

Freedom of Information request reference number: 6937.1

Date of response: 10 November 2022

Request:

In 2017, the LFB identified fire safety issues the Chalcots Estate in Camden. The towers were evacuated and remedial works were done before residents were moved back in.

There is a report available online

<https://www.camden.gov.uk/documents/20142/0/download.pdf/6846116b-b475-2f86-0fea-11022185624b> detailing what happened.

As it's not mentioned in the report, I'd like to know what checks the LFB did on the non-communal windows in the Chalcots Estate. By this I mean windows and window sills, including the spaces beneath them, inside flats in the Chalcots Estate. Can you send me reports or documents that detail the fire safety checking of non-communal windows in the estate in 2017? If no reports were done, please let me know.

If it is not possible to do this within the FOI budget, please just send me reports for the Taplow block of the Chalcots Estate.

Response:

I have checked our fire safety records and there is no record of a report relating to the non-communal windows in Chalcots estate.

Under the Regulatory Reform (Fire Safety) Order 2005 (RRO) The London Fire Brigade are responsible for checking fire safety in the common parts of flats. Therefore, non-communal windows would not be covered by this.

The London Borough of Camden hold updated information on the major works project and fire safety for Chalcots Estate this can be found on their website here - <https://www.camden.gov.uk/chalcots-estate>

The last fire safety audit in 2020 for Taplow, confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO). As a result, the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued by the LFB.

I attach a copy of the Fire Safety Audit Report for Taplow to this response. It can be found on pages 3 to 11 of this document.

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

I hope you find this information of use. Should you have any further questions please do let me know.

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 February 2020

Location summary

File No 02/014299
UPRN 5105605
Building Name TAPLOW
Address TAPLOW
 ADELAIDE ROAD
 LONDON
 NW3 3NY
Borough Camden
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Camden
Station Ground A41 - West Hampstead
Site Risk Score 5.00
Total Floors 24 **Basement floors** 1
Estimated number of sleeping 0
Special Features Premises Information Box (PIB)
Additional detail ACM Cladding/Aluminium Composite Material cladding/All now removed. Natural ventilation to stair, lobbies and basement car park.
Premises Description Purpose built flats c.1970. Approx. 161 flats; 7 per floor. Staff areas on ground. Naturally ventilated basement carpark. Extensive fire stopping works to communal areas and flats has been carried out, including the service rises. Cross communal doors and stair case doors replaced with fully compliant FD60S. Majority of Flat Front Doors replaced with compliant FD60S fire door sets. Photo Luminescent strips, fire signage and labels have been fitted in all communal areas. All communal areas covered by fire detection system to allow actuation of the AOV system. Two Firefighting Lifts. DRMs on alternate floors. Permanent Vent in stairs. Automatic external ventilators on upper floors. Lightning Protection. General Needs Block with Stay Put Policy.
Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date 23 June 2020
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	TAPLOW ADELAIDE ROAD LONDON NW3 3NY
Responsible team	FSR Camden
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 June 2020
Last Inspection	5 February 2020
Total Capacity	500
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?	No
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	TAPLOW ADELAIDE ROAD LONDON NW3 3NY

Owner/Co-Owner

Name	London Borough of Camden
Responsible Person	Georgia Gould
Address	5 Pancras Square London N1C 4AG

Local Authority

Name	London Borough of Camden
Responsible Person	The Chief Executive
Address	Town Hall Judd Street London WC1H 9JE

Other relevant contact

Name	London Borough of Camden
Responsible Person	[REDACTED]
Position	Principal Fire Safety Advisor
Address	Supporting Communities London Borough of Camden 10th Floor 5 Pancras Square London N1C 4AG
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@camden.gov.uk
URL	camden.gov.uk

Enforcement history**Infringements**

Type Art30 Enforcement

Date 12 July 2017

Prohibition/Restriction date N/A

Prosecution Date N/A

Articles**Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

A fire risk assessment has been carried out and is suitable and sufficient. A clear emergency plan is in place and is recorded where required. Last reviewed Sept. 2019.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The fire safety arrangements and/or management system is suitable and sufficient for the size, type and use of the premises. Regular daily checks by caretakers and monthly inspections by Estate Managers.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Where necessary, the premises is equipped with appropriate fire detectors and alarms. Smoke detectors provided throughout communal areas to activate the AOVs. Hard wired smoke and heat detectors provided in the office areas. Devices are GSM linked to provide for vandalism or breakdowns.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Routes to emergency exits and exits are kept clear. Where necessary, emergency routes are adequately protected. Emergency routes and exits lead directly as possible to a place of ultimate safety. Single MOE, all Lobbied.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

An appropriate emergency evacuation plan is in place. Simultaneous Evac. with Waking Watch was in place during Cladding removal. Following extensive Fire Stopping and Compartmentation works carried out, Stay Put- Defend in Place Strategy now implemented.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Facilities, equipment and devices are subject to suitable system of maintenance.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Adequate safety training is provided to employees:

- at time they are first employed.
- adapted to take account of new or increased risks.
- repeated periodically (where appropriate).

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations

None

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations

None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Not Applicable

Observations

None

Article 19 - Provision of information to employees

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

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

19/02/2020 11:26

INSPECTION CARRIED OUT ON THURSDAY 13TH FEBRUARY 2020!!

19/02/2020 11:25

Inspection carried out on MAY 13TH 2020!

19/02/2020 11:24

Carried out ART inspection on 20th May 2018 and met [REDACTED] the Principal Fire Safety Advisor for LBC.

Premises is a large 24 storey General Needs building for up to 322 residents. Caretakers and Estate Managers visit the Block.

Naturally ventilated basement carpark. Extensive fire stopping works to communal areas and flats has been carried out, including the service rises. Cross communal doors and stair case doors replaced with fully compliant FD60S. Majority of Flat Front Doors replaced with compliant FD60S fire door sets. Photo Luminescent strips, fire signage and labels have been fitted in all communal areas. All communal areas covered by fire detection system to allow actuation of the AOV system.

I audited 100% of the common parts and also 3 of the residents' Flat Front Doors. A sample of the riser cupboards was also taken.

Not in business partnership. Local Protocols in place.

Premise Broadly Compliant.

19/02/2020 11:03

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
120

Travel Time
90

Post Audit Processing Duration
210