



LONDON FIRE BRIGADE

**Freedom of Information request reference number:** 7304.1

**Date of response:** 27<sup>th</sup> March 2023

**Request:**

I'm looking into fire risk assessments for tall buildings which are Redbridge Council's responsibility.

I've been contacted by Danielle Gregory at Tower Blocks UK who says Redbridge have ignored her FOI request for the latest FRAs for its tall buildings. [https://www.whatdotheyknow.com/request/redbridge\\_council\\_fire\\_risk\\_assessment\\_outgoing-1383557](https://www.whatdotheyknow.com/request/redbridge_council_fire_risk_assessment_outgoing-1383557). The ICO has now ruled in Danielle's favour and ordered the council to release them.

Redbridge's website displays a number of FRAs for its tall building but some date back to 2016.

I'm wondering if you could help with:

What LFB's powers/duties are with regards to FRAs for tall buildings under local authority management?

Is LFB specifically aware of how up to date Redbridge's FRAs are?

What are the laws around carrying out or reviewing FRAs? Tower Hamlets suggest there are no laws, simply LGA guidelines <https://www.towerhamlets.gov.uk/FAQs/Fire-safety-FAQs-for-leaseholders-non-council/How-often-must-a-fire-risk-assessment-be-done.aspx>.

I'd be grateful for any guidance you can offer; I have also contacted Redbridge for comment on this as well.

**Response:**

I have received the following update from the Delivery Team:

- What LFB's powers/duties are with regards to FRAs for tall buildings under local authority management?  
We, The LFB, will request the current FRA from the Local Authority prior to carrying out a Fire safety Inspection. This is requested via an email or telephone call. This is inspected by the Fire safety Inspection Officer & then we score that in the FS01 Audit form under Article 9.
- Is LFB specifically aware of how up to date Redbridge's FRAs are?  
This is measured by the frequency of the Fire safety Inspections. E.g., If a premises has not been inspected for two years, then our records will reflect that & within the last FS01, the date of the most recent FR will have been recorded.
- What are the laws around carrying out or reviewing FRAs? Tower Hamlets suggest there are no laws, simply LGA guidelines <https://www.towerhamlets.gov.uk/FAQs/Fire-safety-FAQs-for-leaseholders-non-council/How-often-must-a-fire-risk-assessment-be-done.aspx>.  
*As per Gen 66.*

## 1 About the Order

The Regulatory Reform (Fire Safety) Order 2005 (hereinafter referred to as "the Order") came into force on 1 October 2006. The Order, made under the Regulatory Reform Act 2001, replaced many existing pieces of legislation including the Fire Precautions Act 1971 and the Fire Precautions (Workplace) Regulations 1997 with a simple, single piece of legislation. Fire certificates are no longer issued.

The Order makes specific requirements for fire precautionary matters in the premises to which it applies." Premises" includes any shared areas or common parts of the building e.g., staircases, corridors and shared facilities such as the fire alarm.

The 'responsible person' for complying with the Order in respect of any premises is:

in relation to a workplace, the employer, if the workplace is to any extent under his control.

in relation to any premises that are not a workplace:

- the person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business, or other undertaking (for profit or not); or
- the owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business, or other undertaking.

In addition, the Order is also imposed upon every person who has, to any extent, control of the premises so far as the requirements relate to matters within his control.

3.8 There are nine other legal duties you need to know:

- You must make appropriate fire safety arrangements identified by your FIRE RISK ASSESSMENT
- You must nominate people to undertake any special roles identified in your EMERGENCY PLAN,
- You must consult your employees (or their representatives) about nominations to perform special roles and about your proposals for improving the fire precautions,

You must inform other responsible persons in the building about any significant risks you found which might affect the safety of their employees and co-operate with them about measures to reduce the risk,

If you are not an employer but have any control over a premises you also have responsibility to ensure compliance with the Order in those parts of the building over which you have control,

You must establish a suitable and readily available method of calling the emergency service,

Link to Gen 66 from LFB website: [https://www.london-fire.gov.uk/media/4821/gn\\_66\\_london-fire-brigade-fire-safety-guidance-note.pdf](https://www.london-fire.gov.uk/media/4821/gn_66_london-fire-brigade-fire-safety-guidance-note.pdf)

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/>