

Freedom of Information request reference number: 6831.1

Date of response: 21/09/2022

Request:

Please provide the following information held by LFB in respect of Ontario Tower, 4 Fairmont Avenue, London, E14 9JB for the period 1 January 2018 to date:

- 1. A log of all LFB fire safety audits undertaken;*
- 2. A copy of all Fire Safety Audit Reports;*
- 3. A copy of all 'Regulatory Reform (Fire Safety) Order 2005: Notification of Fire Safety Deficiencies' reports;*
- 4. Any other reports or notes which detail the Automatic Opening Vent system / AOVs in the building;*
- 5. Any other fire safety issues identified which are not addressed in the above reports.*

Response:

Fire Safety Audits were completed on 16/03/2020, 27/05/2021, 03/08/2021 and 03/02/2022. Redacted copies of these audits are attached below. As these audits were broadly compliant, no enforcement action (informal or formal) was required as a result and no notices were issued.

We do not hold any other relevant information.

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

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 27 May 2021

Location summary

File No 05/014850
UPRN 6361501
Building Name Ontario Tower
Address ONTARIO TOWER
 4 FAIRMONT AVENUE
 LONDON
 E14 9JA
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 32 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

This building is linked with the Radisson Edwardian Hotel - File number 05/015012 (via 1st floor walkway)

Ontario Tower is part of the New Providence Wharf development in Canary Wharf and has no ACM cladding on the exterior of the building and never has as part of its original design. There may have been some confusion due to a set of blocks actually called NPW that have ACM cladding.

The building has a concierge foyer, a health club and spa, ancillary offices and an underground car park.

There is a Fire Control Centre in a building nearby that monitors the fire alarm and detection system installed in this building.

Premises Description

Purpose built high rise (104m) luxury residential development of 30 floors including a basement car park (used exclusively by hotel).

The building has a FF lift, 2 main staircases (apart from floor 23 upwards that is served by 1 stair), flats have a lobby approach.

AOV systems in the stairs and corridors - along with cross corridor doors.

There is a Wet Rising Main present with outlets on all corridor floors (Riser cupboards - Fire Telephone linked to the concierge and CCTV room)

A sprinkler system is fitted in the basement shared plant rooms.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 16 March 2023

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address ONTARIO TOWER
 4 FAIRMONT AVENUE
 LONDON
 E14 9JA

Responsible team FSR Tower Hamlets & Newham
Occupancy Type Occupier - multi or single occupancy
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 16 March 2023
Last Inspection 14 May 2021
Total Capacity 0
Maximum number of people >100
Property Size for use Very Large
 10301m² to 12600m²

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? Yes
Sprinkler Type Wet Pipe
Coverage % 10

False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	4 Fairmont Avenue London E14 9JA

On Site Representative

Name	Ballymore Group
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	New Providence Wharf Management Office Columbia West, 1st Floor 1 Biscayne Avenue London E14 9AU
Telephone	[REDACTED]
Email	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.

It was last completed by [REDACTED] of Ark Workplace Risk on 26/1/21. It does have a review date.

It does have significant findings recorded and completed. it does cover the cladding.

FRA in portal see page 12 paragraph 2 about the EWS1 confirming A1 dated 16/6/20 (Form not seen)

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

All arrangements in place.
 Up to date risk assessment.
 All fire safety systems maintained.
 Defective AOV (small panel) defective sent for repair.
 All areas kept clear by security, concierge and cleaners.
 All show good management.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All flats have alarms.
 Detectors in common parts for AOV's.
 All linked to control room.
 All calls are checked by staff.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

All escape routes were checked and found to be clear at the time of the inspection.
 Floors are numbered.
 Plenty EL in escape routes.
 AOV's to clear heat and smoke. Defective door sent for repair.
 All risers were checked and found to be locked and fire stopped.
 cross corridor doors in place.
 Records for the AOV's have not been seen but the on site concierge has confirmed that all AOV's were tested the week before the visit.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Stay put policy in place.

No signs and recommended notices be placed in common parts.

Residents are aware of action to take.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Up to date test records seen for all fire safety systems.

Records for the AOV's have not been seen but the on site concierge has confirmed that all AOV's were tested the week before the visit. I have no reason to disbelieve.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Records have not been seen but concierge and security are aware of actions to take.

QA with good response.

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

Good general precautions are in place.

No smoking signs in place.

All stairs and areas checked and no holes or breaches were seen in compartmentation.

A few issues were noted in the FRA but not found at the time of the inspection

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

preventive and protective measures are covered in the FRA.

No smoking sign in place.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Persons in place for the FRA and testing of all fire safety systems.

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

Wet riser in place.

EL to assist.

AOV's to clear heat and smoke.

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

27/05/2021 20:09

This audit was part of the BRR workload.

All common parts were checked and found to be clear at the time of the inspection.

All risers were checked and found to be locked and fire stopped.

Spoke to RP on site and confirmed no ACM.

A BRR was form has been seen by the risk assessor and details in assessment .

Copy of FRA has been placed in the portal. Confirmed B1

27/05/2021 20:05

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

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

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
310	70	70

Management Review

Reviewed By [Redacted]
reviewed



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 16 March 2020

Location summary

File No 05/014850
UPRN 6361501
Building Name Ontario Tower
Address ONTARIO TOWER
 4 FAIRMONT AVENUE
 LONDON
 E14 9JA
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 31 **Basement floors** 1
Estimated number of sleeping 500
Special Features

Additional detail

This building is linked with the Radisson Edwardian Hotel - File number 05/015012 (via 1st floor walkway)

Ontario Tower is part of the New Providence Wharf development in Canary Wharf and has no ACM cladding on the exterior of the building and never has as part of its original design. There may have been some confusion due to a set of blocks actually called NPW that have ACM cladding.

The building has a concierge foyer, a health club and spa, ancillary offices and an underground car park.

There is a Fire Control Centre in a building nearby that monitors the fire alarm and detection system installed in this building.

Premises Description

Purpose built high rise (104m) luxury residential development of 30 floors including a basement car park (used exclusively by hotel).

The building has a FF lift, 2 main staircases (apart from floor 23 upwards that is served by 1 stair), flats have a lobby approach.

AOV systems in the stairs and corridors - along with cross corridor doors.

There is a Wet Rising Main present with outlets on all corridor floors (Riser cupboards - Fire Telephone linked to the concierge and CCTV room)

A sprinkler system is fitted in the basement shared plant rooms.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 23 March 2021

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address ONTARIO TOWER
 4 FAIRMONT AVENUE
 LONDON
 E14 9JA

Responsible team FSR Tower Hamlets & Newham
Occupancy Type Occupier - multi or single occupancy
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 March 2021
Last Inspection 13 January 2020
Total Capacity 0
Maximum number of people >100
Property Size for use Very Large
 10301m² to 12600m²

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? Yes
Sprinkler Type Wet Pipe
Coverage % 10

False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	1
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	4 Fairmont Avenue London E14 9JA

On Site Representative

Name	Ballymore Group
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	New Providence Wharf Management Office Columbia West, 1st Floor 1 Biscayne Avenue London E14 9AU
Telephone	[REDACTED]
Email	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Fire risk assessment carried out by Ashdown EHS Limited. Carried out 07/10/2019 Reviewed annually.

FRA suitable and sufficient.

A clear emergency plan is in place and is recorded.

Action plan detailed with completion dates and sign offs.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is evidence of a suitable and sufficient management system in place.

The fire safety arrangements are suitable and sufficient for the size, type and use of premises.

The RP has recorded the arrangements in place where required.

Premises is well managed with a proactive attitude towards fire safety.

24hr concierge/fire warden in place nearby.

24 hour security patrol and CCTV in place.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Flats have LD3 to BS5839pt6.

Communal areas have detectors BS 5839pt1 to operate AOV systems but also informs the fire control centre nearby. On activation of the detector the fire control centre is notified who will then inform the security patrol to investigate further

Call points on final exits.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Emergency routes are adequately protected. 2 stairs (one of which is a FF shaft)

AOV at head of stair.

AOV doors within corridors on all floors (natural)

Cross corridor doors linked to electromagnets

Flat Front Fire doors are certified FD30s doors. Lobbied flats.

Service cupboards/risers all contained within the corridors. Fire doors checked and are to a good standard.

Sufficient number of emergency exits and routes and exits.

Emergency routes and exits lead directly as possible to a place of ultimate safety.

Emergency routes and exits are provided with EEL.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

STAY PUT policy observed.

Managed by 24 hr fire warden/security patrol and a communally interlinked fire detection system linked to fire control centre.

Residents are informed and aware.

PEEPS for vulnerable residents who may need assistance is kept with concierge.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Fire doors visually checked and in good condition.

Facilities, equipment and devices provided in connection with general fire precautions are maintained in an efficient state, working order and in good repair.

There is regular testing and maintenance carried out by competent persons.

All paperwork is kept on internal digital databases - evidenced at time of audit.

Visual inspections are carried out by patrolling staff regularly throughout the day.

Fire Detection system maintained: 29/11/2019 and 15/01/2019

EEL maintained: 15/12/2019

ELEC systems: 13/04/2016

Gas - 26/06/2019

Wet Riser System: 06/01/2020

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Staff on employment receive immediate basic fire and emergency training specific to the estate.

All staff receive fire safety training within one month of employment. Refreshed every six months.

All management staff have received fire warden training including security patrol staff. Evidenced at time of audit.

Article 8 - General fire precautions

Safety Evaluation	Observations
Not Applicable	None

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
No (Compliant)	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
No (Compliant)	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
No (Compliant)	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

16/03/2020 22:23

HRTF follow up audit carried out by [REDACTED]. RP [REDACTED] present.

This block is part of the New Providence Wharf development and has no ACM cladding present.

Pre-Audit Research carried out included: Farynor, iMapping, E-Portal, IMS, Google, ORD database.

Further research carried out via communication with RP with regards to the wider development and documentation received.

Premises is well managed and RP is proactive with regards to Fire Safety. Risk is well managed within this premises as several fire safety systems are present along with 24 hour concierge/fire warden in nearby block.

Inspection: Escape routes, all floors and corridors, two escape stairs, FF lift access, Water riser cupboards (all floors), comms riser cupboards all floors, Electrical riser cupboards all floors, wet riser cupboards checked, Pressurisation plant room checked ground floor, main electrical intake plant room and water tank room in basement checked and final exits.

Final Audit Outcome: Broadly Compliant - Verbal Action.

Times: Travel 90/ Audit 265/ Post Audit 95

16/03/2020 22:12

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
265

Travel Time
90

Post Audit Processing Duration
95



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 3 August 2021

Location summary

File No 05/014850
UPRN 6361501
Building Name Ontario Tower
Address ONTARIO TOWER
 4 FAIRMONT AVENUE
 LONDON
 E14 9JA
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 32 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

This building is linked with the Radisson Edwardian Hotel - File number 05/015012 (via 1st floor walkway)

Ontario Tower is part of the New Providence Wharf development in Canary Wharf and has no ACM cladding on the exterior of the building and never has as part of its original design. There may have been some confusion due to a set of blocks actually called NPW that have ACM cladding.

The building has a concierge foyer, a health club and spa, ancillary offices and an underground car park.

There is a Fire Control Centre in a building nearby that monitors the fire alarm and detection system installed in this building.

Premises Description

Purpose built high rise (104m) luxury residential development of 30 floors including a basement car park (used exclusively by hotel).

The building has a FF lift, 2 main staircases (apart from floor 23 upwards that is served by 1 stair), flats have a lobby approach.

AOV systems in the stairs and corridors - along with cross corridor doors.

There is a Wet Rising Main present with outlets on all corridor floors (Riser cupboards - Fire Telephone linked to the concierge and CCTV room)

A sprinkler system is fitted in the basement shared plant rooms.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 27 May 2024

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address ONTARIO TOWER
 4 FAIRMONT AVENUE
 LONDON
 E14 9JA

Responsible team FSR Tower Hamlets & Newham
Occupancy Type Occupier - multi or single occupancy
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 27 May 2024
Last Inspection 30 July 2021
Total Capacity 0
Maximum number of people >100
Property Size for use Very Large
 10301m² to 12600m²

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? Yes
Sprinkler Type Wet Pipe
Coverage % 10

False activations in past 3 years	0
Fire activations in past 3 years	0
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
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	Management office 4 Fairmont Avenue London E14 9JA
Telephone	[REDACTED]
Email	[REDACTED]

On Site Representative

Name	Ballymore Group
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	New Providence Wharf Management Office Columbia West, 1st Floor 1 Biscayne Avenue London E14 9AU
Telephone	[REDACTED]
Email	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Risk assessment seen and covers all expected areas and is therefore suitable and sufficient.
 It does have a review date.
 It was last completed by [REDACTED] of Ark Workplace Risk on 26/1/21
 It does have significant findings recorded and completed.
 It does cover the cladding and a copy of the FRA placed in the portal.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All arrangements are in place.
 Up to date FRA.
 Up to date test records for all fire safety systems.
 All areas are kept clear.
 prompt action when issues with AOV found.
 All above show good management.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Flats have alarms.
 Detection in common parts for AOV's
 Control room on ground floor and all calls checked by staff

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Verbal Advice Given

All escape routes were checked and found to be clear at the time of the inspection.
 Floors are numbered
 EL to assist escape
 Risers were locked and fire stopped. Some were found open due to work on the AOV system but locked while on site so not faulted.
 AOV would normally clear heat and smoke. Defective at the time of the visit but being repaired.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All out due to problems with AOV's.
 Issue with AOV's is being dealt with.
 Waking watch in place to manage simultaneous evacuation.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Verbal Advice Given

Up to date test records have been seen for all fire safety systems.
 At the last inspection records had not been seen for the AOV but has been seen at this visit and confirms it had been tested with no faults.
 Since that time a problem has been found with the AOV's and action being taken to fix.
 A waking watch in place until sorted.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

24hr concierge in place and QA took place with correct response.
 A waking watch was in place due to issues with the AOV system.
 Good response from QA.
 Checks are made every 15 minutes.
 the waking watch is likely to remain in place for a short period as the problem with the AOV has been identified and action being taken to correct

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

Good general precautions in place.
 All areas kept clear.
 Risers fire stopped.
 No smoking signs in place.
 No holes or breaches were seen in compartmentation.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

Preventive and protective measures all in place as identified by the FRA.

No smoking signs in place.

All areas kept clear.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Broadly Compliant

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

Only in plant rooms and in test date

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

Safety Evaluation

Broadly Compliant

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Persons in place for the FRA and testing of all fire safety system

Persons also in place to keep all areas clear.

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

Wet riser in place.

EL to assist.

exit signs in place.

AOV's to clear heat and smoke. Defective at the time but being fixed.

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

03/08/2021 19:45

This inspection was part of the BRR workload and buildings over 30 floors.

It was also re-inspected due to issues with the AOV's and possible open risers.

All common parts were checked and a large number of risers doors were open. this was due to work on the AOV's. All doors were locked while on site.

Spoke in detail with on site manager and explained why doors must be locked at all times.

Building is well run and all records were up to date.

Said to see the issues with risers but all other areas ok

03/08/2021 19:40

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

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

Audit Timings

Audit Duration
240

Travel Time
70

Post Audit Processing Duration
70



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 3 February 2022

Location summary

File No 05/014850
UPRN 6361501
Building Name ONTARIO TOWER
Address ONTARIO TOWER
 4 FAIRMONT AVENUE
 LONDON
 E14 9JA
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F22 - Poplar
Site Risk Score 5.00
Building Height band Unknown
Total Floors 32 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

This building is linked with the Radisson Edwardian Hotel - File number 05/015012 (via 1st floor walkway)

Ontario Tower is part of the New Providence Wharf development in Canary Wharf and has no ACM cladding on the exterior of the building and never has as part of its original design. There may have been some confusion due to a set of blocks actually called NPW that have ACM cladding.

The building has a concierge foyer, a health club and spa, ancillary offices and an underground car park.

There is a Fire Control Centre in a building nearby that monitors the fire alarm and detection system installed in this building.

Premises Description

Purpose built high rise (104m) luxury residential development of 30 floors including a basement car park (used exclusively by hotel).

The building has a FF lift, 2 main staircases (apart from floor 23 upwards that is served by 1 stair), flats have a lobby approach.

AOV systems in the stairs and corridors - along with cross corridor doors.

There is a Wet Rising Main present with outlets on all corridor floors (Riser cupboards - Fire Telephone linked to the concierge and CCTV room)

A sprinkler system is fitted in the basement shared plant rooms.
1/2/22 Waking watch on site only to ensure all AOV doors open on actuation. It is STAY PUT.

Exterior Wall Cladding	Glass
Exterior Wall Insulation	Unknown
Cladding/Insulation details confirmed by NOT CONFIRMED	
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	3 August 2024
Heritage Building	No
Balconies present?	No
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	ONTARIO TOWER 4 FAIRMONT AVENUE LONDON E14 9JA
Responsible team	FSR Tower Hamlets & Newham
Occupancy Type	Occupier - multi occupancy
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	3 August 2024
Last Inspection	21 January 2022
Total Capacity	0
Maximum number of people	>100
Property Size for use	Very Large 10301m ² to 12600m 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?	Yes
Sprinkler Type	Wet Pipe
Coverage %	10
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	4 Fairmont Avenue London E14 9JA

On Site Representative

Name	Ballymore Group
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	New Providence Wharf Management Office, Columbia West, 1st Floor 1 Biscayne Avenue London E14 9AU
Telephone	[REDACTED]
Email	[REDACTED]

Other relevant contact

Name	[REDACTED]
Responsible Person	[REDACTED]
Address	Management Office 4 Fairmont Avenue London E14 9JA
Telephone	[REDACTED]
Email	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient,
 It was last completed 26/1/21.
 It does have a review date and is being done as its due.
 It does have completed significant findings but the issues with the AOV doors are still be worked on. A test was seen a few months before this visit.
 It does cover the cladding and confirms no issues.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All arrangements were in place.
 Spoke to waking watch and aware of duties.
 Up to date FRA, being reviewed.
 All aware kept clear. All test records up to date.
 All above shows good management.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Flats have alarms.
 Detection in common parts for AOV's
 Control room still on ground and all calls checked by staff.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All escape routes were checked and found to be clear at the time of the inspection.
 Floors are numbered
 EL in all areas.
 Risers were locked and fire stopped.
 Repairs to AOV's still ongoing and waking watch attend all calls to ensure all doors open.
 Escape signs in place.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Stay put policy in place and a notice has been displayed in the post room.
 Recommended that extra notice be placed by lifts on all floors.

Due to waking watch it was recorded as simultaneous evacuation but is STAY PUT.

Waking watch for estate used office in this block.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Up to date records seen for fire safety systems.

Issues with AOV's continue but are working

Waking watch ensure all doors on floor open

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

24/7 concierge on site and aware of actions to take.

Waking watch due to issue with AOV doors. QA took place with correct response.

Estate security also attends all fire calls.

Records for training not seen.

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

Good general precautions are in place and seen while on site.

All areas are kept clear by the concierge and the waking watch.

Risers were locked and fire stopped.

No smoking signs in place.

No holes or breaches were seen in compartmentation.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

The preventive and protective measures are in place as identified by the FRA

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Broadly Compliant

Observations

NONE

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

Only in plant rooms and tested.

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

Safety Evaluation

Broadly Compliant

Observations

NONE

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Persons in place for the FRA and testing of all fire safety systems.

Persons in place to keep all areas clear.

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	No shared routes

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

Tested wet riser in place.
AOV's to clear heat and smoke.
Floors are numbered.
Control room on ground floor.

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

03/02/2022 09:41

This visit was to confirm if simultaneous evacuation was in place.

A waking watch is in place for issue with the AOV's only It is STAY PUT.

Looked at all common parts which were clear at the time of the inspection.

All risers were locked and fire stopped.

Spoke in detail about the AOV's and confirmed work still on-going.

No major issues were found.

Well run.

03/02/2022 09:37

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

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

Audit Timings

Audit Duration
200

Travel Time
80

Post Audit Processing Duration
70