

Freedom of Information request reference number: 7344.1

Date of response: 17/04/2023

Request:

Please provide any information/documentation you may have relating to fire safety at the residential block 180-188 Northolt Road, Harrow, HA2 0LT.

This may include details of any incident and emergency responses.

Response:

I can confirm that a fire audit took place on the 11 January 2023. Please see below for details of the Fire Audit report.

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 11 January 2023

Location summary

File No 29/231742
UPRN 100023029351
Building Name KRISSH HOUSE
Address KRISSH HOUSE
 180-188 NORTHOLT ROAD
 HARROW
 HA2 0EN
Borough Harrow
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD BRENT & EAL-HHH
Station Ground G31 - Northolt
Site Risk Score 4.50
Building Height band <18
Total Floors 5 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail NONE

Premises Description The property is a mid-terraced converted offices to 28 flats, steel framed, concrete, block and brick constructed building. The floors are accessed via two protected staircases and a lift. There is an undercroft at the rear for parking.

Exterior Wall Cladding Glass, Brick

Exterior Wall Insulation Unknown

Cladding/Insulation details confirmed by Other

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Balconies present? No

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	KRISSH HOUSE 180-188 NORTHOLT ROAD HARROW HA2 0EN
Responsible team	FSD BRENT & EAL-HHH
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>4.50</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	30 November 2022
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Small 3001m ² to 5000m ²
Environmental Risks	NONE
Occupant Mobility	Atypically mobile
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Mechanical
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	Default Property
Address	KRISSH HOUSE 180-188 NORTHOLT ROAD HARROW HA2 0EN

Owner/Co-Owner

Name	Kartik Capital Ltd
Person	██████████
Position	Director
Address	Kartik Capital Ltd ██████████ Kartik Capital Ltd Haslers, Hawke House Old Station Road Loughton Essex IG10 4PL
Email	██████████

Managing Agent

Name	Hide Estates
Person	██████████
Position	Managing Agent
Address	Hide Homes Ltd 7 Bell Yard London WC2A 2JR
Email	██████████

Other relevant contact

Name	Kartik Capital Ltd
Person	██████████
Address	Kartik Capital Ltd Haslers Old Station Road Loughton Essex IG10 4PL

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

A fire risk assessment was carried out on the 8th November 2019 by ██████████ of Paragon Fire Protection and a hard copy was provided at the time of the audit, and it identified the following

- 1) People at risk (including vulnerable groups)
- 2) Fire hazards (ignition, dangerous substances).
- 3) Detection and warning
- 4) Fire-fighting equipment
- 5) Emergency lighting
- 6) Signage
- 7) Maintenance and record keeping

Article 9
(continued) 8) Management Procedures.

Advised the RP that a new FRA would need to be arranged due to the completion of the NOD findings

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There are no deficiencies noted under Article 11 which means there should be a minimal risk to persons in case of fire.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit it was noted that there was a detection system installed throughout the premises common parts. With an LD3 system in the flats. The alarm system used is an addressable system. There is a smoke shaft in the corridor and an AOV system in the lobbied stairwells.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Rooms exit directly into the protected corridor which leads on to a protected staircase with final exits at ground level. At the time of the audit all escape routes and the final exit were unobstructed and available. There is suitable and sufficient directional signage. Fire Action notices are provided. There is an adequate emergency escape lighting system to BS 5266. Emergency routes and exit lead directly as possible to a place of ultimate safety and are adequate for the number of people using them.

Article 15 - Procedures for serious and imminent danger and for danger areas

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There are appropriate procedures in place for evacuation in case of fire with information provided on occupation as terms of the lease.

There are fire action notices in the common areas detailing the following:

- 1) How to raise the alarm in case of fire
- 2) Action to be taken on hearing the alarm
- 3) Summoning the fire and rescue services
- 4) Assembly point

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Article 17 (continued)	Outside contractors are employed to service and maintain the detection and warning system, the emergency lighting and the fire extinguishers. Annual certification was produced at the time of the audit for the fire alarm and emergency lighting and extinguishers
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Article 21 - Training

SAFETY CRITICAL	Observations
Safety Evaluation Not Applicable	None

Article 8 - General fire precautions

Safety Evaluation Broadly Compliant	Observations General precautions being taken
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Article 10 - Principles of prevention to be applied

Safety Evaluation Broadly Compliant	Observations There are no deficiencies noted under Article 10 which means there should be a minimal risk to persons in case of fire.
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Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation Not Applicable	Observations None
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Article 13 - Fire Fighting Equipment

Safety Evaluation Broadly Compliant	Observations Non required by this article
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Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation Not Applicable	Observations None
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Article 18 - Safety assistance

Safety Evaluation Broadly Compliant	Observations Competent persons are appointed to assist in undertaking preventative and protective measures on the premises, a suitable Fire Risk Assessment was available.
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Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
Outside contractors are informed of the emergency evacuation procedures

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

Safety Evaluation
Broadly Compliant

Observations
Contractors are appointed centrally. The contracts impose fire and H&S safety requirements on the contractors and are managed by the managing agents. Hot works are managed via the Repairs & Maintenance process, and carried out after being risk assessed.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
None

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
There are no employees employed on site however The Contractors (cleaners) are aware of their general duties at work.

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 CRITICAL
Safety Evaluation
Broadly Compliant

Observations
AOV's smoke shafts and dry Risers installed to premises, available on each storey.

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	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

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**

06:12:2022

Time of audit

09:00

Reason for audit;

Demand led, Follow up from NOD issued in September

Conclusion

Follow up Audit from NOD issued by IO [REDACTED] in September 2022

Audit carried out by IO [REDACTED] on 06/12/2022

All paperwork provided, FRA, service certs etc

Full inspection of premises carried out, new AOV's fitted at head of stair, emergency lighting, fire detection & warning system

premises in good order.

Some minor works not completed at time of audit, intumescent strips & Seals on riser cupboard 1st floor & excessive pink foam compartmentation around lobby door on 2nd floor, as the reinspection was before the NOD completion date I discussed these findings with the RP and agreed that he would complete before the NOD end date.

The RP sent photographs and video of the completed works before the NOD end date.

Extent of premises audited

Full inspection of premises carried out, new AOV's fitted at head of stair, emergency lighting, fire detection & warning system

premises in good order

Justification of audit outcome

Full inspection of premises carried out with RP [REDACTED]

New AOV's fitted at head of stair, emergency lighting, fire detection & warning system

premises in good order.

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Verbal Advice Given

None given

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	E - High Rise Residential Building (HRRB specific)
Life Risk	-6
Actual Risk Score	4.25
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	60	90