

**Date of response:** 01/03/2023

**Request:**

I am currently managing 3 supported living services. of Precious Homes

Address

8 mount view road

NW9 0UT

Address

40 Verney Street

Neasden

London

NW10 0BA

Address

75 The Avenue

Wembley

HA9 9PQ

Please do you have record of your visit and reports?

**Response:**

Further to your request, regarding Precious Homes at the above 3 locations. Please find attached below the Fire Audit Report for 8 Mount View Road NW9 0UT as requested.

However, we do not hold any record of audit reports for 40 Verney Street, NW10 0BA.

With regards to 75 The Avenue, HA9 9PQ, the most recent audit resulted in an Enforcement Notice being served. Please see below for copies of the Enforcement Notice.

Where a Fire Safety audit results in a notice (in this case, an enforcement letter) being issued by the LFB, the fire safety 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 later 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/>

# LONDON FIRE BRIGADE - FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM

## 1. Location Detail Tab

File No:	28/011892		
UPRN:	202066582		
Building Name:	8 MOUNT VIEW ROAD		
Address:	LONDON		
	NW9 0UT		
Use:	Care Homes		
Borough:	Brent		
Borough Fire Safety Team:	FSR Brent & Ealing		
Station Ground:	G22 - Stanmore		
Risk Score:	4.75		
SIC Code:			
Number of Floors:	Total: 3	Basement:	0
Floor Area (m2):	Total 360	Average:	120
No. of Protected Staircases:	1		
No. of Beds:	7		
% Open Plan:	5		
Special Features:			
Additional Detail:	Premises is a converted three storey house, the second floor is a flat for one of the residents. It is used to provide supported living to adults (below retirement age) suffering with autism/other mental disorders.		
Environmental Risks:			
Reinspection Date:			
Heritage Building:	<input type="checkbox"/>		
Petroleum Redevelopment:	<input type="checkbox"/>		
Fire Fighter Risk:	Low		
Unwanted Fire Signals Count:	0		

## 2. Protection Tab

### Fire Alarm

**Alarm Type:**AFA with AFD

**Management Standard:**Standard

BS Compliance

Material Deviations from Brigade preferred standard

**Call Point Type:**Break Glass

**Sounder Type:**Bell/Sounder

**Power Supply Type:**Mains

**Automatic Fire Detection**

**Type:**Smoke (Point, Aspirating)

**Management Standard:**Standard

Remotely Monitored

BS Compliance

**Smoke Ventilation**

**Type:**None

**Management Standard:**

BS Compliance

**Sprinklers**

**Type:**None

**Management Standard:**

**% Covered** 0

Domestic Installation

BS Compliance

**General**

Fire Instructions Displayed

Fire Drills And Training

Brigade Appliance Access

Special Features:

Number of Firefighting Shafts: 0

BS Applies

Engineering Solution Applies

Trade Off Measures

Other Legislation:

### 3. Alias Tab

**Alias Address**

### 4. Property Detail Tab

Occupier Contact:

8 MOUNT VIEW ROAD

Address:

LONDON

NW9 0UT

Responsible Team:

FSR Brent & Ealing

Occupancy Type:

Sole Occupier

Use:

Care Homes

Valuation Office:

Sheltered Housing

Risk Score:

4.75

Re-inspection Date:

Total Capacity:

0

Floor Capacity:

0

Property Size for Use:

Small

In M<sup>2</sup>: 351 to 640

Is Non Ambulant:

Occupancy Times:

24 Hours

Exceptional Value:

Environmental Risks:

**Flammable Materials**

Stored:

Type:

## 5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	0 < 20	0 < 20
04:00 - 08:00	0 < 20	0 < 20
08:00 - 12:00	0 < 20	0 < 20
12:00 - 16:00	0 < 20	0 < 20
16:00 - 20:00	0 < 20	0 < 20
20:00 - 24:00	0 < 20	0 < 20

## 6. Contacts Tab

**Contact Type** On Site Representative

**Sole Supplier Risk**

**Name** [REDACTED]

**Responsible Person**

**Position** Scheme Manager

**Address** As Premises

**Telephone** [REDACTED]

**Fax**

**Email** [REDACTED]

**URL**

**Contact Type** Occupier

**Sole Supplier Risk**

**Name** Precious Homes Limited

**Responsible Person** As above

**Position**

**Address** Magic House Palmers Green 5-11 Green Lanes London N13 4TN

**Telephone** [REDACTED]

**Fax** [REDACTED]

**Email** info@precious-homes.com

**URL** www.precioushomes.co.uk

**Contact Type** Consultant

**Sole Supplier Risk**

**Name** [REDACTED] (A.I. Fire Safety Ltd)

**Responsible Person**

**Position** Appointed FS Consultant

**Address**

**Telephone** [REDACTED]

**Fax**

**Email** [REDACTED]

**URL**

## Abstracts

## Part B - Fire Safety Audit

## 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: A S&S FRA has been carried out, dated 06/15 - see article 8 notes re SF's A/Plan.

**Article 10 - Principles of prevention to be applied**

**SAFETY CRITICAL**  
**Have any preventative and protecting measures been implemented?**

*"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"*

Compliance Level: Broadly Compliant

Observations: No issues identified specific to this article.

**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: Minor deficiency; Non-Compliant

Observations: No 1 yr gas cert, No 5yr elect installation Cert, no EL self test log - although it is being done and a flick test demonstration was given to confirm. Storage cupboards on the single moe are not kept locked shut, although smoking is permitted in residents rooms the resident on the 2nd floor is careless with smoking material and there were multiple burn marks on her floor covering surrounding her 'smoking chair' - I immediately raised my concerns with the 2 OSR's present - and highlighted the need to urgently review current policy/consider what measures, both long and short term to deal with this immediate issue. 12/7/16 T/con with [REDACTED] (A.I. Fire Safety Consultant) confirmed that due to limited options being available to Precious Homes in respect actions that can be taken to address this issue due to the deprecation of liberty legislation, this case has now been referred to social services as a potential safeguarding issue. AFD/EL testing is being carried out, recording moved to a single log book, but the EL section was missed - a flick test was demonstrated to me during the audit. PAT stickers suggested testing has gone on in the past, but no documentation could be provided. During the audit I also raised concerns that a resident knew how to operate/silence the fire alarm/and the FAP was left in 'access mode', creating potential for unauthorised operation of the panel controls.

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 :

- a.) 1 yr. gas cert/5yr elect installation Certs could not be provided.
- b.) Storage cupboards on the single moe are not kept locked shut.
- c.) Although smoking is permitted in residents rooms, a resident on

the 2nd floor is careless with smoking material and there were multiple burn marks on her floor covering surrounding her 'smoking chair' - this had not been identified/considered/addressed.

Remedy:

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

## 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:Broadly Compliant

Observations: Last Svc cert was dated 10/15, I was advised that a more recent svc had been done and I am currently awaiting the scanned document.

## Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

**SAFETY CRITICAL**

**Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?**

*"Where necessary.to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure.facilities, equipment and devices provided.use by or protection of fire-fighters.suitable system of maintenance.maintained.working order and in good repair"*

Compliance Level:Not Applicable Observations:

## Article 19 - Provision of information to employees

**Is adequate provision made to provide information to employees?**

*"The responsible person must provide his employees with comprehensible and relevant information"*

Compliance Level:Not Applicable Observations:

## Article 20 - Provision of information to employers and the self-employed from outside undertakings

**Is adequate information provided to employers and employees from outside undertakings?**

*"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"*

Compliance Level:Broadly Compliant

Observations: No special arrangements required for this type of property.

## Article 22 - Co-operation and co-ordination

**Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?**

*"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"*

Compliance Level:Not Applicable

Observations:

## 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: Staff training has been carried out, records kept to this effect.

## Article 12 - Elimination or reduction of risks from dangerous substances

### **SAFETY CRITICAL**

**Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?**

*"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"*

Compliance Level: Not Applicable

Observations: No DS's identified during the audit.

## Article 16 - Additional emergency measures in respect of dangerous substances

**Are there suitable additional emergency measures provided to safeguard all relevant persons from an accident, incident or emergency related to dangerous substances in or on the premises?**

*"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable warning and other communication systems are established, escape facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"*

Compliance Level: Not Applicable

Observations:

## Article 18 - Safety assistance

**Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?**

*"The responsible person must appoint competent persons to assist him in undertaking preventive and protective measures"*

Compliance Level: Broadly Compliant

Observations: See articles 9 & 11

## 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: MOE arrangements were satisfactory, fire doors on AMDH's/EL etc, although I was informed that the key to a mortice lock on the front door was not present, I requested that if this was the case, as a precaution the barrel should either be blanked off - or the lock converted to a thumb turn, similarly for the alternative F/Exit mortice lock to the rear door from the temporary assy area (rear dining room) - see article 15.

## Article 8 - General Fire Precautions



**SAFETY CRITICAL**  
**Are employers carrying out their general fire precaution responsibilities?**

*"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)

Compliance Level: Broadly Compliant

Observations: Overall FS arrangements were satisfactory, any issues identified will be detailed by article. Some SF's in the FRA action plan had not been addressed (FRA dated 06/15), issues included a minor kitchen fire door defect, staff training, a more detailed/targeted emergency plan and an updated zone map adjacent to the FAP. As these items were relatively minor - and a dedicated FS consultant has been appointed to raise FS standards - AI Fire Safety, who were in attendance. I was given a satisfactory explanation of what issues had been identified and that the appointment was specifically to deal with all outstanding matters, therefore I have scored as overall BC. Some minor fire stopping was identified at the head of the elect intake cupboard, [REDACTED] of AIFS agreed to have this addressed.

### 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: AFD coverage is adequate - see article 11 notes.

### 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: FFE provision adequate.

### 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: A FS Consultancy (A.I. Fire Safety) has been appointed to review current emergency procedures including greater reference to specific residents needs/mobility via their care plan to enable safer/speedier evacuation. This is of particular significance due to their being 2 wheelchair users located on the GF. Only limited Fire drills have been carried out, but recording arrangements were inadequate for measurement/assessment. The attendees were advised the drills should be scenario based and include a night time situation.

## Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

**Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches? "Prescribed voltage"**

**means:**

**1000v AC or 1500v DC between two conductors. 600 v AC or 900 v Dc between conductor and earth**

Compliance Level:Not Applicable

*"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"*

**Note This article does not apply to licensed premises authorised to for the exhibition of a film**

Observations:

## Article 23 - General duties of employees at work

**Are employees carrying out their general duties while at work?**

Compliance Level:Not Applicable

*"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"*

Observations:

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

## Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken  
No (Compliant)

## Article 29 - Current alterations notices

Has the Responsible Person failed to comply with any alterations notice served on the premises where a prosecution has **not** been taken  
Not Applicable

## Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken  
Not Applicable

## Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken  
Not Applicable

## Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken  
Not Applicable

## Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions  
Not Applicable

## Management Compliance Level

Management Compliance Level: 1 - Well above average

**Initial Expectation:** Verbal action

Considered EMM

**Confirmed Action:** Verbal action

Audit Conclusion: Reason for audit - inspection programme.

Accompanied by the area manager [REDACTED] & [REDACTED] (A.I. Fire Safety Consultant)

Audit to all communal areas and sample bedrooms.

Outcome BC.

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works

Peak Activity Inspections required:

## General Notes (eg Instructions to Admin)

Hi Admin Reason for audit - inspection programme. Outcome BC Times entered. Please close this job. Thank you. [REDACTED]

## Non-Farynor required detail:

History Of Fires

Fire Setting In Area

Appliance Access:

Average

Water Supplies: Average

Occupants Predominant Type:

Average Mobility

Fire Warning System: Adequate

Fire Loading:

Average

Features Assisting Fire Spread:

- Atrium
- Unprotected Voids
- Unprotected Ducts
- Other

## Audit Calculation & Signature

Management Compliance Level:

1 - Well above average

Property Risk Group:

A - Sleeping Unfamiliar

Life Risk:

-4.1

Relative Risk:

4.49

Signature of Occupier:

Name: [REDACTED]

Date Completed

12 July 2016

Switchboard  
www.london-fire.gov.uk



LONDON FIRE & EMERGENCY PLANNING AUTHORITY

Date

Our Ref.

Your Ref.

28 - 171309

Addressee

Please reply to

Company Secretary

██████████  
Inspecting Officer

Precious Home Ltd.

Direct Telephone

Direct Fax

103 Turnpike Lane

London N8 0DY

Direct E-mail

## 1 ENFORCEMENT NOTICE

1.1 Notice requiring steps to be taken under Article 30 of the

### **Regulatory Reform (Fire Safety) Order 2005**

TO :

Name: **Precious Homes Limited**

Address: **103 Turnpike Lane, London N8 0DY**

Concerning Premises **Precious Homes Ltd, 75 The Avenue, Wembley, Middx. HA9 9PQ**  
at:

I [REDACTED], Assistant Commissioner (Community Safety) on behalf of the London Fire & Emergency Planning Authority (the Authority) hereby give you notice that the Authority is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (the Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Authority, constitute the failure(s) to comply with the Order are specified in the Schedule attached to this Notice.

The relevant extracts of the legislation are attached.

The Authority is further of the opinion that the steps identified in the Schedule to this notice must be taken to remedy the specified failure(s) to comply with the Regulatory Reform (Fire Safety) Order 2005.

Unless the steps identified in the Schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Authority, you will be deemed not to have complied with this notice.

There may be suitable alternative safety measures, to those detailed in this notice, that would meet the requirements of the regulations. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Authority.

The steps must be taken by **3 months** (or such extension if granted by the Authority).

If you fail to comply with the requirements of this Notice, you may have committed an offence. The Authority may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, may be brought on any grounds. These may include that you are aggrieved:

- a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by the Order, being a step which must be taken in order to comply with the Fire Safety Order; or
- b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact [REDACTED] at the address provided at the top of this letter.

**Signed:**

**Dated:**

\_\_\_\_\_  
Assistant Commissioner  
(The Officer appointed for the purpose)

The contents of this Notice are without prejudice to any requirements or recommendations that may be made by the Authority under the Petroleum (Consolidation) Act 1928, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 1991 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 1995. Regard must also be taken, where applicable, of the provisions of the London Building Acts (Amendment) Act 1939 as amended.

Encl: FS03\_01a

FS03\_01b

FS03\_06

Notes:

## **ENVIRONMENT AND SAFETY INFORMATION ACT 1988**

### 1.1.1 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

Schedule referred to in the enforcement notice reference + under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on +

Certain terms written in BLOCK CAPITALS in this Schedule are standard terms defined in "**Definitions of standard terms used in means of escape requirements**" which form part of this Schedule. Where appropriate, a plan may form part of this Schedule to illustrate the steps which, in the opinion of the fire authority, need to be taken in order to comply with the Order.

**NOTE** : 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.

<b>Article</b>	Location and detail of matters which are considered to be failures to comply with the Order	<b>Steps considered necessary to remedy the failures</b>
Article 9	Insufficient identification and assessment of the risk to which relevant persons are exposed.	Carry out a Fire Risk Assessment and, where necessary, record the significant findings
Article 10	The preventative and protective measures implemented by the responsible person are inadequate.	The Responsible Person, as part of the Fire Risk Assessment, must implement any preventative and protective measures in accordance with the identification of the significant findings.
Article 11	No effective management of the fire safety arrangements.	Suitable arrangements for the effective planning, organisation, control, monitoring, maintenance and review of the protective measures must be made. The preventative and protective measures are the measures that have been identified by the Fire Risk Assessment as the general fire precautions the Responsible Person needs to take to comply with this order.
Article 17	Inadequate maintenance of the fire alarm system.	The provision of a maintenance system to ensure that the fire alarm and detection system are

		checked/tested/maintained, as per the guidance given in BS 5839, will satisfy the requirements of this article.
Article 17	Inadequate maintenance of the emergency escape lighting system.	The provision of a maintenance system to ensure that the emergency escape lighting system is checked/tested/maintained, as per the guidance given in BS 5266, will satisfy the requirements of this article.
Article 17	Inadequate maintenance of the fire extinguishers.	The provision of a maintenance system to ensure that the fire extinguishers are checked/tested/maintained, as per the guidance given in BS 5306, will satisfy the requirements of this article.
Article 17	Inadequate maintenance of the fire-resisting doors leading onto the hall, stairs and landings.	The provision of a maintenance system to ensure that all fire-resisting doors are maintained effectively self-closing and, where necessary, are fitted with intumescent strips and cold smoke seals to the top, locking and hanging edges of the doors, will satisfy the requirements of this article.
Article 21	Inadequate fire safety training is provided to enable the employees to safeguard themselves and all other relevant persons.	The Responsible Person must ensure that safety training for employees includes suitable and sufficient instruction and training on the appropriate precautions and actions to be taken by the employee in order to safeguard themselves and other relevant persons on the premises.
Article 14	External fire exit route not kept clear.	All emergency exit routes should be kept clear at all times. Remove all items blocking or obstructing any exit routes.
Article 13	Insufficient or inadequate provision of appropriate fire-fighting equipment.	Provide appropriate fire-fighting equipment, as may be necessary, for the risks identified by the significant findings in your Fire Risk Assessment. Fire extinguisher(s) sited in accordance with BS5306 pt3 1986 and conforming to BS EN3 or equivalent will satisfy the requirement of this article.

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Date

Our Ref.

Your Ref.

28 - 171309

Addressee

Please reply to

Company Secretary  
Precious Homes Ltd.  
Magic House  
5-11 Green Lanes  
London N13 4TN

Inspecting Officer

Direct Telephone

Direct Fax

Direct E-mail

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## 2 EXTENSION OF TIME IN RESPECT

### 3 OF ENFORCEMENT NOTICE

3.1 requiring steps to be taken under Article 30 of the

#### Regulatory Reform (Fire Safety) Order 2005

**Premises: Precious Homes Ltd.**

**Address: 75 The Avenue, Wembley, Middx HA9 9PQ**

I refer to the Authority's enforcement notice dated **15<sup>th</sup> August 2007** when you were given notice of steps to be taken by **15<sup>th</sup> November 2007**

An inspection took place on **28<sup>th</sup> November 2007** when it was noted that the following matters were still outstanding:

<b>Article</b>	Location and detail of matters which are considered to be failures to comply with the Order	<b>Steps considered necessary to remedy the failures</b>
Article 11	No effective management of the fire safety arrangements.	Suitable arrangements for the effective planning, organisation, control, monitoring, maintenance and review of the protective measures must be made. The preventative and protective measures are the measures that have been identified by the Fire Risk Assessment as the general fire precautions the Responsible Person needs to take to comply with this order.

Article 17	Inadequate maintenance of the fire alarm system.	The provision of a maintenance system to ensure that the fire alarm and detection system are checked/tested/maintained, as per the guidance given in BS 5839, will satisfy the requirements of this article.
Article 17	Inadequate maintenance of the emergency escape lighting system.	The provision of a maintenance system to ensure that the emergency escape lighting system is checked/tested/maintained, as per the guidance given in BS 5266, will satisfy the requirements of this article.
Article 17	Inadequate maintenance of the fire extinguishers.	The provision of a maintenance system to ensure that the fire extinguishers are checked/tested/maintained, as per the guidance given in BS 5306, will satisfy the requirements of this article.
Article 17	Inadequate maintenance of the fire-resisting doors leading onto the hall, stairs and landings.	The provision of a maintenance system to ensure that all fire-resisting doors are maintained effectively self-closing and, where necessary, are fitted with intumescent strips and cold smoke seals to the top, locking and hanging edges of the doors, will satisfy the requirements of this article.
Article 14	Emergency door not easily and immediately openable in an emergency e.g. Unacceptable fastening(s) to door(s) on means of escape route(s)	Emergency doors must not be locked or fastened that they cannot be easily and immediately opened by any person who may require to use them in an emergency -  External side fire exit door.

The time limit in which to deal with these outstanding matters has been extended to **28<sup>th</sup> January 2008**.

If at the end of the time limit the matters have not been rectified, consideration will be given to the initiation of legal proceedings.

Any queries regarding this letter should be addressed to the person named at the top of the letter. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner

Date

Our Ref.

Your Ref.

28 - 171309

Addressee

Precious Homes Ltd.  
75 The Avenue  
Wembley  
Middx. HA9 9PQ

Please reply to

██████████  
Inspecting Officer

Direct Telephone

Direct Fax

Direct E-mail

FAO. ██████████

Dear Madam,

## **REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

**Premises: Precious Homes Ltd.**

**Address: 75 The Avenue, Wembley, Middx. HA9 9PQ**

Further to the recent inspection by the Authority I confirm that the works specified in the Enforcement Notice dated **15/11/07**, issued by this Authority in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

Any queries regarding this letter should be addressed to the person named at the top of the letter. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner





---

Date

Our Ref.

Your Ref.

28 - 171309

Addressee

Please reply to

Company Secretary  
Precious Homes Ltd.  
Magic House  
5-11 Green Lanes  
London N13 4TN

Inspecting Officer

Direct Telephone

Direct Fax

Direct E-mail

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Dear Sir or Madam,

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**Address: 75 The Avenue, Wembley, Middx. HA9 9PQ**

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Yours faithfully,

for Assistant Commissioner