

Freedom of Information request reference number: 6916.2

Date of response: 22 November 2022

Request:

I understand [LFB Inspecting Officer] has undertaken a assessment of a door on our development which has revealed concerns. I understand this report has been passed to Firstport Managing Agents – who we have awarded a contract to manage our estate.

In the interest of transparency, we would like to see this report to ensure remedial works are taken to the door – and our building is safe for residents.

The door is Rigel House, on Hemming St, London, E1. I understand the report was written within the last 4 months. Please could you search your records and share this report.

Response:

I have attached a copy of the Fire Safety Audit Report completed for Rigel House, Hemming Street, London, E1 on 10 November 2022.

Personal data has been removed from the attached document 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](#).



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 10 November 2022

Location summary

File No 05/254088
UPRN 6726427
Building Name RIGEL HOUSE
Address RIGEL HOUSE
 18 HEMMING STREET
 LONDON
 E1 5GB
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F33 - Whitechapel
Site Risk Score 4.25
Building Height band 18-25
Total Floors 8 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail **NONE**

Premises Description
 Purpose built block of flats of 8 floors.
 It has 1 stair and 1 lift
 It has mechanical AOV's
 It has a dry riser.
 No known issue with cladding but has not yet been confirmed.
 One exit from ground floor.

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? Yes
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	RIGEL HOUSE 18 HEMMING STREET LONDON E1 5GB
Responsible team	FSD B&D-CITY-NEW-THAM
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>4.25</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	29 September 2022
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

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Mechanical
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
Person	[REDACTED]
Position	Fire safety trainee
Address	Marlborough House, Wigmore Lane, Luton.LU2 9EX
Mobile	[REDACTED]
Email	[REDACTED]@firstport.co.uk

Managing Agent - NEW

Name	First port property management.
Person	[REDACTED]
Position	Head of fire safety
Address	Marlborough House, Wigmore Lane, Luton, LU2 9EX
Mobile	[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 done by [REDACTED] on 10/1/2022.
It does have a review ate recored.
It does have mainly completed significant findings.
It confirms a report needs to be completed on any cladding issues but states brick and concrete mainly used.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All arrangements are in place.
All routes were clear.
Up to date FRA.
All systems in good condition.
A large box in a riser but being removed so not faulted. (by flat [REDACTED])
Defective final exit fixed on day of inspection so not faulted. (reason for visit)
All above shows good management.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Detection in common parts for the AOV's
Flats have alarms but not checked.

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.

Plenty EL in place.

AOV's to clear heat and smoke.

Plenty fire exit signage.

Floors are numbered.

Issue with MDH on final exit was resolved following a phone call to first port maintenance while on site so not faulted.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Stay put policy in place with notice displayed.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Some records seen and all systems in good condition.

FRA confirmed all in date.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

No permanent staff on site as a block of flats but first port train all staff.

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

Good general precautions in place.

All areas kept clear.

No holes or breaches were seen in compartmentation.

Article 10 - Principles of prevention to be applied

Safety Evaluation
 Broadly Compliant

Observations

The preventative and protective measures are in place as determined by the FRA.

No smoking signs in place.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
 Not Applicable

Observations

Nothing on site.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

Nothing on site as its a block of flats

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

Safety Evaluation

Not Applicable

Observations

Nothing on site.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Persons in place to cover all areas of fire safety

Article 19 - Provision of information to employees

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

None

Article 22 - Co-operation and co-ordination

Safety Evaluation

Not Applicable

Observations

None

Article 23 - General duties of employees at work

Safety Evaluation

Not Applicable

Observations

None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

None

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

SAFETY CRITICAL	Observations
Safety Evaluation	Tested dry riser in place.
Broadly Compliant	AOV's and EL to assist.
	Floors are numbered.

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**Date audit carried out**

29/9/2022

Time of audit

11:30

Reason for audit;

Alleged fire risk as door hard to open.

It was believed to be a flat front door but was the final exit.

Tried to contact by phone number given but no reply.

Conclusion

As the issue was dealt with following a phone call to first port management and dealt with within 24hrs, Verbal action only.

Extent of premises audited

All common parts were checked including the escape routes.

The final exit on the ground floor was the issue.

Justification of audit outcome

Spoke to [REDACTED] (Head of fire safety) of first port following visit as it was an unknown.

No issues with the FRA.

No permanent staff on site to speak to.

The problem with the final exit was resolved within 24hrs so Verbal action only

Some confusion at first port so paperwork was delayed but received.

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	E - High Rise Residential Building (HRRB specific)
Life Risk	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings

Audit Duration
180

Travel Time
60

Post Audit Processing Duration
90