

Freedom of Information request reference number: 7163.1

Date of response: 16/02/2023

Request:

Latest Inspection Visit/ Audit Report for Precious Homes, Prince Regent, 293b Alnwick Road, E16 3EZ

Response:

Please see below for the requested information on the Inspection and Audit report for Precious Homes, E16. Please note the report concluded Precious Homes as Broadly Compliant in February 2019. Names have been redacted in accordance with [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 15 February 2019

Location Summary

File No: 17/186570
UPRN: 46082752
Building Name: PRINCE REGENT HOUSE
293 ALNWICK ROAD
Address: WEST BECKTON
LONDON
E16 3EZ
Use: B - Care Homes
Borough: Newham
Responsible Team: FSR Newham & Waltham Forest
Station Ground: F45 - Plaistow
Risk Score: 9
Number of Floors: Total: 3 Basement: 0
No. of Beds: 10
Special Features: Common Curtilage
Additional Detail: Now split into 2 properties, 293a is sheltered living and 293b is a care home for adults with learning disabilities.
Environmental Risks:
Site Reinspection Date: 1991-04-04
Heritage Building:
Petroleum
Redevelopment:
Fire Fighter Risk: Medium

Inspected property summary

Occupier Contact:
293 ALNWICK ROAD
Address: WEST BECKTON
LONDON
E16 3EZ
Responsible Team: FSR Newham & Waltham Forest
Occupancy Type: Sole Occupier
Use: B - Care Homes
Valuation Office: MR1 - CQC Registered Care Home
Risk Score: 5

Total Capacity: 0
 Maximum Number of people: 50 - 99
 Property Size for Use: Medium
 In M²: 641 to 1500

Environmental Risks:
 Building features that may assist fire spread:
Flammable Materials
 Stored:
 Type:

Lone Worker Risk

General location risks: Some residents present with challenging behaviour.

Contacts

Contact Type Occupier
Sole Supplier Risk
Name Precious Homes Limited
Responsible Person [REDACTED]
Position Senior Support Worker/ Manager
Address 293 ALNWICK ROAWEST BECKTON LONDON E16 3EZ
Telephone [REDACTED]
Fax
Email
URL

Contact Type Owner/Co-Owner
Sole Supplier Risk
Name Precious Homes Limited
Responsible Person [REDACTED]
Position Fire Advisor
Address Magic House 5-11 Green Lanes Palmer Green London N13 4TN
Telephone [REDACTED]
Fax
Email
URL

Enforcement History

Infringements:

Type	Date	Prohibition Restriction Date	Prosecution Date
Art30 Enforcement	2018-11-19		

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"

<p>Compliance Level: Broadly Compliant</p>	<p>Observations: 06/11/2018 10:46:Due to the breaches in compartmentation within the boiler room and the laundry room the fire risk assessment has failed to adequately consider compartmentation within the premises. 16/10/2018 13:18:Current fire risk assessment dated 17/09/18 has considered preventative and protective measures. Compartmentation was considered within the document. Deficiencies were found with compartmentation article 8 refers. PEEPS were considered and these were available for inspection. Has identified need for staff training. Article 9(1) FRA not suitable or sufficient</p> <p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that:</p> <p>1) The fire risk assessment had not adequately considered compartmentation due to breaches of compartmentation being found within the premises.</p> <p>Remedy: The fire risk assessment should be reviewed, with specific consideration given to:Adequate compartmentation within the premises. A full compartmentation survey should be undertaken by a competent person.</p>
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Article 11 - Fire Safety Arrangements

<p>SAFETY CRITICAL Is there effective Fire Safety Management?</p> <p>Compliance Level: Broadly Compliant</p>	<p><i>"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"</i></p> <p>Observations: 15/02/2019 11:30:Retardant spray has been applied upon staff Q and A and electrical service cupboards were found closed as well. no smoke detector covers were found on re-inspection. The boiler room and laundry room holes had been repaired.16/10/2018 13:33:Upon inspection and questioning of staff I found that pictures upon the MOE corridors had not been treated with fire retardant spray. Some of the electrical service cupboards were open on corridors and round electrical systems along MOE were missing covers leaving electrical system exposed.Found a smoke detector within a residents room covered with plastic cover. I found holes in FR in the boiler cupboard and laundry rooms leaving compartmentation inadequate.</p>
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Article 17 - Maintenance

<p>SAFETY CRITICAL Are fire safety provisions being</p>	<p><i>"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</i></p>
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adequately maintained?	<i>maintenance, in an efficient state, in efficient working order and in good repair"</i>
Compliance Level: Broadly Compliant	Observations: 15/02/2019 11:31:New Fire blankets were on site at time of re-inspection16/10/2018 14:16:There were records for the fire alarm 11/17 and Emergency lighting 11/17 and fire extinguishers 10/17. PAT testing was recorded 10/17.A fire blanket within the ground floor kitchen was out of date and had no record of servicing.

Article 21 - Training

SAFETY CRITICAL Are employees being effectively trained?	<i>"The responsible person must ensure that his employees are provided with adequate safety training"</i>
Compliance Level: Broadly Compliant	Observations: 16/10/2018 14:21:Upon speaking to staff they do receive fire safety training and had recently undergone some fire safety training.

Article 14 - Emergency routes and exits

SAFETY CRITICAL Is effective means of escape provided and maintained?	<i>"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"</i>
Compliance Level: Broadly Compliant	Observations: 15/02/2019 11:26:Found service cupboards now closed and staff informed me that pictures have been treated as required.16/10/2018 14:00:There was a lack of fire retardant treatment/spray to pictures within the means of escape. Electrical service cupboards were found open.

Article 8 - General Fire Precautions

SAFETY CRITICAL Are employers carrying out their general fire precaution responsibilities?	<i>"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons" (see Article 4, meaning of general fire precautions)</i>
Compliance Level: Major deficiency; Non-Compliant	<p>Observations: 16/10/2018 14:24:During inspection found breaches in the fire resisting boards on the ceiling of the boiler room and the laundry.</p> <p>Article 8 FR Separation At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that:</p> <ol style="list-style-type: none"> 1 There were visible holes in the ceiling within the boiler room on the ground floor. 2) There were visible holes in the ceiling within the laundry room. <p>Remedy:</p>

Provide suitable FIRE RESISTING separation by:1) Repairing any holes in the ceiling of the boiler room on the ground floor to provide 60 minute fire separation.2 Repairing any holes in the ceiling of the Laundry room on the ground floor to provide 60 minute fire separation.

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: 16/10/2018 13:55:Fire alarm was found to be adequate with weekly testing and maintenance as required. L2 system and panel showing healthy supply. Staff also have radio comms to communicate.

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: 16/10/2018 14:44:Fire extinguishers on site were suitable and maintained.

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: 16/10/2018 14:09:staff are One to One with occupants with 24 hour cover and staff are familiar with procedure in the event of a fire which consists of simultaneous evacuation after initial investigation. Staff also have communication devices to assist in evacuation. Staff training needs were identified within recent drills that took place.

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: 15/02/2019 11:33

Upon re-inspection remedial works had been carried out as required. I spoke about the need for FRA to be reviewed and compartmentation considered.

15/02/2019 11:31

Initial Expectation: Verbal action

Specific instructions for Admin to action

Please send compliance letter to The Company Secretary Magic House 5-11 Green
Lanes Palmer Green London N13 4TN

Audit Calculation & Signature

Management Compliance Level:	1 - Well above average
Property Risk Group:	A - Sleeping Unfamiliar
Life Risk:	-4
Relative Risk:	4.51
Signature of Occupier:	
Date Completed	