

Freedom of Information request reference number: 7127.1

Date of response: 3rd January 2023

Request:

Please can you share all information you hold on visits to and documents/notices relating to 26 Arch Street, SE1 6AT?

Response:

We are providing copies of the two Fire Safety Audit forms and the Notice of Deficiency (NoD) letter.

Please note that personal data has been removed from the attached documents under section 40 of the FOIA – Personal Information.

We do also hold a copy of one email sent from the LFB Fire Safety Inspecting Officer to LQ Group following a NOD Letter (dated 13th August 2018).

This email is exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

The LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act. Other materials (including email correspondence and detailed notes), documents (such as documents provided to us by the responsible person for the building) and other fire safety information held by the Brigade are also exempt from access via the FOIA provisions.

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

Where a Fire Safety audit results in a notice being issued by the LFB, the audit reports themselves are exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)). This information should be protected from publication to preserve the safe space for good regulation principles where any withheld information could be used at a later date as part of formal enforcement action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.

When the LFB identifies any safety concerns, we make this information available to the public by supplying copies of any informal notification of fire safety deficiencies (NOD) issued, and through access to [the public register](#) of any formal enforcement action. We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place.

It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

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/>



Chief Executive Officer
London & Quadrant Housing Trust
One Kings Hall Mews
Lewisham
London
SE13 5JQ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 17 August 2017
Our Ref 91/223899/PC

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Flats 1-34, 26 Arch Street ,Southwark London SE1 6AS

The Authority's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). The matters that need to be addressed, together with the Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **14 September 2017**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Authority's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Authority may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 0208 555 1200 Ext [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc- [REDACTED], London & Quadrant Housing Trust, Cray House, 3 Maidstone Road,
Sidcup, Kent, DA14 5HU

[REDACTED], Resident Services Manager, Printworks, Unit F-G, 22 Amelia Street
London, SE17 3BZ

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Authority may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the fire authority, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Authority.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The fire authority has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire and Emergency Planning Authority to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Fire Authority within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Flats 1-34, 26 Arch Street ,Southwark London SE1 6AS

File Number: 91/223899

This schedule should be read in conjunction with the Authority's letter dated **17 August 2017**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that there were holes and gaps present in the service riser cupboards, and above false ceilings creating potential breaches in compartmentation throughout building.	Take the general fire precautions required to prevent fire and smoke spread by ensuring all penetrations in compartments are identified by means of a type 4 survey and adequately fire stopped to prevent fire spread.
Article 11	At the time of the audit your preventative and protective measures had not been controlled or monitored where required. It was found that: 1. Fire stopping in service risers and above false ceilings was inadequate. 2.No keys to the Premises information box were available 3. Non standard keys on Firefighter lift making it inoperable. 4. Defects on the smoke vent/automatic opening vents on 7 th and 4 th floors. 5. Exit gate welded shut	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

<p>Article 9</p>	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the fire risk assessment has not considered:</p> <ol style="list-style-type: none"> 1. The risk posed by the combustible exterior cladding, especially where lining escape routes from flats. The Fire risk assessment detailed cladding was fitted but it was not clear what the cladding was or where it was located 2. The potential for fire and smoke spread from the voids exposed to the escape routes due to holes within the riser cupboards and ceilings by way of ceiling vents 3) There was no access for fire appliance to be within 18m of the dry riser inlet due to the key operated bollards on Rockingham street. <p>In addition significant findings identified have not been actioned by the dates scheduled.</p>	<p>Review your fire risk assessment. In particular take into account</p> <ol style="list-style-type: none"> 1. The cladding identified on your premises and its potential effect on the building strategy following the involvement of cladding in the Grenfell Tower incident (June 2017). 2. Providing adequate fire stopping within all service riser cupboards and ceilings where appropriate to prevent the potential for fire and smoke spread 3. Provide suitable access to Rockingham Street by ensuring there are keys available for the bollards that currently stop an Fire appliance entering that area. Or remove the bollards to provide this access. <p>Ensure that the significant findings are rectified in accordance with the scheduled dates.</p>
<p>Article 14.</p>	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <ol style="list-style-type: none"> 1. There were breaches in compartmentation between the service riser cupboard and common parts escape route, and above ceiling tiles. Some riser cupboards were missing smoke seals 2. The external rear exit door was welded shut stopping relevant persons from escaping to a place of safety away from the building 	<p>Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by</p> <ol style="list-style-type: none"> 1. Carrying out a full survey of all riser cupboards to ensure adequate and appropriate fire stopping to prevent the spread of smoke and fire. 2. Ensure all escape routes from the common curtilage of the building is available for use by relevant persons

	<p>3. The smoke vent/automatic opening vent on the 7th floor was boarded over and the self closer on the smoke vent/automatic opening vent on the 4th floor was missing preventing it from operating effectively</p>	<p>3. Replace or repair the smoke vent/automatic opening vents on the 7th and 4th floor</p>
Article 17	<p>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</p> <p>The smoke vent/automatic opening vent on the 7th floor was boarded over and the self closer on the smoke vent/automatic opening vent on the 4th floor was missing preventing it from operating effectively</p>	<p>Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair.</p>
Article 38	<p>At the time of the audit a suitable system of maintenance of the fire-fighting measures was not in place. It was found that</p> <p>1. There was no access for fire appliance to be within 18m of the dry riser inlet due to the key operated bollards on Rockingham street.</p> <p>2. No keys to the Premises information box were available</p> <p>3. There was a non standard key access fitted on the firefighter lift making it inoperable by fire fighters</p>	<p>Arrange initial and on-going maintenance to ensure fire-fighting measures are kept in an efficient state, working order and good repair.</p> <p>1. Provide suitable access to Rockingham street by ensuring there are keys available for the Bollards that currently stop a Fire appliance entering that area. Or remove the bollards to provide this access</p> <p>2. Ensure the premises information box is available for fire service use.</p> <p>3. Ensure a standard Fire service key access is available for the Firefighting lift or provide a key within an accessible premises information box.</p>

*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Authority would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
Audit Completed 13 June 2019

Location Summary

File No: 91/223899
UPRN: 10013533675
Building Name:
Address: 26 ARCH STREET
LONDON
SE1 6AS
Use: D - Purpose Built Flats >=4 floors
Borough: Southwark
Responsible Team: FSR Southwark & Lewisham
Station Ground: A28 - Dowgate
Risk Score: 5
Number of Floors: Total: 8 Basement: 0
No. of Beds: 0
Special Features: Common Curtilage
Purpose built flats of 8 storeys (around -7th floor) built in 2011 and constructed of brick, concrete, wood and has part metal sheeted roof and part roof terrace. 34 self contained units. Access into the property grounds can be gained via the side access controlled gate or the rear access controlled gate. FB Drop key entrance. Single staircase.
Additional Detail:
Environmental Risks:
Site Reinspection Date: 2020-07-17
Heritage Building:
Petroleum Redevelopment:
Fire Fighter Risk:

Inspected property summary

Occupier Contact:
Address: 26 ARCH STREET
LONDON
SE1 6AS
Responsible Team: FSR Southwark & Lewisham
Occupancy Type: Sole Occupier
Use: D - Purpose Built Flats >=4 floors
Valuation Office: R3 - Flats/Mais 4 Flrs and over PB
Risk Score: 5
Total Capacity: 0
Maximum Number of people: 50 - 99
Property Size for Use: Small
In M²: 3001 to 5000

Environmental Risks:
Building features that may assist fire spread:

Flammable Materials

Stored:

Type:

Primary Authority Partnership Details

Lead Authority London Fire Brigade
Partnership Type Direct

Contacts

Contact Type	Managing Agent
Sole Supplier Risk Name	London & Quadrant Housing Trust
Responsible Person	[REDACTED]
Position	Principal Corporate H&S Advisor
Address	Cray House 3 Maidstone Road Sidcup Kent DA14 5HU
Telephone	[REDACTED]
Fax	[REDACTED]
Email	[REDACTED]@lqgroup.org.uk
URL	
Contact Type	Occupier
Sole Supplier Risk Name	Default Property
Responsible Person	
Position	
Address	26 ARCH STREET LONDON SE1 6AS
Telephone	
Fax	
Email	
URL	
Contact Type	Owner/Co-Owner
Sole Supplier Risk Name	London and Quadrant Housing Trust
Responsible Person	Chief Executive Officer
Position	Chief Executive Officer
Address	One Kings Hall Mews Lewisham London SE13 5JQ
Telephone	[REDACTED]
Fax	
Email	
URL	www.lqgroup.org.uk
Contact Type	Other relevant contact
Sole Supplier Risk Name	London & Quadrant Housing Trust
Responsible Person	[REDACTED]
Position	Resident Services Manager
Address	Printworks Unit F-G 22 Amelia Street London SE17 3BZ
Telephone	[REDACTED]
Fax	
Email	
URL	

Enforcement History

Articles

Article 9 - Risk Assessment

SAFETY CRITICAL
Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?

"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"

Observations: Fire risk assessment is currently being reviewed in light of the removal of cladding from the internal and external areas of the building. L&O has a dedicated fire safety team and have a proactive approach to fire safety across all of their property stock. A waking watch is currently in place in the building with employees carrying out regular patrols of the site. Awaiting receipt of updated FRA this will be provided on completion of cladding works.

Compliance Level: Minor deficiency; Non-Compliant

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 the document failed to detail adequate information related to the external and internal cladding material.

Remedy:

The fire risk assessment should be reviewed, with specific consideration given to the facade and internal cladding of the building.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Is there effective Fire Safety Management?

"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"

Compliance Level: Broadly Compliant

Observations: L&O carry out regular patrols of the communal areas and the escape routes. a no smoking policy is in place and residents have been informed of the interim change to the emergency plan, from stay put to simultaneous. Appropriate arrangements are in place to facilitate the new fire strategy, radio linked fire detection in place along with suitable numbers of staff. All fire safety systems and equipment are subject to regular testing and maintenance.

Article 17 - Maintenance

SAFETY CRITICAL
Are fire safety provisions being adequately maintained?

"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"

Compliance Level: Minor deficiency; Non-Compliant

Observations: The fire safety systems and equipment were in a good state of repair with L&O carrying out regular testing and maintenance. A dedicated fire safety team is in place and all defects are reported and dealt with as per L&O policy. No reasons observed to doubt functionality of the fire safety provisions. *It was noted that a smoke door to the shaft was left open at the time of the audit. *One of the sampled flat front doors was missing a self closing device.

Article 17(1) Ventilation-Common parts exit routes

The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working

order and good repair.

During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the ventilation of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to the ventilation of the access route. It was observed that a smoke door on the 7th floor smoke shaft was left in the open position.

Remedy:

Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. The following is provided as advice and does not form any part of the notice: Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner. Carry out remedial works to reinstate all smoke doors to the closed position.

Article 17(1) Flat doors-Common parts exit routes

The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.

During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route.

The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route, a sampled flat front door was missing a self closing device.

Remedy:

Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance. Available means the responsible

person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner. Carry out a programme of door maintenance to ensure all flat front doors are adequately self closing into their frames.

Article 21 - Training

SAFETY CRITICAL **Are employees being effectively trained?**

"The responsible person must ensure that his employees are provided with adequate safety training"

Compliance Level: Broadly Compliant

Observations: Working watch staff had been provided with general fire safety training and were aware of the actions to be taken in the event of a fire emergency arising.

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: Single staircase serves all storeys in the building. Lobbied approach to all dwellings with self closing fire doors providing protection to the staircase. Two available exits are provided from around floor level with single action release. All escape routes were clear and well lit with emergency lighting units provided where required. *Flat front door sampled and found to be missing a self closing device.

Article 14 Flat Front Door Specific

Please refer to Article 17.

Remedy:

Please refer to Article 17.

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: An interim wireless detection and warning system has been installed in all communal areas with additional detection within each individual flats. The main panel was sited within the entrance lobby. This is in place whilst the emergency plan has been reverted to a simultaneous evacuation policy, once all remedial works have been completed all interlinked detection between flats and within communal areas will be removed.

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?**

Compliance Level: Broadly Compliant

"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"

Observations: Currently a simultaneous evacuation policy is in place whilst work is carried out to remove external and internal cladding. This will revert to a stay put policy once all necessary works are completed. Deemed to be suitable for the building

subject to fire stopping and compartmentation surveys being carried out.

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: 13/06/2019 18:38

IO

PRE-AUDIT : 2 HOURS

AUDIT : 4 HOURS

POST-AUDIT : 2 HOURS

TOTAL : 8 HOURS

INSPECTED ESCAPE ROUTES, FINAL EXITS, RISER CUPBOARDS, SAMPLED FLAT FRONT DOORS, ELECTRICAL CUPBOARDS, REFUSE ROOM, INTERVIEWED SEVERAL MEMBERS OF THE WAKING WATCH, SPOKE TO RESIDENTS ON SITE IN RELATION TO THE EMERGENCY PLAN, INSPECTED SEPARATION BETWEEN COMMERCIAL AND RESIDENTIAL AREAS, ADDITIONAL TIME FOR PROVIDING TRAINING FOR FIRE SAFERT ADVISORS SHADOWING THE AUDIT.

Purpose built flats of 8 storeys (around -7th floor) built in 2011 and constructed of brick, concrete, wood and has part metal sheeted roof and part roof terrace. Cladding is in place externally and internally however this has been tested and is confirmed not to be ACM.

34 self contained units which can be accessed via an intercom and fob system to all units from the main entrance door.

Access into the property grounds can be gained via the side access controlled gate or the rear access controlled gate. FB Drop key entrance.

Once within the main entrance you have a Firefighting lift, lobby door to cycle store / communal bin store and a lobby door leading into the communal protected stairwell, which extends to all storeys.

Lobbied approach to all dwellings.

Emergency lighting throughout.

The ground floor area has is being utilised by commercial properties that have their own entrance /exit doors and do not enter the communal area of the property.

Whilst the cladding is removed from the premises a waking watch is in place with 2 members carrying out a systematic patrol of all communal areas. Emergency plan has reverted to a full evacuation and detection and warning in communal areas is provided by radio linked fire detection with panel sited in the main entrance lobby.

Waste bin room is at provided with 2 door protection.

Firefighting lift is on site with dual supply and full control override facilities.

Drinking water main inlet is sited at the front of the building with outlets on all floors located within locked signed riser cupboards.

Fire stopping had been conducted and photo log stickers were affixed where work had been

carried out.

Smoke shaft runs vertically through all lobbies with smoke doors opening on actuation of detection within communal areas.

An override AOV switch was sited at the base of the protected staircase.

*FRA fails to include details relating to the cladding on the external and internal areas of the building. Briefly mentioned however not deemed to be enough information.

*7th floor - smoke door was left open. - Art 17

*A sampled flat front door was missing a perko self closer. - Art 17

13/06/2019 18:34

Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance
Level:

1 - Well above average

Property Risk Group:

B - Sleeping familiar or Licensed Premises

Life Risk:

-4

Relative Risk:

4.42

Signature of Occupier:

Date Completed



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 6 April 2020

Location summary

File No 91/223899
UPRN 10013533675
Building Name
Address 26 ARCH STREET
 LONDON
 SE1 6AS
Borough Southwark
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Southwark & Lewisham
Station Ground A28 - Dowgate
Site Risk Score 4.50
Total Floors 8 **Basement floors** 0
Estimated number of sleeping 0
Special Features Common Curtilage

Additional detail

The building is currently undergoing works to remove cladding, L&Q are to send further details of this which will be uploaded to the portal. Simultaneous evacuation and a waking watch are in place during the works.

Premises Description

Purpose built flats of 8 storeys (ground -7th floor) built in 2011 and constructed of brick, concrete, wood and has part metal sheeted roof and part roof terrace. 34 self contained units.
 Access into the property grounds can be gained via the side access controlled gate or the rear access controlled gate. FB Drop key entrance. Single staircase.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address 26 ARCH STREET
 LONDON
 SE1 6AS

Responsible team	FSR Southwark & Lewisham
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	4.50
Reinspection Date	N/A (SAMPLE)
Last Inspection	26 March 2020
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Small 3001m ² to 5000m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

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	Simultaneous Evacuation
History of fires?	No

Contacts**Occupier**

Name Default Property
Address 26 ARCH STREET
 LONDON
 SE1 6AS

Owner/Co-Owner

Name London and Quadrant Housing Trust
Responsible Person Company Secretary
Position Company Secretary
Address 29-35 West Ham Lane, London, United Kingdom, E15 4PH
Telephone [REDACTED]
URL www.lqgroup.org.uk

Managing Agent

Name	London & Quadrant Housing Trust
Responsible Person	[REDACTED]
Position	Principal Corporate H&S Advisor
Address	Cray House 3 Maidstone Road Sidcup Kent DA14 5HU
Telephone	[REDACTED]
Email	[REDACTED]@lqgroup.org.uk

Other relevant contact

Name	London & Quadrant Housing Trust
Responsible Person	[REDACTED]
Position	Resident Services Manager
Address	Printworks Unit F-G 22 Amelia Street London SE17 3BZ
Telephone	[REDACTED]

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

A detailed fire risk assessment was provided prior to the inspection which included the significant findings and subsequent actions. The fire risk assessment considers the cladding on the building and details of the samples which are not ACM but HPL. Further details are included in this audit conclusion. The fire risk assessment was carried out internally by [REDACTED] and dated 11/04/2019. The fire risk assessment is reviewed annually.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

An auditable and effective system of fire safety management is in place and this was evident at the time of the inspection. L&Q Group are currently in the middle of works to remove cladding from the interior and exterior of the building and have changed the evacuation strategy to simultaneous evacuation while also installing a waking watch of 5 persons over this block (26 Arch Street) and the neighbouring block (28 Arch Street)

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

An effective fire detection and warning system is in place. Detector heads on each floor linked by radio provide warning in case of fire so that all residents can evacuate simultaneously. Detector heads are also linked to an AOV/MOV system which is maintained by BBC Fire Protection Ltd and have manual override points on the ground and 7th floor.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Verbal Advice Given

Observations

At the time of the inspection it was noted that the fire doors to the protected stair were not closing fully on the following floors:

6th, 5th, 3rd.

As there is currently a waking watch in place I have scored this as low risk and advised L&Q that these must be repaired as soon as possible.

Otherwise an effective means of escape is provided and kept clear through regular building checks and waking watch.

FAILURE

Article 14 Issues with emergency routes or exits

At the time of the audit the emergency routes or exits were inadequate. It was found that some of the fire doors to the protected stair were not closing fully into their frames.

REMEDY

Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by ensuring that an ongoing system of maintenance is in place to ensure suitable fire resistance to the protected stair.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Fire action notices throughout the premises detail the procedures that should be followed in case of fire.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Observations

The fire safety provisions throughout the premises are being adequately maintained, however, at the time of the inspection it was found that some of the fire doors to the protected stair were not closing fully into their frames.

Verbal Advice Given

FAILURE

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 the fire resisting doors to the protected stair on the 3rd, 5th and 6th floors were not closing fully into their frames.

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 that maintenance is carried out to ensure that these fire doors close fully into their frames.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Employees are subject to ongoing and regular fire safety training.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

After the previous audit by LFB on 17/08/2017, the riser cupboards were suitably fire stopped by Masterdec on 18/09/2017.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

Preventative and protective measures have been implemented and are detailed within the fire risk assessment.

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	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
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

06/04/2020 15:02

Fire Safety Advisor - [REDACTED]

I attended this inspection alone and gained access through the drop key switch at the front gate to 26 & 28 Arch Street and then further into the building (26 Arch Street) by the waking watch of which there are 5 on site (detailed by the fire risk assessment) though at the time of the audit I only came across 3. The evacuation strategy has been changed to full evacuation while the cladding is removed. The cladding is detailed in the fire risk assessment as being High Pressure Laminate and I am currently waiting for a schedule of the works from L&Q.

During the inspection of the building I found that the fire doors to the protected stair on the 3rd, 5th and 6th floors were not closing fully into their frames and I have advised L&Q that these should be remedied as soon as possible. I have scored this as a low risk due to the waking watch which is in place.

06/04/2020 15:02

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	-4
Actual Risk Score	4.42
Risk Score	4.50

Audit Timings

Audit Duration
135

Travel Time
90

Post Audit Processing Duration
120