

Freedom of Information request reference number: 6995.2

Date of response: 12 December 2022

Request:

Aston Grange Care Home

Can we make a further request for the inspection report made in 2017? This will equally be helpful for the case, as many of the Applicants were living in the property in 2017.

Response:

The London Fire Brigade (LFB) Fire Safety Regulatory team confirmed that the last fire safety audit carried at this property was 2017.

The results of the audits confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises were deemed low risk.

I have included copies of the Fire Safety Audit reports for these audits to this response. Please note, personal data has been removed from the documents 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](#)

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
Audit Completed 19 July 2017

Location Summary

File No: 13/013181
UPRN: 200001418686
Building Name:
Address: ASTON GRANGE
484 FOREST ROAD
WALTHAMSTOW
E17 4NZ
Use: B - Care Homes
Borough: Waltham Forest
Responsible Team: FSR Newham & Waltham Forest
Station Ground: F36 - Walthamstow
Risk Score: 9
Number of Floors: Total: 3 Basement: 0
No. of Beds: 45
Special Features:
Additional Detail:

Environmental Risks:
Site Reinspection Date: 1991-04-04
Heritage Building:
Petroleum Redevelopment:
Fire Fighter Risk: Medium

Inspected property summary

Occupier Contact:
Address: ASTON GRANGE
484 FOREST ROAD
WALTHAMSTOW
E17 4NZ
Responsible Team: FSR Newham & Waltham Forest
Occupancy Type: Sole Occupier
Use: H - Other sleeping accommodation
Valuation Office: R2 - Flats/Maiso up to 3 Flrs PB
Risk Score: 5
Total Capacity: 60
Maximum Number of people: 50 - 99
Property Size for Use: Medium
In M²: 141 to 360
Environmental Risks:
Building features that may assist fire spread:

Flammable Materials

Stored:
Type: _____

Contacts

Contact Type Occupier
Sole Supplier Risk

Name	Global Guardians
Responsible Person	██████████
Position	Director
Address	Building 3 North London Business ParOakleigh Road SouthLondonN11 1NG
Telephone	██████████
Fax	
Email	
URL	

Enforcement History

Articles

Article 9 - Risk Assessment

SAFETY CRITICAL *"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"*
Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?

Compliance Level: Broadly Compliant Observations:

19/07/2017 09:32:No FRA received. Info passed to LA07/07/2017 11:07:Awaiting FRa to be emailed.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL *"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"*
Is there effective Fire Safety Management?

Compliance Level: Broadly Compliant Observations:

07/07/2017 11:06:Arrangements in place.

Article 17 - Maintenance

SAFETY CRITICAL *"Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance, in an efficient state, in efficient working order and in good repair"*
Are fire safety provisions being adequately maintained?

Compliance Level: Minor deficiency; Non-Compliant Observations:

07/07/2017 11:09:One exit door and one self closer not working on staircase near main entrance. Alternative routes available. One MDH not working on cross corridor door on top floor. Director advised.

Article 17(1) Facilities/equipment not maintained

At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that a cross-corridor door on top floor had defective self closure.

The door to staircase on ground floor by main entrance was not effectively self-closing. The final exit door by this staircase

Remedy:
 Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring all fire resisting doors are maintained to be effectively fully self-closing and ensuring the final exit doors are easily opened in the direction of escape.

Article 21 - Training

SAFETY CRITICAL *"The responsible person must ensure that his employees are provided with adequate safety training"*
Are employees being effectively trained?

Compliance Level: Not Applicable Observations:

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Is effective means of escape provided and maintained?

"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits, and exits, are kept clear at all times and where required, to be adequately illuminated by emergency lighting"

Compliance Level: Broadly Compliant

Observations:

07/07/2017 11:08:MoE generally satisfactory. Unable to open one exit door near main entrance.

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL
Are effective fire warning arrangements provided?

"Where necessary.the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"

Compliance Level: Broadly Compliant

Observations:

07/07/2017 11:10:AFD still in working order.

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

SAFETY CRITICAL
Are there adequate procedures for serious and imminent danger and for danger areas?

"The responsible person must establish & where necessary give effect to, procedures, to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"

Compliance Level: Broadly Compliant

Observations:

Overall Safety Standard

Low Risk

Observations:

Management Compliance Level

Management Compliance Level:

1 - Well above average

Initial Expectation: Verbal Action

Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion:

19/07/2017 09:34

Now used by Guardians as care home closed. No FRA received. Some maintenace issues. Information passed to Housing at LBWF as being used as HMO.

07/07/2017 11:10

Initial Expectation: Verbal action

Other authorities to notify (if required)

LA informed as now used as HMO

Specific instructions for Admin to action

Please amend occupier and name of premises by removing reference to Aston Grange. Please note now occupier/managing agent is Global Guardians Building 3 North London Business Park Oakleigh Road South London N11 1NG [REDACTED]

Audit Calculation & Signature

Management Compliance Level:	1 - Well above average
Property Risk Group:	A - Sleeping Unfamiliar
Life Risk:	-4
Relative Risk:	3.72
Signature of Occupier:	
Date Completed	