

Freedom of Information request reference number: 7174.1

Date of response: 16 February 2023

Request:

Lewisham Licensing - Y.O.U.R Beauty School Limited, 28 Sangley Road Catford London SE6 2JL

I am getting in touch with you regarding these premises as the below confirmation was received in 2018 and I was wondering whether you had visited the business more recently.

Response:

A Fire Safety Audit took place at Y.O.U.R Beauty School Limited, 28 Sangley Road Catford London SE6 2JL on 14th October 2022. Due to a Special Treatment application.

I have attached a copy of the fire safety audit form to this response.

Please note that personal data has been removed from the attached documents 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: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 14 October 2022

Location summary

File No 90/192355
UPRN 100023276934
Building Name Y.O.U.R Beauty School
Address DALTON CHIROPODY CENTRE
 28 SANGLEY ROAD
 CATFORD
 LONDON
 SE6 2JH
Borough Lewisham
Use M - School
Responsible Team FSD SOUTH-LEW-GREEN-BEX
Station Ground E21 - Lewisham
Site Risk Score 9.00
Total Floors 2 **Basement floors** 0
Estimated number of sleeping 0

Special Features

Additional detail

Detached residential dwelling converted into commercial premises.

Premises Description

The premises is a two storey brick and concrete built building, converted to a commercial premises, which is occupied by an adult training centre. The premises has offices, classrooms, lunchroom, kitchen and a lounge area on the ground floor, and classrooms and toilets on the first floor. The premises is served by one internal staircase, leading from the ground floor to the first floor. A boiler room is located in a compartment outside the premises. There are three exits provided from the premises.

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 4 April 1991

Heritage Building No

Balconies present? No

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk Normal

Property Detail (OCCUPIER PROPERTY)

Occupier Contact Address	YOUR Beauty School Limited DALTON CHIROPODY CENTRE 28 SANGLEY ROAD CATFORD LONDON SE6 2JL
Responsible team	FSD SOUTH-LEW-GREEN-BEX
Occupancy Type	Sole Occupier
Property Use	N - Shop
Valuation Office	CS3 - Hairdressing Salon
Original Risk Score	3.50
Reinspection Date	N/A (SAMPLE)
Last Inspection	13 October 2022
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Small 131m ² to 200m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	Normal
Primary Authority Partnership	N/A

Protection Data

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	YOUR Beauty School Limited
Person	[REDACTED]
Address	DALTON CHIROPODY CENTRE 28 SANGLEY ROAD CATFORD LONDON SE6 2JL
Telephone	02086983431
Mobile	[REDACTED]
Email	[REDACTED]@hotmail.co.uk

Owner/Co-Owner

Name	El Casa Property Co Ltd
Person	[REDACTED]
Position	Landlord
Address	c/o Furlongs Garage Ltd 160 Powis Street Woolwich London SE18 6NL
Telephone	[REDACTED]

On Site Representative - NEW

Name	Your Beauty School
Person	[REDACTED]
Position	Premises Manager
Address	28 Sangley Road, London, England, SE6 2JH

Other relevant contact - NEW

Name	Your Beauty School
Person	[REDACTED]
Position	Secretary
Address	[REDACTED], [REDACTED], [REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

At the time of the audit a recorded copy of the fire risk assessment was provided. The fire risk assessment was conducted by [REDACTED] of Fire Risk Assessment.com, July/01/2021. The fire risk was not suitable and sufficient for the premises as it was out of date and did not consider the risk to vulnerable persons.

The responsible person was advised to review the fire risk assessment taking into considerations the risk to vulnerable persons.

Article 9
(continued)

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

1. It did not consider the risk to vulnerable persons
2. It was out of date

REMEDY

The fire risk assessment should be reviewed, with specific consideration given to the risk to vulnerable persons.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit, the management demonstrated a proactive attitude towards fire safety which was evidenced by good and up to date maintenance of fire safety systems and equipment. The fire safety measures provided was suitably maintained in good repairs and suitable working order. There were records to evidence fire safety training for staff, and staff members were aware of what actions to take in the event of fire and the safe evacuation of students.

However, the fire risk assessment was not suitable and sufficient for the premises as it was out of date and did not consider the risk to vulnerable persons in the premises.

FAILURE

Article 11 FS arrangements not maintained

At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required. It was found that the fire risk assessment was not effectively been reviewed as it did not consider the risk to vulnerable persons in the premises.

REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, a detection and warning system, incorporating alarm panel displaying healthy power supply and no faults, zones plans, sounders, smoke/heat detection, and manual call points was installed with the premises. The alarm system is linked to an external monitoring centre. CCTV was also installed within the premises which also aid with detection of a fire.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, one internal staircase and three exits were provided within the building. The corridors and exits were free and clear of obstructions, sufficiently signed and illuminated as well as emergency lighting was provided. The exit to the front of the premises was fitted with a magnetic lock and FOB, which fail safe to open on the activation of the alarm. The two other exits had locks which required a key. Each teacher has a FOB and keys, and have been

Verbal Advice Given

Article 14
(continued)

trained in evacuating the students from these areas. This was allowed because of the vulnerable persons present in the premises, however the responsible person was advised to ensure this is well managed and refresher training is carried out regularly.

Article 15 - Procedures for serious and imminent danger and for danger areas**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, there was appropriate measures in place for the evacuation of relevant persons in the event of a fire. Sufficient fire safety signage were displayed throughout the premises providing instructions of the actions to take in the event of a fire. Suitable Alarm and detection system installed to provide early warning in the event of a fire. Door lock devices are released on of the alarm as well as staff has keys to doors which has been fitted with locks. Staff are trained as fire marshals. Staff were appointed to call the fire brigade and assist with evacuation. Evacuation drills are carried out at the beginning of each term. System were provided to assist persons with disabilities.

Article 17 - Maintenance**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, the fire safety measures provided were suitably maintained in good repairs and efficient working order.

Article 21 - Training**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, from discussion with the manager and from records provided, it was established that sufficient training was provided to staff.

Article 8 - General fire precautions**Safety Evaluation**
Broadly Compliant**Observations**

At the time of the audit, no obvious breach in compartmentation was observed.

Article 10 - Principles of prevention to be applied**Safety Evaluation**
Broadly Compliant**Observations**

At the time of the audit, the following fire safety measures were provided

- Portable fire extinguishers comprising of a combination of Foam, Water, CO2, Wet and Powder
- Detection and Warning System incorporating 3 alarm panels, smoke/heat detection, manual call points and sounders
- Emergency lighting
- CCTV
- Fire Safety signage
- Fire resisting doors

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Broadly Compliant	At the time of the audit, a sufficient amount of portable fire extinguishers comprising of a combination of Foam, Water, CO2, and Powder was provided. They were appropriate for the size, activities, and risk present in the premises. However, during the audit a powder fire extinguishers was observed in the kitchen. The responsible person was advised that, a powder fire extinguisher was not suitable for the risk present in a kitchen. The responsible person was advised to consider replacing with a CO2 fire extinguisher.

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
Broadly Compliant	At the time of the audit, maintenance records and servicing records provided, evidenced that competent persons were appointed to assist the responsible person in undertaking fire safety responsibilities.

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Broadly Compliant	At the time of the audit, sufficient fire safety signage was displayed within the premises providing information of the action to take in the event of a fire.

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

Broadly Compliant

Observations

At the time of the audit, from discussion with the manager and a staff member, it was established that employees are aware of their fire safety responsibilities.

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 Evaluation

Not Applicable

Observations

None

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation

Not Applicable

Observations

None

Article 29 - Current alterations notices

Safety Evaluation

Not Applicable

Observations

None

Article 30 - Current enforcement notices

Safety Evaluation

Not Applicable

Observations

None

Article 31 - Current prohibition notices

Safety Evaluation

Not Applicable

Observations

None

Article 32 - Offences

Safety Evaluation

Not Applicable

Observations

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

Date audit carried out

12/10/2022

Time of audit

13:00

Reason for audit;

Reactive audit

Conclusion

Your Beauty Shop, 28 Langley Road, London, SE6 2JH, was audited October 12, 2022 as a reactive audit. I attended the audit alone.

The premises is a two storey brick and concrete built building, converted to a commercial premises, which is occupied by an adult training centre.

The premises has offices, classrooms, lunchroom, kitchen and a lounge area on the ground floor, and classrooms and toilets on the first floor. The premises is served by one internal staircase, leading from the ground floor to the first floor. A boiler room is located in a compartment outside the premises. There are three exits provided from the premises.

My pre-audit checks included:

IMS Imapping, LFB Data, Farynor, Google maps, e-FSF, Company House and Primary Authority Scheme.

I inspected the ground and first floor areas, exits, and external area leading from the exits.

The following fire safety measures were observed with the premises.

- Portable fire extinguishers comprising of a combination of Foam, Water, CO2, and Powder
- Detection and Warning System incorporating alarm panel, smoke/heat detection, manual call points and sounders
- Emergency lighting
- CCTV
- Fire Safety signage
- Fire resisting doors

The following management deficiencies were observed:

1. The fire risk was not suitable and sufficient for the premises as it was out of date and did not consider the risk to vulnerable persons. The responsible person was advised to review the fire risk assessment taking into considerations the risk to vulnerable persons.
2. A powder fire extinguisher was provided in the kitchen, which was pointed out to the responsible person as inappropriate for the risk present in that part of the premises. She was advised to removed it and replace it with CO2 fire extinguisher.

The audit resulted in verbal action which was communicated to the Responsible person. A copy of GN 66 was emailed to provide Guidance.

Extent of premises audited

A full inspection of the premises was conducted.

Justification of audit outcome

At the time of the audit, the management demonstrated a proactive attitude towards fire safety which was evidenced by good and up to date maintenance of fire safety systems and equipment. The fire safety measures provided was suitably maintained in good repairs and suitable working order. There were records to

evidence fire safety training for staff, and staff members were aware of what actions to take in the event of fire and the safe evacuation of students.

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	C - Public unfamiliar
Life Risk	-4
Actual Risk Score	4.2
Risk Score	4.25

Audit Timings

Audit Duration
60

Travel Time
40

Post Audit Processing Duration
180

Management Review

Reviewed By

approved