



LONDON FIRE BRIGADE

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Freedom of Information request reference number: 7108.1

Date of response: 27 January 2023

Request:

Parliament House, 81 Black Prince Road, SE1 7SZ. We would be grateful if you could provide us with a full copy of the following documents where you have them on file:

- 1. Meeting notes regarding the implementation of the Waking Watch at the Development dated on or around 29.03.21;*
- 2. The report on the test and commission of the fire safety system at the Development dated 15.09.21;*
- 3. The review of the requirement for a sprinkler system and any subsequent report produced;*
- 4. Copies of all inspection records in respect of the periodic inspections of the Development carried out by the London Fire Brigade since 2016;*
- 5. Your review of the Development's fire strategy dated 20.07.17.*

Response:

Please see our response to your queries in turn below:

Meeting notes regarding the implementation of the Waking Watch at the Development dated on or around 29.03.21

Our Prevention and Protection do not hold this information.

Waking watches in unsafe buildings are not imposed by the fire service, they are put in place by the person responsible for fire safety in each building, such as the building owner or manager, based on the findings and recommendations of a competent fire safety person and should be captured as part of their Fire Risk Assessment.

While the Brigade has a role in enforcing fire safety legislation, it does not make a decision on which interim measures are put in place in a building. However, the Brigade's fire safety inspectors will not leave an unsafe building without any safety measures in place due to the significant risk to residents. The Brigade accepts that in some cases a waking watch is the only viable option until a common alarm is fitted, other than evacuating the whole building.

Further information can be found on the LFB website, here: <https://www.london-fire.gov.uk/news/2022-news/january/brigade-clarifies-implementation-of-waking-watches-and-other-interim-fire-safety-measures/>

The report on the test and commission of the fire safety system at the Development dated 15.09.21

Our Prevention and Protection team do not hold this information. The LFB would not commission a fire safety system, this would be put in place by the person responsible for fire safety for the building.

The review of the requirement for a sprinkler system and any subsequent report produced.

Our Prevention and Protection team do not hold this information. This would be put in place by the person responsible for fire safety for the building.

Copies of all inspection records in respect of the periodic inspections of the Development carried out by the London Fire Brigade since 2016

The LFB have a record of conducting one fire safety audit at Parliament House, 81 Black Prince Road, SE1 7SZ since 2016.

The audit took place on 16 April 2021. The results of the audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed low risk. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.

I have attached a copy of the fire safety audit report to this response. Please note that personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

Your review of the Development's fire strategy dated 20.07.17.

During a fire safety audit, the LFB will confirm if the Fire Risk Assessment (completed by the Responsible Person for the building) is suitable. Comments on the suitability of the Fire Risk Assessment are then recorded on the Fire Safety Audit report. You will see there are comments recorded on the audit report attached to this response (page 3 of the report: 'Article 9 – Risk Assessment'). We are unsure if these specifically relate to the Fire Risk Assessment dated 20/07/2021.

As the enforcing authority under the Regulatory Reform (Fire Safety) Order, 2005, (RRO) the Brigade does not provide, or carry out fire risk assessments (FRA) as this is the responsibility of the responsible persons (RP). Whilst on some occasions the RP may provide documents to the Inspecting Officer (IO) we are under no obligation to retain them. We do not hold a copy of the FRA for Parliament House, 81 Black Prince Road, SE1 7SZ.

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/privacy/>



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 16 April 2021

Location summary

File No 09/207190
UPRN 10090201658
Building Name Parliament House
Address 81 BLACK PRINCE ROAD
 LONDON
 SE1 7ET
Borough Lambeth
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR South West South
Station Ground H22 - Lambeth
Site Risk Score 4.00
Total Floors 24 **Basement floors** 0
Estimated number of sleeping 0
Special Features External Facade

Additional detail

External wall issues.
 Complex design with aluminium honeycomb (NOT ACM) supporting the outside stone façade. Internal structure is a cassette system with flammable insulation within.
 The whole wall system poses the same level of risk.
 Evacuation arrangements
 Simultaneous evacuation. 5 person team. 3 patrolling at all times. 1 at the concierge desk and 1 for resilience, breaks etc.
 Written procedures may not be immediately available. These will be updated within a few days.

Premises Description

A building of 25 stories Gnd 1- 24 firefighting shaft only goes to 21st floor. Floors 21-24 is a quadraplex penthouse
 Ground and 1st are commercial offices
 All residential premises are sprinklered

Environmental Risks NONE

Features assisting fire spread * Other

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property 81 BLACK PRINCE ROAD LONDON SE1 7ET
Responsible team	FSR South West South
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	0.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	13 April 2021
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	Higher than average
Additional detail	<u>non-compliant EXTERNAL WALL SYSTEM</u>
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	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	90
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?	YES
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address 81 BLACK PRINCE ROAD
 LONDON
 SE1 7ET

Owner/Co-Owner - NEW

Name Adriatic Land Ltd
Position company secreretary
Address 125 London Wall
 6th floor
 London
 EC2Y 5AS

Managing Agent - NEW

Name HoumeGround
Responsible Person [REDACTED]
Position fire safety compliance manager
Address PO Box 6433
 London
 W1A 2UZ

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Verbal Advice Given

Observations

FRA not suitable and sufficient. it had not taken into account the recent external wall report.

report was only published a few days before our visit. managing agents have confirmed they are reviewing is asap.

FAILURE

Article 9(1) FRA not suitable or sufficient

At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that it had not taken into account the recent external wall report.

REMEDY

The fire risk assessment should be reviewed, with specific consideration given to the recent external wall report

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Property is well managed. and proactively addressing the external wall issues.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Simultaneous evacuation.

Verbal Advice Given

early detection is supported by the sprinkler alarm at the concierge which is staffed 24hours a day

5 person team. 3 patrolling at all times. 1 at the concierge desk and 1 for resilience, breaks etc.

residents informed

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

satisfactory arrangements for the premises

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Simultaneous evacuation.

Verbal Advice Given

early detection is supported by the sprinkler alarm at the concierge which is staffed 24hours a day

5 person team. 3 patrolling at all times. 1 at the concierge desk and 1 for resilience, breaks etc.

residents informed

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

all equipment and facilities in good condition and in good working order

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

staff knowledgeable and trained

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

external wall completed identifying deficiencies from the external wall

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	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
Broadly Compliant	adequate facilities provided

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

Low Risk

Management compliance level

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

Audit Conclusion

16/04/2021 08:56
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

Admin,

 premises moved to simultaneous evacuation.

 highrise team, PDA and local station all informed.
 all documents have been received, all forms completed and all have been uploaded to the portal

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-5.7
Actual Risk Score	4.27
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
240	120	240