

Freedom of Information request reference number: 7162.1

Date of response: 16 February 2023

Request:

167 Chandos Road, Stratford, London, E15 1TX
I need to obtain a copy of the last London Fire Brigade audit (Visit)

Response:

A Fire Safety Audit took place at 167 CHANDOS ROAD, STRATFORD, LONDON, E15 1TX on 22nd August 2018.

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/>

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
Audit Completed 22 August 2018

Location Summary

File No: 17/014161
UPRN: 46013003
Building Name:
Address: 167 CHANDOS ROAD
STRATFORD
LONDON
E15 1TX
Use: B - Care Homes
Borough: Newham
Responsible Team: FSR Newham & Waltham Forest
Station Ground: F21 - Stratford
Risk Score: 9
Number of Floors: Total: 3 Basement: 1
No. of Beds: 7
Special Features: Unprotected staircase
Additional Detail: 2 upper floors used as care home with
basement used for storage only.
Environmental Risks:
Site Reinspection Date: 1991-04-04
Heritage Building:
Petroleum Redevelopment:
Fire Fighter Risk: Low

Inspected property summary

Occupier Contact:
Address: 167 CHANDOS ROAD
STRATFORD
LONDON
E15 1TX
Responsible Team: FSR Newham & Waltham Forest
Occupancy Type: Occupier - multi occupancy
Use: B - Care Homes
Valuation Office: MR1 - CQC Registered Care Home
Risk Score: 4.5
Total Capacity: 0
Maximum Number
of people: 0 < 20
Property Size for
Use: Small
In M²: 351 to 640
Environmental
Risks:

Building features that may assist fire spread:

Flammable Materials

Stored:

Type: _____

Contacts

Contact Type	Occupier
Sole Supplier Risk Name	Precious Homes Support Limited
Responsible Person Position	
Address	[REDACTED]
Telephone	
Fax	
Email	
URL	
Contact Type	Owner/Co-Owner
Sole Supplier Risk Name	Precious Homes Ltd
Responsible Person Position	Managing Director
Address	Magic House5-11 Green Lanes Palmers GreenLondonN13 4TN
Telephone	
Fax	
Email	
URL	
Contact Type	On Site Representative
Sole Supplier Risk Name	Percious Homes Ltd
Responsible Person Position	[REDACTED]
Address	[REDACTED]
Telephone	0208 534 8236
Fax	
Email	[REDACTED]
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"*

Compliance Level: Broadly Compliant Observations: 22/08/2018 15:50:Risk assessment seen and covers all expected areas. Last done 6/18Asked to attend by occupier to see assessment.Missed lack of fire door to kitchen but sorted in 2 days

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL**Is there effective Fire Safety Management?**

Compliance Level: Broadly Compliant

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

Observations:

22/08/2018 15:52:All arrangements in place and demonstrated while on site.Also shown by action taken concerning fire door

Article 17 - Maintenance**SAFETY CRITICAL****Are fire safety provisions being adequately maintained?**

Compliance Level: Broadly Compliant

"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"

Observations:

22/08/2018 15:55:Up to date records seen for all fire safety systems.

Article 21 - Training**SAFETY CRITICAL****Are employees being effectively trained?**

Compliance Level: Broadly Compliant

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

Observations:

22/08/2018 15:56:All staff trained and records seen.3 monthly fire drills.Peeps in place

Article 14 - Emergency routes and exits**SAFETY CRITICAL****Is effective means of escape provided and maintained?**

Compliance Level: Broadly Compliant

"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"

Observations:

22/08/2018 15:53:All routes were checked and found to be clear.Plenty EL in pace.

Article 13 - Fire Warning Arrangements**SAFETY CRITICAL****Are effective fire warning arrangements provided?**

Compliance Level: Broadly Compliant

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

Observations:

22/08/2018 15:53:L2 system in place and up to date testing.

Article 13 - Fire Fighting Equipment**Are effective fire fighting equipment arrangements provided?***"Where necessary.the responsible person must ensure that the premises are equipped with appropriate..fire-fighting equipment"*

Compliance Level: Broadly Compliant

Observations:

22/08/2018 15:56:In place and in test date

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:

22/08/2018 15:54:All leave on alarm.Notice displayed.

Overall Safety Standard

Broadly Compliant

Observations:

Management Compliance Level

Management Compliance Level:

1 - Well above average

Initial Expectation: Verbal Action

Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion:

22/08/2018 16:00

Asked to attend by RP to inspect risk assessment.

Spoke about risk assessment and action plan.

Spoke about test records for all fire safety systems.

Spoke about fire door to kitchen. Photos sent after 2 days with corrected fire door shown.

Spoke about fire safety in general

Looked at all common parts and 2 rooms.

Well run with no major concerns.

22/08/2018 15:56

Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance Level:

1 - Well above average

Property Risk Group:

A - Sleeping Unfamiliar

Life Risk:	-5.9
Relative Risk:	4.34
Signature of Occupier:	
Date Completed	