as well as a concierge team on site. The current evacuation strategy is simultaneous evacuation.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, all fire exits and emergency escape routes and lobby areas were clear. This will allow all Relevant Persons the ability to escape quickly and safely in event of a fire. There is one final exit door located in the premises, the fire exit door and escape route is of sufficient and adequate width for the number of people who may be required to use them. The fire exit doors on escape route opens in the correct direction for the number of people using the premises. The designated emergency escape route leads to an ultimate place of safety and all relevant persons are aware of the route.

I did note at the time of the audit that there was a buggy left out in the flat lobby on the 7th floor. I informed [REDACTED] who made the concierge aware and to ask the resident to move this item into their home.

Verbal Advice Given

Article 14
(continued)

I advised [REDACTED] to remind residents to keep all means of escape areas free and clear of items.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, there are appropriate procedures in place for evacuation in case of fire. The system in place is designed so that any incident is managed and to ensure the safe evacuation of all relevant persons.

I confirmed with [REDACTED] that the fire alarm panel in place in the building is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is in accordance to the MHCLG guidance which was implemented when cladding was identified. There is also a waking watch in place to patrol the premises externally and for reporting and identifying potential issues and to help in the event of evacuation of the premises. Currently plans have just been approved for sounders inside the flats to be fitted and linked to this system also.

All fire action notices in the premises are correct for simultaneous evacuation and evidence has been provided to residents of the evacuation strategy change.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit the final exit doors, Fire doors and maintenance of such was in place in the premises. It was found that these were in good working order throughout the property. The provisions for fire safety and evacuation procedure has already been implemented for the premises.

I did note at the time of the audit that on the 4th floor landing the fire door to the protected stairs was wedged open. I informed [REDACTED] who contacted the concierge team to address this.

I advised [REDACTED] to do regular checks on fire doors to make sure all are closed and operating as they should and that these are to remain shut.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit there is evidence that suitable and sufficient training and instruction has been provided for all employees on the appropriate precautions and actions to be taken in order to safeguard themselves and other Relevant Persons.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit there was no evidence to suggest any compartmentation issues. There were no cracks, holes or breaches identified in the compartments that I checked during the audit. It was evidenced that compartmentation issues had been completed, certificates for this and stickers of completed work are evidenced in the building.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, there was evidence of appropriate instructions to relevant persons, in the preventative measures for fire safety. All relevant persons are instructed of the need for avoiding risk, the prevention of a risk and the evaluation of an existing risk in order to safeguard themselves and other relevant persons. There is evidence that risk has been considered for the premises, as a competent person has carried out a suitable and sufficient risk assessment.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations

This article is not applicable due to being a residential block of flats.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

There is no firefighting equipment provided due to this being a residential block of flats.

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

Safety Evaluation

Not Applicable

Observations

This article does not apply due to being a residential block of flats.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit evidence was provided that a competent person had been appointed to carry out the fire risk assessment for the premises. The Fire Risk assessment details that only contractually competent persons will be hired with the sufficient training, knowledge, and experience and will be given the sufficient time and means to carry out their function in order to undertake any preventative and protective measures required for the premises.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

The fire risk assessment not only identifies the risks to them but also the preventative and protective measures in place, which are required in order to ensure the safety of themselves and other relevant persons. Information is provided for all employees on the procedures and measures to be taken in the event of an emergency are provided to further inform employees of their responsibilities and actions.

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

Safety Evaluation

Broadly Compliant

Observations

All staff and contractors who will work on the premises have to undergo training and have appropriate level of qualifications before undertaking any tasks.

All contractors are to be informed of their responsibilities and action to take in the event of a fire related incident. The information given to outside employees are written and verbal instruction and this should be kept with the managing agent.

They are informed of the preventative and protective measures in place and the procedures for the employee to follow onsite in event of a fire.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There is evidence that RAQ team report back any issues to their overall client, Rendall and Rittner. Systems are then agreed upon and implemented through this chain of communication and recommendations.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

There is policy and procedure to adhere to in reporting all issues to the managing agent Rendall and Rittner and a procedure to ensure that the issue is followed up and resolved.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable.

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

Safety Evaluation

Broadly Compliant

Observations

The premises has a Dry rising main fitted to the premises. The inlet to this is located at the main entrance (right section) and an outlet serves every floor in the protected lobbies outside of flats in the main section (right section) of the premises only. The premises also has a fireman's lift with its own separate power supply and serves all floors, only in the main section (right section) of the premises. The premises also has a premises information box located in the main section (right section) of the premises, this holds plans and keys to the premises.

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

19/03/2021 15:16

This FSO1 audit was raised by team leader [REDACTED] for me to complete from the BRR team.

Prior to the audit I was able to complete the necessary research using Farynor, imapping, IMS, Companies house and primary authority. I was able to get in touch with the managing agents of the premises, Rendall and Rittner. They were able to provide me with information for the building. RAQ manages this building for them and reports any issues back to Rendall and Rittner. I was in touch with Senior property manager [REDACTED] and Estate manager for Royal Artillery Quays (RAQ) [REDACTED] who were able to send me all relevant documentation and the fire risk assessment before completing my audit.

I was able to meet with [REDACTED] from RAQ to discuss the audit with me. Due to the current covid-19 situation I conducted the audit on my own whilst also adhering to the social distancing measures and wearing of a face mask.

The audit was to be carried out in three parts. First was an inspection of all available records and information gathering. The second part of the audit was to carry out a full premises inspection. The third part of the audit was to carry out a conclusion.

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 26/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 26/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place.

I advised [REDACTED] to have the fire risk assessment updated for the current system in place for the premises and once the full alarm system is in place to have this again updated on a new fire risk assessment.

I confirmed with [REDACTED] that the fire alarm panel in place in the premises is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is then linked to a main panel in the concierge office located at Tideslea Tower. There has been planning applications for the alarm system to be linked to each flat also and the works for this will soon be carried out to make sure a full alarm system is in place in the premises. This system is in accordance to the MHCLG guidance which was implemented when cladding issues were identified. There is also a waking watch in place to patrol the premises externally and in reporting and identifying potential issues and to help in the event of evacuation of the premises.

The fire action notices in the premises reflect the correct simultaneous evacuation strategy in place and residents are aware.

The second part of the audit was to carry out a full premises inspection.

I was able to audit all of the common parts of the premises.

I was unable to sample any flat front doors due to the covid restrictions. However, all the doors did look the same and no issues with these being fire doors is indicated on the fire risk assessment and should meet all minimum requirements.

At the time of my audit the issues identified were:

- 7th floor lobby means of escape area had a buggy which could impede means of escape.
- 4th floor fire door to protected staircase wedged open.

I was able to audit all of the common areas of the premises.

I advised [REDACTED] to remind residents to keep all means of escape areas free and clear at all times and that fire doors must remain closed at all times. I also advised to have regular checks of fire doors.

The premises has an automatic opening ventilation in the lobby area outside of the flats in the form of automatic opening doors, which are designed to clear smoke from these areas and expelling it out of the

building, enabling these areas to remain free from smoke and enable relevant persons to escape the premises if required. There is a premises information box located in the main entrance lobby which holds plans and keys to the premises.

Lastly, I re-affirmed the issues which were identified. I informed [redacted] of my findings and the enforcement process which we adhere too. I advised on remedial works that can be done to correct some of these issues identified. This has been followed up with an email confirming the areas identified and acknowledging that the building was Broadly Compliant with verbal advice given.

19/03/2021 15:16

Initial Expectation: Verbal action

Verbal Advice Given

Advice given on article(s) 9, 17, 14

Verbal advice given can be seen in articles 9, 14 and 17.

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	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings

Audit Duration
90

Travel Time
10

Post Audit Processing Duration
195



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 18 March 2021

Location summary

File No 94/183096
UPRN 10010220011
Building Name WYATT POINT
Address WYATT 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 10 **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 lift with FF override. 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 10 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 same floor there is a secure residents car park.

Due to issues with external wall system the building currently has a waking watch on site.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 21 January 2022

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk No.

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	WYATT 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	21 January 2022
Last Inspection	17 February 2021
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 WYATT POINT
 EREBUS DRIVE
 THAMESMEAD
 SE28 0GN

Owner/Co-Owner - NEW

Name Homeground Management Ltd
Address Homeground Management Ltd
 PO Box 6433, London, W1A 2UZ.
 [REDACTED]@homegroundonline.com

Managing Agent

Name Rendall& Rittner Ltd
Position Company secrteary
Address 13B St. Georges Wharf,
 London,
 SW8 2LE.
Telephone [REDACTED]

On Site Representative

Name Rendall& Rittner Ltd
Responsible Person [REDACTED]
Position Senior property manager
Address 13B St. Georges Wharf,
 London,
 SW8 2LE.
Telephone [REDACTED]
Email [REDACTED]@rendalland rittner.co.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Suitable and sufficient dated 27/01/21.
 Findings include:
 Items stored in the car park area awaiting removal by Local Authority.
 Linking of the common alarm system with the individual flats to alleviate the need for a waking watch
 Extension leads in riser cupboards are not PAT tested
 Items identified in the EICC 5 year fixed electrical installation test are addressed
 That the responsible person is to conduct a fire door survey to ensure doors comply with current British Standards

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Suitable and sufficient management procedures in place.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is common alarm system installed in the premises but this is not linked in with the detectors in the individual flats. The RP is proposing to link these two alarm systems alarms so that the waking watch can be replaced with evacuation management procedures. Works to comply with current NFCC guidance.

Break glass call points, detectors and sounders are installed in the car park.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All common parts walked to final exits and were clear and available. Suitable and sufficient emergency lighting and signage installed. Automatic opening vents (AOV's) installed on each floor lobby and at the head of the stairs. AOV's override provided in the entrance lobby. A number of flat front doors were sampled and all closed fully into door frames by the use of the positive action self-closure.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is currently a 24/7 concierge at the premises along with a waking watch.

The waking watch consists of:

One staff member on duty from 07.00am - 19.00hrs Monday - Friday

Two staff members 19.00 - 07.00am Monday - Friday

Two staff members 24 hour weekends.

Residents are aware that the building fire strategy is simultaneous evacuation.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Maintenance documentation provided for:
Emergency lighting - 28/01/21
Automatic opening vents - 28/10/21
Lifts - 13/02/21
EICC 5 year fixed electrical installation - 04/03 20
Dry rising mains - 04/03/21

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Staff trained to fire marshal level, with refresher training annually. Waking watch staff are equipped with mobile phone, hand held radio and air horn.

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
Broadly Compliant	<p>There is currently a 24/7 concierge at the premises along with a waking watch. The waking watch consists of:</p> <ul style="list-style-type: none">One staff member on duty from 07.00am - 19.00hrs Monday - FridayTwo staff members 19.00 - 07.00am Monday - FridayTwo staff members 24 hour weekends. <p>Residents are aware that the building fire strategy is simultaneous evacuation.</p>

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	Premises information box installed in ground floor lobby and there are dry riser outlets in the lobby areas on each floor. Dry riser tested - 04/03/21.

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

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

18/03/2021 15:02

Audited building as part of programmed work and was joined by Inspecting Officer [REDACTED]. Was met on site by [REDACTED] the RP from Rendall and Rittner.

Previous issues regarding lack of adequate fire stopping have been rectified. There is a waking watch in place but the RP is tendering for the common alarm system to link in with the alarms in individual flats. This is to replace the waking watch as per NFCC guidance. A number of flat front doors sampled and these all operated correctly.

18/03/2021 15:00

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

Hello admin, I could not change the fire safety team to Bexley and Greenwich.

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
10

Post Audit Processing Duration
120



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 19 January 2022

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 4.75
Total Floors 8 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Ground floor level car park. The car park area is only for this premises. Plant rooms, main electrical intake and lift motor room for the premises are in the ground floor car park area.

Dry rising main inlet can be found at the entrance to the main section (middle section) and serves an outlet on all floors except the ground floor in the lobby areas outside of flats also only for the main section (middle section) of the premises.

Firefighting lift available and has its own power supply and serves all floors. Only available in the main section (middle section) of the premises.

Automatic ventilation system fitted in the form of automatic opening doors in the premises connected to the fire alarm panel in the main lobby and entrance to the premises. (Middle Section)

Floor layout is as follows: Lower Ground floor, Upper Ground Floor, 1st, 2nd, 3rd, 4th, 5th, 6th and 7th.

The premises has a common alarm system.

Concrete cladding over the whole external of the premises is not sufficient.

Waking watch externally patrolling the premises. 1 Waking watch during the day and 2 at night.

Premises information box in the main section (middle section) of the premises in the entrance lobby. These hold plans and keys to the premises.

The building management team RAQ are located on the estate. This

concierge is available to all blocks on Erebus Drive and can be located at Tideslea Tower.

Premises Description

The property is a purpose built block of flats. Primarily built of concrete. Currently the property has insufficient identified cladding over the external walls of the premises. A common alarm system is fitted in the premises. The premises has a waking watch patrolling externally the premises 24 hours a day. The property operates on an electronic access control system. The premises is one main column and two side annex's. The left and right side annex have their own entrance and is not linked to the main middle column in terms of entry access, but is linked to the same alarm system. Each annex is 3 storeys in height and has automatic opening windows in the staircase and only contain six flats each. The main section of the premises is the middle section which is 8 storeys in height, has automatic opening doors in the lobbies outside of flats, has access to the Dry rising main and firefighting lift and contains 34 flats. There is also a ground floor car park. The ground floor car park area holds plant rooms serving the property, which include a water pump room and electrical intake.

The site has adequate access for fire service vehicles and hydrants are provided outside of the premises in the road.

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

0

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

4.75

Reinspection Date

N/A (SAMPLE)

Last Inspection

5 November 2021

Total Capacity

0

Maximum number of people

>100

Property Size for use

Medium
5001m² to 8300m²

Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average

Additional detail

Specific lone worker risk	0
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	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	[REDACTED]

Managing Agent

Name	Rendall & Rittner
Address	13B St George Wharf London SW8 2LE
Telephone	[REDACTED]
Email	[REDACTED]@rendallandrittner.co.uk

On Site Representative

Name	Royal Artillery Quays
Responsible Person	[REDACTED]
Position	Estate Manager
Address	Tideslea Tower Erebus Drive London SE28 0GF
Telephone	[REDACTED]
Email	[REDACTED]@theraq.co.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 27/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 27/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place. Residents have been made aware of the changes to the building and the evacuation strategy.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There is a proactive attitude to fire safety which is evident in the correct maintenance works carried out and use of signs to residents in how to protect themselves and be safe in the event of a fire.

There is a system in place to report fire safety issues and deficiencies and ensure remedial works are implemented in a timely manner by a competent person.

Some of the significant findings of the fire risk assessment have been either addressed or are in the process of being addressed.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of my audit there are smoke detectors located in the premises and in the lobby area outside of flats and in common areas that will activate the automatic opening ventilation in these areas and flat Lobby to remove smoke from these areas. The system is suitable and sufficient for the type of premises and the risks associated with it. This system is linked to a fire alarm panel in the ground floor main lobby of the premises, which is linked to the concierge main panel. There are sounders in the common areas connected to this fire alarm panel, this has been put into place in line with MHCLG guidance when the cladding issues were identified. The premises also has waking watch present patrolling the premises externally as well as a concierge team on site. The current evacuation strategy is simultaneous evacuation.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, all fire exits and emergency escape routes and lobby areas were clear. This will allow all Relevant Persons the ability to escape quickly and safely in event of a fire. There is one final exit door located in the premises, the fire exit door and escape route is of sufficient and adequate width for the number of people who may be required to use them. The fire exit doors on escape route opens in the correct direction for the number of people using the premises. The designated emergency escape route leads to an ultimate place of safety and all relevant persons are aware of the route.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, there are appropriate procedures in place for evacuation in case of fire. The system in place is designed so that any incident is managed and to ensure the safe evacuation of all relevant persons. I confirmed with [REDACTED] that the fire alarm panel in place in the building is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is in accordance to the MHCLG guidance which was implemented when cladding was identified. There is also a waking watch in place to patrol the premises externally and for reporting and identifying potential issues and to help in the event of evacuation of the premises. All fire action notices in the premises are correct for simultaneous evacuation and evidence has been provided to residents of the evacuation strategy change.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit the final exit doors, Fire doors and maintenance of such was in place in the premises. It was found that these were in good working order throughout the property. The provisions for fire safety and evacuation procedure has already been implemented for the premises.

I did note at the time of my audit that the fire door from the flat lobbies leading to the stairs on floors 6 and 4 were not closing into their frame correctly. I advised [REDACTED] to have these checked by a competent person and remediation taken place so that these are in a working order.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit there is evidence that suitable and sufficient training and instruction has been provided for all employees on the appropriate precautions and actions to be taken in order to safeguard themselves and other Relevant Persons.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit there was no evidence to suggest any compartmentation issues. There were no cracks, holes or breaches identified in the compartments that I checked during the audit. It was evidenced that compartmentation issues had been completed, certificates for this and stickers of completed work are evidenced in the building.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, there was evidence of appropriate instructions to relevant persons, in the preventative measures for fire safety.

All relevant persons are instructed of the need for avoiding risk, the prevention of a risk and the evaluation of an existing risk in order to safeguard themselves and other relevant persons.

There is evidence that risk has been considered for the premises, as a competent person has carried out a suitable and sufficient risk assessment.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

This article is not applicable.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

There is no firefighting equipment provided.

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

Safety Evaluation

Not Applicable

Observations

This article is not applicable.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit evidence was provided that a competent person had been appointed to carry out the fire risk assessment for the premises. The Fire Risk assessment details that only contractually competent persons will be hired with the sufficient training, knowledge, and experience and will be given the sufficient time and means to carry out their function in order to undertake any preventative and protective measures required for the premises.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

The fire risk assessment not only identifies the risks to them but also the preventative and protective measures in place, which are required in order to ensure the safety of themselves and other relevant persons. Information is provided for all employees on the procedures and measures to be taken in the event of an emergency are provided to further inform employees of their responsibilities and actions.

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

Safety Evaluation

Broadly Compliant

Observations

All staff and contractors who will work on the premises have to undergo training and have appropriate level of qualifications before undertaking any tasks. All contractors are to be informed of their responsibilities and action to take in the event of a fire related incident. The information given to outside employees are written and verbal instruction and this should be kept with the managing agent. They are informed of the preventative and protective measures in place and the procedures for the employee to follow onsite in event of a fire.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There is evidence that RAQ team report back any issues to their overall client, Rendall and Rittner. Systems are then agreed upon and implemented through this chain of communication and recommendations.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

There is policy and procedure to adhere to in reporting all issues to the managing agent Rendall and Rittner and a procedure to ensure that the issue is followed up and resolved.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable.

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

Safety Evaluation

Broadly Compliant

Observations

The premises has a Dry rising main fitted to the premises. The inlet to this is located at the middle entrance and an outlet serves every floor in the protected lobbies outside of flats in the main section (middle section) of the premises only. The premises also has a firefighting lift with its own separate power supply and serves all floors, only in the main section (middle section) of the premises. The premises also has a premises information box located in the main section (middle section) of the premises, this holds plans and keys to the premises.

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

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

19/01/2022 11:47

This FSO1 audit was a revisit six months following my initial visit as part of the BRR team work. This premises is currently under a simultaneous evacuation and will be monitored and revisited every six months. Prior to the audit I was able to complete the necessary research using Farynor, imapping, IMS, Companies house and primary authority. I was able to get in touch with the managing agents of the premises, Rendall and Rittner. They were able to provide me with information for the building. RAQ manages this building for them and reports any issues back to Rendall and Rittner. I was in touch with Estate manager for Royal Artillery Quays (RAQ) [REDACTED] who was able to send me all relevant documentation and the fire risk assessment before completing my audit.

I was unable to meet with [REDACTED]. Due to the current covid-19 situation I conducted the audit on my own whilst also adhering to the social distancing measures and wearing of a face mask.

The audit was to be carried out in three parts. First was an inspection of all available records and information gathering. The second part of the audit was to carry out a full premises inspection. The third part of the audit was to carry out a conclusion.

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 27/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 27/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place.

I confirmed with [REDACTED] that the fire alarm panel in place in the premises is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is then linked to a main panel in the concierge office located at Tideslea Tower. This system is in accordance to the MHCLG guidance which was implemented when cladding issues were identified. There is also a waking watch in place to patrol the premises externally and in reporting and identifying potential issues and to help in the event of evacuation of the premises.

The fire action notices in the premises reflect the correct simultaneous evacuation strategy in place and residents are aware.

The second part of the audit was to carry out a full premises inspection.

I was able to audit all of the common parts of the premises.

I was unable to sample any flat front doors due to the covid restrictions. However, all the doors did look the same and no issues with these being fire doors is indicated on the fire risk assessment and should meet all minimum requirements.

I did note at the time of my audit that the fire door from the flat lobbies leading to the stairs on floors 6 and 4 were not closing into their frame correctly. I advised [REDACTED] to have these checked by a competent person and remediation taken place so that these are in a working order.

The premises has automatic opening ventilation in the lobby area outside of the flats in the form of automatic opening doors, which are designed to clear smoke from these areas and expelling it out of the building, enabling these areas to remain free from smoke and enable relevant persons to escape the premises if required. There is a premises information box located in the main entrance lobby which holds plans and keys to the premises.

Lastly, I re-affirmed the issues which were identified. I informed [REDACTED] of my findings and the enforcement process which we adhere too. I advised on remedial works that can be done to correct some of these issues identified. This has been followed up with an email confirming the areas identified and acknowledging that the building was Broadly Compliant with verbal advice given.

19/01/2022 11:47

Initial Expectation: Verbal action

Verbal Advice Given**Advice given on article(s) 17**

Verbal advice given can be seen in article 17.

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	-2.2
Actual Risk Score	4.68
Risk Score	4.75

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
100	60	200



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 19 January 2022

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 4.75
Total Floors 11 **Basement floors** 0
Estimated number of sleeping 0
Special Features Premises Information Box (PIB)

Additional detail

Ground floor level car park. The car park area is only for this premises. Plant rooms, main electrical intake and lift motor room for the premises are in the ground floor car park area.

Dry rising main inlet can be found at the entrance to the main section (middle section) and serves an outlet on all floors except the ground floor in the lobby areas outside of flats also only for the main section (middle section) of the premises. The dry rising outlets are behind a door in these lobbies which is labelled correctly. These doors are on a master key. This key can be found with the concierge or in the premises information box within the premises.

Firefighting lift available and has its own power supply and serves all floors. Only available in the main section (middle section) of the premises.

Automatic ventilation system fitted in the form of automatic opening doors in the premises connected to the fire alarm panel in the main lobby and entrance to the premises. (Middle Section)

Floor layout is as follows: Lower Ground floor, Upper Ground Floor, 1st, 2nd, 3rd, 4th, 5th, 6th and 7th.

The premises has a common alarm system.

Concrete cladding over the whole external of the premises is not sufficient.

Waking watch externally patrolling the premises. 1 Waking watch during the day and 2 at night.

Premises information box in the main section (middle section) of the

premises in the entrance lobby. These hold plans and keys to the premises.

The building management team RAQ are located on the estate. This concierge is available to all blocks on Erebus Drive and can be located at Tideslea Tower.

Premises Description

The property is a purpose built block of flats. Primarily concrete build. Currently the property has insufficient identified cladding over the external walls of the premises. A common alarm system is fitted in the premises. The premises has a waking watch patrolling externally the premises 24 hours a day. The property operates on an electronic access control system. The premises is one main column and two side annex's. The left and right side annex have their own entrance and is not linked to the main middle column in terms of entry access, but is linked to the same alarm system. Each annex is 3 storeys in height and has automatic opening windows in the staircase and only contain six flats each. The main section of the premises is the middle section which is 11 storeys in height, has automatic opening doors in the lobbies outside of flats, has access to the Dry rising main and fireman's lift and contains 55 flats. There is also a ground floor car park. The ground floor car park area holds plant rooms serving the property, which include a water pump room and electrical intake.

The site has adequate access for fire service vehicles and hydrants are provided outside of the premises in the road.

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

0

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

4.75

Reinspection Date

N/A (SAMPLE)

Last Inspection

5 November 2021

Total Capacity

0

Maximum number of people	<u>>100</u>
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	0
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	[REDACTED]

Managing Agent

Name	Rendall and Rittner
Address	13B St George Wharf London SW8 2LE
Telephone	[REDACTED]
Email	[REDACTED]@rendallandrittner.co.uk

On Site Representative

Name	Royal Artillery Quays
Responsible Person	[REDACTED]
Position	Estate Manager
Address	Tideslea Tower Erebus Drive London SE28 0GF
Telephone	[REDACTED]
Email	[REDACTED]r@theraq.co.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 28/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 28/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place. Residents have been made aware of the changes to the building and the evacuation strategy.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is a proactive attitude to fire safety which is evident in the correct maintenance works carried out and use of signs to residents in how to protect themselves and be safe in the event of a fire.

There is a system in place to report fire safety issues and deficiencies and ensure remedial works are implemented in a timely manner by a competent person.

Some of the significant findings of the fire risk assessment have been either addressed or are in the process of being addressed.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of my audit there are smoke detectors located in the premises and in the lobby area outside of flats and in common areas that will activate the automatic opening ventilation in these areas and flat Lobby to remove smoke from these areas. The system is suitable and sufficient for the type of premises and the risks associated with it. This system is linked to a fire alarm panel in the ground floor main lobby of the premises, which is linked to the concierge main panel. There are sounders in the common areas connected to this fire alarm panel, this has been put into place in line with MHCLG guidance when the cladding issues were identified. The premises also has waking watch present patrolling the premises externally as well as a concierge team on site. The current evacuation strategy is simultaneous evacuation.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, all fire exits and emergency escape routes and lobby areas were clear. This will allow all Relevant Persons the ability to escape quickly and safely in event of a fire. There is one final exit door located in the premises, the fire exit door and escape route is of sufficient and adequate width for the number of people who may be required to use them. The fire exit doors on escape route opens in the correct direction for the number of people using the premises. The designated emergency escape route leads to an ultimate place of safety and all relevant persons are aware of the route.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, there are appropriate procedures in place for evacuation in case of fire. The system in place is designed so that any incident is managed and to ensure the safe evacuation of all relevant persons. I confirmed with [REDACTED] that the fire alarm panel in place in the building is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is in accordance to the MHCLG guidance which was implemented when cladding was identified. There is also a waking watch in place to patrol the premises externally and for reporting and identifying potential issues and to help in the event of evacuation of the premises. All fire action notices in the premises are correct for simultaneous evacuation and evidence has been provided to residents of the evacuation strategy change.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit the final exit doors, Fire doors and maintenance of such was in place in the premises. It was found that these were in good working order throughout the property. The provisions for fire safety and evacuation procedure has already been implemented for the premises. I did note that there was gaps at the bottom of the Fire doors to the stairwells on floors 9, 8, 7, 5 and 1. I advised [REDACTED] to have these checked by a competent person and any remediations actioned.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit there is evidence that suitable and sufficient training and instruction has been provided for all employees on the appropriate precautions and actions to be taken in order to safeguard themselves and other Relevant Persons.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit there was no evidence to suggest any compartmentation issues. There were no cracks, holes or breaches identified in the compartments that I checked during the audit. It was evidenced that compartmentation issues had been completed, certificates for this and stickers of completed work are evidenced in the building.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, there was evidence of appropriate instructions to relevant persons, in the preventative measures for fire safety.

All relevant persons are instructed of the need for avoiding risk, the prevention of a risk and the evaluation of an existing risk in order to safeguard themselves and other relevant persons.

There is evidence that risk has been considered for the premises, as a competent person has carried out a suitable and sufficient risk assessment.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

This article is not applicable.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

There is no firefighting equipment provided.

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

Safety Evaluation

Not Applicable

Observations

This article is not applicable.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit evidence was provided that a competent person had been appointed to carry out the fire risk assessment for the premises. The Fire Risk assessment details that only contractually competent persons will be hired with the sufficient training, knowledge, and experience and will be given the sufficient time and means to carry out their function in order to undertake any preventative and protective measures required for the premises.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

The fire risk assessment not only identifies the risks to them but also the preventative and protective measures in place, which are required in order to ensure the safety of themselves and other relevant persons. Information is provided for all employees on the procedures and measures to be taken in the event of an emergency are provided to further inform employees of their responsibilities and actions.

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

Safety Evaluation

Broadly Compliant

Observations

All staff and contractors who will work on the premises have to undergo training and have appropriate level of qualifications before undertaking any tasks. All contractors are to be informed of their responsibilities and action to take in the event of a fire related incident. The information given to outside employees are written and verbal instruction and this should be kept with the managing agent. They are informed of the preventative and protective measures in place and the procedures for the employee to follow onsite in event of a fire.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There is evidence that RAQ team report back any issues to their overall client, Rendall and Rittner. Systems are then agreed upon and implemented through this chain of communication and recommendations.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

There is policy and procedure to adhere to in reporting all issues to the managing agent Rendall and Rittner and a procedure to ensure that the issue is followed up and resolved.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable.

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

Safety Evaluation

Broadly Compliant

Observations

The premises has a premises information box located in the main section (middle section) of the premises, this holds plans and keys to the premises. The premises has a Dry rising main fitted to the premises. The inlet to this is located at the middle entrance and an outlet serves every floor in the protected lobbies outside of flats in the main section (middle section) of the premises only. The dry rising outlets are behind doors in these areas that can be accessed by a master key which is kept in the premises information box. The premises also has a firefighting lift with its own separate power supply and serves all floors, only in the main section (middle section) of the premises.

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

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

19/01/2022 11:31

This FSO1 audit was a revisit following the initial BRR team response. This is currently being reviewed every six months while still in a simultaneous evacuation strategy.

Prior to the audit I was able to complete the necessary research using Farynor, imapping, IMS, Companies house and primary authority. I was able to get in touch with the managing agents of the premises, Rendall and Rittner. They were able to provide me with information for the building. RAQ manages this building for them and reports any issues back to Rendall and Rittner. I was in touch with Estate manager for Royal Artillery Quays (RAQ) [REDACTED] who was able to send me all relevant documentation and the fire risk assessment before completing my audit.

I was unable to meet with [REDACTED]. Due to the current covid-19 situation I conducted the audit on my own whilst also adhering to the social distancing measures and wearing of a face mask.

The audit was to be carried out in three parts. First was an inspection of all available records and information gathering. The second part of the audit was to carry out a full premises inspection. The third part of the audit was to carry out a conclusion.

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 28/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 28/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place.

I confirmed with [REDACTED] that the fire alarm panel in place in the premises is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is then linked to a main panel in the concierge office located at Tideslea Tower. This system is in accordance to the MHCLG guidance which was implemented when cladding issues were identified. There is also a waking watch in place to patrol the premises externally and in reporting and identifying potential issues and to help in the event of evacuation of the premises.

The fire action notices in the premises reflect the correct simultaneous evacuation strategy in place and residents are aware.

The second part of the audit was to carry out a full premises inspection.

I was able to audit all of the common parts of the premises.

I was unable to sample any flat front doors due to the covid restrictions. However, all the doors did look the same and no issues with these being fire doors is indicated on the fire risk assessment and should meet all minimum requirements.

No major issues identified at the time of the audit. I did note that there was gaps at the bottom of the Fire doors to the stairwells on floors 9, 8, 7, 5 and 1. I advised [REDACTED] to have these checked by a competent person and any remediations actioned.

The premises has an automatic opening ventilation in the lobby area outside of the flats in the form of automatic opening doors, which are designed to clear smoke from these areas and expelling it out of the building, enabling these areas to remain free from smoke and enable relevant persons to escape the premises if required. There is a premises information box located in the main entrance lobby which holds plans and keys to the premises. The premises has a dry rising main to the main section of the premises and a firefighting lift that serves all floors.

Lastly, I re-affirmed the issues which were identified. I informed [REDACTED] of my findings and the enforcement process which we adhere too. I advised on remedial works that can be done to correct some of these issues

identified. This has been followed up with an email confirming the areas identified and acknowledging that the building was Broadly Compliant with verbal advice given.

19/01/2022 11:31

Initial Expectation: Verbal action

Verbal Advice Given

Advice given on article(s) 17

Verbal advice given can be seen in article 17.

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	-2.2
Actual Risk Score	4.68
Risk Score	4.75

Audit Timings

Audit Duration
125

Travel Time
60

Post Audit Processing Duration
210



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 19 January 2022

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 4.75
Total Floors 12 **Basement floors** 0
Estimated number of sleeping 0
Special Features Premises Information Box (PIB)

Additional detail

Ground floor level car park. The car park area is only for this premises. Plant rooms, main electrical intake and lift motor room for the premises are in the ground floor car park area.

Dry rising main inlet can be found at the entrance to the main section (middle section) and serves an outlet on all floors except the ground floor in the lobby areas outside of flats also only for the main section (middle section) of the premises. The dry rising outlets are behind a door in these lobbies which is labelled correctly. These doors are on a master key. This key can be found with the concierge or in the premises information box within the premises.

Firefighting lift available and has its own power supply and serves all floors. Only available in the main section (middle section) of the premises.

Automatic ventilation system fitted in the form of automatic opening doors in the premises connected to the fire alarm panel in the main lobby and entrance to the premises. (Middle Section)

Floor layout is as follows: Lower Ground floor, Upper Ground Floor, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th and 10th.

The premises has a common alarm system.

Concrete cladding over the whole external of the premises is not sufficient.

Waking watch externally patrolling the premises. 1 Waking watch during the day and 2 at night.

Premises information box in the main section (middle section) of the

premises in the entrance lobby. These hold plans and keys to the premises.

The building management team RAQ are located on the estate. This concierge is available to all blocks on Erebus Drive and can be located at Tideslea Tower.

Premises Description

The property is a purpose built block of flats. Primarily concrete build. Currently the property has insufficient identified cladding over the external walls of the premises. A common alarm system is fitted in the premises. The premises has a waking watch patrolling externally the premises 24 hours a day. The property operates on an electronic access control system. The premises is one main column and two side annex's. The left and right side annex have their own entrance and is not linked to the main middle column in terms of entry access, but is linked to the same alarm system. Each annex is 3 storeys in height and has automatic opening windows in the staircase and only contain six flats each. The main section of the premises is the middle section which is 12 storeys in height, has automatic opening doors in the lobbies outside of flats, has access to the Dry rising main and fireman's lift and contains 57 flats. There is also a ground floor car park. The ground floor car park area holds plant rooms serving the property, which include a water pump room and electrical intake.

The site has adequate access for fire service vehicles and hydrants are provided outside of the premises in the road.

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

0

Property Detail (DEFAULT PROPERTY)

Occupier Contact

Default Property

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

4.75

Reinspection Date

N/A (SAMPLE)

Last Inspection

5 November 2021

Total Capacity

0

Maximum number of people	<u>>100</u>
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	0
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	CUMBERLAND HOUSE EREBUS DRIVE THAMESMEAD SE28 0GE

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	[REDACTED]

Managing Agent

Name	Rendall and Rittner
Address	13B St George Wharf London SW8 2LE
Telephone	[REDACTED]
Email	[REDACTED]@rendallandrittner.co.uk

Co-Owner

Name	Rendall & Rittner
Responsible Person	[REDACTED]
Position	Chief Executive Officer
Address	Portsoken House 155-157 Minorities London EC3N 1LJ
Telephone	[REDACTED]

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	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 28/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 28/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place. Residents have been made aware of the changes to the building and the evacuation strategy.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is a proactive attitude to fire safety which is evident in the correct maintenance works carried out and use of signs to residents in how to protect themselves and be safe in the event of a fire.

There is a system in place to report fire safety issues and deficiencies and ensure remedial works are implemented in a timely manner by a competent person.

Some of the significant findings of the fire risk assessment have been either addressed or are in the process of being addressed.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of my audit there are smoke detectors located in the premises and in the lobby area outside of flats and in common areas that will activate the automatic opening ventilation in these areas and flat Lobby to remove smoke from these areas. The system is suitable and sufficient for the type of premises and the risks associated with it. This system is linked to a fire alarm panel in the ground floor main lobby of the premises, which is linked to the concierge main panel. There are sounders in the common areas connected to this fire alarm panel, this has been put into place in line with MHCLG guidance when the cladding issues were identified. The premises also has waking watch present patrolling the premises externally as well as a concierge team on site. The current evacuation strategy is simultaneous evacuation.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, all fire exits and emergency escape routes and lobby areas were clear. This will allow all Relevant Persons the ability to escape quickly and safely in event of a fire. There is one final exit door located in the premises, the fire exit door and escape route is of sufficient and adequate width for the number of people who may be required to use them. The fire exit doors on escape route opens in the correct direction for the number of people using the premises. The designated emergency escape route leads to an ultimate place of safety and all relevant persons are aware of the route.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, there are appropriate procedures in place for evacuation in case of fire. The system in place is designed so that any incident is managed and to ensure the safe evacuation of all relevant persons. I confirmed with [REDACTED] that the fire alarm panel in place in the building is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is in accordance to the MHCLG guidance which was implemented when cladding was identified. There is also a waking watch in place to patrol the premises externally and for reporting and identifying potential issues and to help in the event of evacuation of the premises. All fire action notices in the premises are correct for simultaneous evacuation and evidence has been provided to residents of the evacuation strategy change.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit the final exit doors, Fire doors and maintenance of such was in place in the premises. It was found that these were in good working order throughout the property. The provisions for fire safety and evacuation procedure has already been implemented for the premises. I did note at the time of the audit that there were gaps under the fire doors leading to the staircase on floors 8, 7, 6 and 3. I advised that these should be reviewed by a competent person and works carried out.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit there is evidence that suitable and sufficient training and instruction has been provided for all employees on the appropriate precautions and actions to be taken in order to safeguard themselves and other Relevant Persons.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit there was no evidence to suggest any compartmentation issues. There were no cracks, holes or breaches identified in the compartments that I checked during the audit. It was evidenced that compartmentation issues had been completed, certificates for this and stickers of completed work are evidenced in the building.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, there was evidence of appropriate instructions to relevant persons, in the preventative measures for fire safety. All relevant persons are instructed of the need for avoiding risk, the prevention of a risk and the evaluation of an existing risk in order to safeguard themselves and other relevant persons. There is evidence that risk has been considered for the premises, as a competent person has carried out a suitable and sufficient risk assessment.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

This article is not applicable.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

There is no firefighting equipment provided.

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

Safety Evaluation
Not Applicable

Observations
This article is not applicable.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit evidence was provided that a competent person had been appointed to carry out the fire risk assessment for the premises. The Fire Risk assessment details that only contractually competent persons will be hired with the sufficient training, knowledge, and experience and will be given the sufficient time and means to carry out their function in order to undertake any preventative and protective measures required for the premises.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
The fire risk assessment not only identifies the risks to them but also the preventative and protective measures in place, which are required in order to ensure the safety of themselves and other relevant persons. Information is provided for all employees on the procedures and measures to be taken in the event of an emergency are provided to further inform employees of their responsibilities and actions.

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

Safety Evaluation
Broadly Compliant

Observations
All staff and contractors who will work on the premises have to undergo training and have appropriate level of qualifications before undertaking any tasks. All contractors are to be informed of their responsibilities and action to take in the event of a fire related incident. The information given to outside employees are written and verbal instruction and this should be kept with the managing agent.
They are informed of the preventative and protective measures in place and the procedures for the employee to follow onsite in event of a fire.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There is evidence that RAQ team report back any issues to their overall client, Rendall and Rittner. Systems are then agreed upon and implemented through this chain of communication and recommendations.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

There is policy and procedure to adhere to in reporting all issues to the managing agent Rendall and Rittner and a procedure to ensure that the issue is followed up and resolved.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable.

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

Safety Evaluation

Broadly Compliant

Observations

The premises has a premises information box located in the main section (middle section) of the premises, this holds plans and keys to the premises. The premises has a Dry rising main fitted to the premises. The inlet to this is located at the middle entrance and an outlet serves every floor in the protected lobbies outside of flats in the main section (middle section) of the premises only. The dry rising outlets are behind doors in these areas that can be accessed by a master key which is kept in the premises information box. The premises also has a firefighting lift with its own separate power supply and serves all floors, only in the main section (middle section) of the premises.

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

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

19/01/2022 13:36

This FSO1 audit was a revisit following my initial audit as part of the BRR workload. This is currently a premises under simultaneous evacuation and will continue to be monitored and re inspected every six months.

Prior to the audit I was able to complete the necessary research using Farynor, imapping, IMS, Companies house and primary authority. I was able to get in touch with the managing agents of the premises, Rendall and Rittner. They were able to provide me with information for the building. RAQ manages this building for them and reports any issues back to Rendall and Rittner. I was in touch with Estate manager for Royal Artillery Quays (RAQ) [REDACTED] who was able to send me all relevant documentation and the fire risk assessment before completing my audit.

I was unable to meet with [REDACTED] Due to the current covid-19 situation I conducted the audit on my own whilst also adhering to the social distancing measures and wearing of a face mask.

The audit was to be carried out in three parts. First was an inspection of all available records and information gathering. The second part of the audit was to carry out a full premises inspection. The third part of the audit was to carry out a conclusion.

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date from 28/01/21 and is subject to a new fire risk assessment being completed every year, therefore a new fire risk assessment is not due until 28/01/22. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place.

I confirmed with [REDACTED] that the fire alarm panel in place in the premises is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas. This system is then linked to a main panel in the concierge office located at Tideslea Tower. This system is in accordance to the MHCLG guidance which was implemented when cladding issues were identified. There is also a waking watch in place to patrol the premises externally and in reporting and identifying potential issues and to help in the event of evacuation of the premises.

The fire action notices in the premises reflect the correct simultaneous evacuation strategy in place and residents are aware.

The second part of the audit was to carry out a full premises inspection.

I was able to audit all of the common parts of the premises.

I was unable to sample any flat front doors due to the covid restrictions. However, all the doors did look the same and no issues with these being fire doors is indicated on the fire risk assessment and should meet all minimum requirements.

I did note at the time of the audit that there were gaps under the fire doors leading to the staircase on floors 8, 7, 6 and 3. I advised that these should be reviewed by a competent person and works carried out.

The premises has an automatic opening ventilation in the lobby area outside of the flats in the form of automatic opening doors, which are designed to clear smoke from these areas and expelling it out of the building, enabling these areas to remain free from smoke and enable relevant persons to escape the premises if required. There is a premises information box located in the main entrance lobby which holds plans and keys to the premises. The premises has a dry rising main to the main section of the premises and a firefighting lift that serves all floors.

Lastly, I re-affirmed the issues which were identified. I informed [REDACTED] of my findings and the enforcement process which we adhere too. I advised on remedial works that can be done to correct some of these issues

identified. This has been followed up with an email confirming the areas identified and acknowledging that the building was Broadly Compliant with verbal advice given.

19/01/2022 13:36

Initial Expectation: Verbal action

Verbal Advice Given

Advice given on article(s) 17

Verbal advice given can be seen in article 17.

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	-2.2
Actual Risk Score	4.68
Risk Score	4.75

Audit Timings

Audit Duration
135

Travel Time
60

Post Audit Processing Duration
215



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 29 March 2022

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 4.75
Building Height band Unknown
Total Floors 9 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Ground floor level car park. The car park area is only for this premises. Plant rooms, main electrical intake and lift motor room for the premises are in the ground floor car park area.

Dry rising main inlet can be found at the entrance to the main section (right section) and serves an outlet on all floors except the ground floor in the lobby areas outside of flats also only for the main section (right section) of the premises.

Firefighting lift available and has its own power supply and serves all floors. Only available in the main section (right section) of the premises.

Automatic ventilation system fitted in the form of automatic opening doors in the premises connected to the fire alarm panel in the main lobby and entrance to the premises. (Right Section)

Automatic operating ventilation in the protected stairwell at the top of the shaft. Manual override call point located in the protected stairwell at each level. (Right section)

Floor layout is as follows: Lower Ground floor, Upper Ground Floor, 1st, 2nd, 3rd, 4th, 5th, 6th and 7th.

The premises has a common alarm system. This is not current linked to every flat. However, this work has been agreed and is due to be started soon.

Concrete cladding over the whole external of the premises is not sufficient.

Waking watch externally patrolling the premises. 1 Waking watch during the day and 2 at night.

Premises information box in the main section (middle section) of the premises in the entrance lobby. These hold plans and keys to the premises.

The building management team RAQ are located on the estate. This concierge is available to all blocks on Erebus Drive and can be located at Tideslea Tower.

Premises Description

The property is a purpose built block of flats. Primarily built of concrete. Currently the property has insufficient identified cladding over the external walls of the premises. A common alarm system is fitted in the premises. However, a linked system to every flat is currently taking place, with most of the premises now completed. The premises has a waking watch patrolling externally the premises 24 hours a day. The property operates on an electronic access control system. The premises is one main column and one side annex's. The left side annex has its own entrance and is not linked to the main column in terms of entry access, but is linked to the same alarm system. The annex is 3 storeys in height and has automatic opening windows in the staircase and only contains six flats. The main section of the premises is the right section which is 9 storeys in height, has automatic opening doors in the lobbies outside of flats, has access to the Dry rising main and fireman's lift and contains 30 flats. There is also a ground floor car park. The ground floor car park area holds plant rooms serving the property, which include a water pump room and electrical intake.

The site has adequate access for fire service vehicles and hydrants are provided outside of the premises in the road.

Exterior Wall Cladding N/A

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Balconies present? No

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk 0

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address 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	4.75
Reinspection Date	N/A (SAMPLE)
Last Inspection	5 November 2021
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	0
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 [REDACTED]
Email [REDACTED]uk.com

Managing Agent

Name Rendall and Rittner
Address 13B St George Wharf
 London
 SW8 2LE
Telephone [REDACTED]
Email [REDACTED]@rendallandrittner.co.uk

On Site Representative

Name Royal Artillery Quays
Responsible Person [REDACTED]
Position Estate Manager
Address Tideslea Tower
 Erebus Drive
 London
 SE28 0GF
Telephone [REDACTED]
Email [REDACTED]@theraq.co.uk

Other relevant contact

Name Rendall and Rittner
Responsible Person [REDACTED]
Position Senior Property Manager
Address 13B St George Wharf
 London
 SW8 2LE
Telephone [REDACTED]
Email [REDACTED]@rendallandrittner.co.uk

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date and is subject to a new fire risk assessment being completed every year. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is

Article 9
(continued)

currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place.

Residents have been made aware of the changes to the building and the evacuation strategy.

I noted at the time of my audit that the fire alarm system linked to each flat is still currently being fitted and is due to be completed in the next couple of months.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

There is a proactive attitude to fire safety which is evident in the correct maintenance works carried out and use of signs to residents in how to protect themselves and be safe in the event of a fire.

There is a system in place to report fire safety issues and deficiencies and ensure remedial works are implemented in a timely manner by a competent person.

Some of the significant findings of the fire risk assessment have been either addressed or are in the process of being addressed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

At the time of my audit there are smoke detectors located in the premises and in the lobby area outside of flats and in common areas that will activate the automatic opening ventilation in these areas and flat Lobby to remove smoke from these areas. The system is suitable and sufficient for the type of premises and the risks associated with it. This system is linked to a fire alarm panel in the ground floor main lobby of the premises, which is linked to the concierge main panel. There are sounders in the common areas connected to this fire alarm panel, this has been put into place in line with MHCLG guidance when the cladding issues were identified. However, all alarms and sounders in flats are being linked into the same system. The premises also has waking watch present patrolling the premises externally as well as a concierge team on site. The current evacuation strategy is simultaneous evacuation.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit, all fire exits and emergency escape routes and lobby areas were clear. This will allow all Relevant Persons the ability to escape quickly and safely in event of a fire. There is one final exit door located in the premises, the fire exit door and escape route is of sufficient and adequate width for the number of people who may be required to use them. The fire exit doors on escape route opens in the correct direction for the number of people using the premises. The designated emergency escape route leads to an ultimate place of safety and all relevant persons are aware of the route.

I did note at the time of the audit that there was an electric scooter left outside in a flat lobby area. This was not currently being charged but does pose a risk as is a combustable item as well as being a trip hazard for other residents.

I advised [REDACTED] to remind residents to keep all means of escape areas free and clear of items. I briefly described the risk of electric scooters and that this is a residents belonging which should be kept in their flat.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, there are appropriate procedures in place for evacuation in case of fire. The system in place is designed so that any incident is managed and to ensure the safe evacuation of all relevant persons.

I confirmed with [REDACTED] that the fire alarm panel in place in the building is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas as well as flats. This system is in accordance to the MHCLG guidance which was implemented when cladding was identified. There is also a waking watch in place to patrol the premises externally and for reporting and identifying potential issues and to help in the event of evacuation of the premises.

All fire action notices in the premises are correct for simultaneous evacuation and evidence has been provided to residents of the evacuation strategy change.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit the final exit doors, Fire doors and maintenance of such was in place in the premises. It was found that these were in good working order throughout the property. The provisions for fire safety and evacuation procedure has already been implemented for the premises.

I did note at the time of the audit that wo fire doors from the flat lobbies to the protected staircase did not close into their frame correctly. I informed [REDACTED] to have these checked and necessary adjustments made. I also advised [REDACTED] to do regular checks on fire doors to make sure all are closed and operating as they should and that these are to remain shut.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit there is evidence that suitable and sufficient training and instruction has been provided for all employees on the appropriate precautions and actions to be taken in order to safeguard themselves and other Relevant Persons.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit there was no evidence to suggest any compartmentation issues. There were no cracks, holes or breaches identified in the compartments that I checked during the audit. It was evidenced that compartmentation issues had been completed, certificates for this and stickers of completed work are evidenced in the building.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, there was evidence of appropriate instructions to relevant persons, in the preventative measures for fire safety.

All relevant persons are instructed of the need for avoiding risk, the prevention of a risk and the evaluation of an existing risk in order to safeguard themselves and other relevant persons.

There is evidence that risk has been considered for the premises, as a competent person has carried out a suitable and sufficient risk assessment.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

This article is not applicable.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

There is no firefighting equipment provided due to this being a residential block of flats.

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

Safety Evaluation

Not Applicable

Observations

This article is not applicable.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit evidence was provided that a competent person had been appointed to carry out the fire risk assessment for the premises. The Fire Risk assessment details that only contractually competent persons will be hired with the sufficient training, knowledge, and experience and will be given the sufficient time and means to carry out their function in order to undertake any preventative and protective measures required for the premises.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

The fire risk assessment not only identifies the risks to them but also the preventative and protective measures in place, which are required in order to ensure the safety of themselves and other relevant persons. Information is provided for all employees on the procedures and measures to be taken in the event of an emergency are provided to further inform employees of their responsibilities and actions.

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

Safety Evaluation

Broadly Compliant

Observations

All staff and contractors who will work on the premises have to undergo training and have appropriate level of qualifications before undertaking any tasks. All contractors are to be informed of their responsibilities and action to take in the event of a fire related incident. The information given to outside employees are written and verbal instruction and this should be kept with the managing agent. They are informed of the preventative and protective measures in place and the procedures for the employee to follow onsite in event of a fire.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There is evidence that RAQ team report back any issues to their overall client, Rendall and Rittner. Systems are then agreed upon and implemented through this chain of communication and recommendations.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

There is policy and procedure to adhere to in reporting all issues to the managing agent Rendall and Rittner and a procedure to ensure that the issue is followed up and resolved.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable.

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

Safety Evaluation

Broadly Compliant

Observations

The premises has a Dry rising main fitted to the premises. The inlet to this is located at the main entrance (right section) and an outlet serves every floor in the protected lobbies outside of flats in the main section (right section) of the premises only. The premises also has a firefighting lift with its own separate power supply and serves all floors, only in the main section (right section) of the premises. The premises also has a premises information box located in the main section (right section) of the premises, this holds plans and keys to the premises.

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

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

29/03/2022 11:14

This FSO1 audit is a follow up audit. This building is currently part of a six monthly monitoring review due to its simultaneous evacuation procedure and cladding issues. I attended this visit with Station Commander [REDACTED] as part of his Fire safety level 3 course. [REDACTED] conducted and completed the audit.

Prior to the audit I was able to complete the necessary research using Farynor, imapping, IMS, Companies house and primary authority. I was able to get in touch with the managing agents of the premises, Rendall and Rittner. They were able to provide me with information for the building. RAQ manages this building for them and reports any issues back to Rendall and Rittner. I was in touch with Senior property manager [REDACTED] and Estate manager for Royal Artillery Quays (RAQ) [REDACTED] who were able to send me all relevant documentation and the fire risk assessment before completing my audit.

I was able to meet with [REDACTED] from RAQ to discuss the audit with me. Due to the current covid-19 situation I conducted the audit whilst also adhering to the social distancing measures.

The audit was to be carried out in three parts. First was an inspection of all available records and information gathering. The second part of the audit was to carry out a full premises inspection. The third part of the audit was to carry out a conclusion.

At the time of the audit there was evidence that the fire risk assessment was suitable and sufficient for the premises. The fire risk assessment was clear and in date and is subject to a new fire risk assessment being completed every year. A clear and suitable emergency plan is in place and evidenced by fire safety notices and adopts a simultaneous evacuation, this is due to the premises having been identified as having external cladding and insulation issues and following investigation, the external cladding was found not to comply and is therefore being assessed to be replaced/remediated as part of an ongoing project. The planning application and application for local government grants is currently in process. In the meantime a temporary fire alarm system and 'waking watch' patrolling externally has been put in place.

I confirmed with [REDACTED] that the fire alarm panel in place in the premises is working in conjunction with the AOV system throughout the building and sounders are present and linked to the fire alarm panel in the common areas and now in flats. Some flats are still having their system fitted, but works are present and the whole site is due to complete in the next couple of months. This system is then linked to a main panel in the concierge office located at Tideslea Tower. This system is in accordance to the MHCLG guidance which was implemented when cladding issues were identified. There is also a waking watch in place to patrol the premises externally and in reporting and identifying potential issues and to help in the event of evacuation of the premises.

The fire action notices in the premises reflect the correct simultaneous evacuation strategy in place and residents are aware.

The second part of the audit was to carry out a full premises inspection.

I was able to audit all of the common parts of the premises.

I was unable to sample any flat front doors on this visit. However, all the doors did look the same and no issues with these being fire doors is indicated on the fire risk assessment and should meet all minimum requirements.

At the time of my audit the issues identified were:

- Two fire doors leading from flat lobbies onto the protected staircase did not close into their frames correctly and require reviewing.
- Electric scooter in flat lobby. Ignition risk and combustible trip hazard for other residents.

I was able to audit all of the common areas of the premises.

I advised [REDACTED] to remind residents to keep all means of escape areas free and clear at all times and that fire doors must remain closed at all times. I also advised to have regular checks of fire doors.

The premises has an automatic opening ventilation in the lobby area outside of the flats in the form of automatic opening doors, which are designed to clear smoke from these areas and expelling it out of the building, enabling these areas to remain free from smoke and enable relevant persons to escape the

premises if required. There is a premises information box located in the main entrance lobby which holds plans and keys to the premises.

Lastly, I re-affirmed the issues which were identified. I informed [redacted] of my findings and the enforcement process which we adhere too. I advised on remedial works that can be done to correct some of these issues identified. This has been followed up with an email confirming the areas identified and acknowledging that the building was Broadly Compliant with verbal advice given.

29/03/2022 11:14

Initial Expectation: Verbal action

Verbal Advice Given

Advice given on article(s) 17, 14

Verbal advice given can be seen in articles 14 and 17.

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	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings

Audit Duration
120

Travel Time
65

Post Audit Processing Duration
200

The Company Secretary
Rendall and Rittner Limited
C/O Rendall and Rittner Limited
13B St George Wharf
London
SW8 2LE

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

Date 29 March 2022
Our Ref 94/183096/OA

Dear Sir/Madam

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

Premises: Wyatt Point, Erebus Drive, Thamesmead SE28 0GL

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 **19 July 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

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,

P P

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer

Direct T 020 8555 1200 ext:

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

Cc: @homegroundonline.com

@theraq.co.uk

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 SE28 0GL

FILE NUMBER: 94/183096

This schedule should be read in conjunction with the Commissioner's letter dated **29 March 2022**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>At the time of the audit, your preventative and protective measures had not been planned, organised, controlled, monitored, or reviewed where required. It was found that:</p> <ol style="list-style-type: none">1) There was no review of the fire action notices in the car park area.2) There was no effective checking, testing, maintenance of systems.3) There was no review of the fire stopping in the ground floor cleaner's cupboard.4) There was no review of the lobby door to staircase on the first floor missing beading from around the glass panel in the door.5) There was no review of the fire stopping of the cupboard under the stairs in the small attached side blocks.	<p>Arrangements identified as not suitably addressed, must be effectively planned, organised, controlled, monitored, or reviewed.</p>
Article 14	<p>At the time of the audit, the emergency routes or exits were inadequate. It was found that:</p> <ol style="list-style-type: none">1) Ground floor cleaner's cupboard fire stopping peeling away leaving holes on the inside of the cupboard.2) Lobby door to staircase on the first floor, was missing beading from around the glass panel in the door.	<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:</p> <ol style="list-style-type: none">1) Ground floor cleaner's cupboard fire stopping to be suitably repaired on the inside of the cupboard.2) Lobby door to staircase on the first floor, replace the missing beading around the glass panel in the door.

	3) In the small attached side blocks, cupboard under the stairs was not sufficiently fire stopped where the fire alarm cables left the cupboards.	3) In the small attached side blocks, cupboard under the stairs to be sufficiently fire stopped where the fire alarm cables leave the cupboards.
Article 15	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, there was no fire action notices displayed in the car park.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by suitable fire action notices to be displayed in the car park area.
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, there was no maintenance testing documentation received for the automatic fire alarm, automatic opening vents, emergency lighting.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order, and good repair. This can be achieved by regular testing and maintenance of the automatic fire alarm, automatic opening vents, emergency lighting.
Article 38	At the time of the audit, a suitable system of maintenance of the firefighting measures was not in place. It was found that, there was no maintenance testing documentation received for the dry rising main.	Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order, and good repair. This can be achieved by regular maintenance testing of the dry rising main.

*****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 and Rittner Limited
C/O Rendall and Rittner Limited
13B St George Wharf
London
SW8 2LE

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

Date 16 December 2021
Our Ref 94/183102/OA

Dear Sir/Madam

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

Premises: Sark Tower, Erebus Drive, Thamesmead SE28 0GG

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 **05 May 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

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 ██████████

Direct T 020 8555 1200 ext: ████████/██████

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

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: Sark Tower, Erebus Drive, Thamesmead SE28 0GG

FILE NUMBER: 91/000542

This schedule should be read in conjunction with the Commissioner's letter dated **16 December 2021**.

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, there was no review of flat front doors numbers 58 and 24 to ensure, they close fully into their door frames by use of the positive action self closer.	Arrangements identified as not suitably addressed, must be effectively planned, organised, controlled, monitored, or reviewed.
Article 17	The corridors, lobbies, and the stairs used for access to and from of the 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 the 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 required rectification of defects that have arisen in, and alterations made to, the protection to the access route. At the time of the audit, it was found that, flat front door number 58, has no positive action self closer fitted. Flat front door number 24 door is catching on the carpet, and not closing into the door frame.	Ensure that, 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.

*****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.