

Freedom of Information request reference number: 7357.1

Date of response: 18 April 2023

Request:

I would like fire and building assessments and other documentation held (such as correspondence or notes) in respect of the residential block known as Wharton House at 67 Palmers Road, London E2 OFF

Response:

Our Prevention and Protection team have confirmed they have conducted five fire safety audits at Wharton House, 67 Palmers Road, London E2 OFF since 2017.

The table below shows the outcome of each of these fire safety audits (and details the relevant audit documentation attached to this response):

Date of Fire Safety Audit	Outcome	Fire Safety Audit form attached to this response?
06-Apr-23	Broadly Compliant No enforcement action (informal or formal) was required as a result of the audit and no notices were issued.	Yes
21-Feb-22	Low Risk - Notification of Minor Deficiencies The result of the audit confirmed that some fire safety matters required attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises.	I have attached a copy of the informal notification of (fire safety) deficiencies (NOD) letter issued on 24 February 2022 for this premises. Where a Fire Safety audit results in a notice (in this case, a NOD 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)

	<p>When issuing a NOD the expectation is that the issues are minor enough that they can be rectified without needing any formal intervention from the LFB (which is different to an Enforcement Notice). As such, it would be for the Responsible Person(s) of the premises to be satisfied the deficiencies noted are addressed appropriately and within the recommend time frame. The LFB will then check these issues when the property is visited at the next routine inspection (according to the level of risk).</p>	<p>(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.</p> <p>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.</p> <p>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.</p>
27-Mar-21	<p>Broadly Compliant</p> <p>No enforcement action (informal or formal) was required as a result of the audit and no notices were issued.</p>	Yes
07-Feb-20	<p>Broadly Compliant</p> <p>No enforcement action (informal or formal) was required as a result of the audit and no notices were issued.</p>	Yes
11- Dec-17	<p>Broadly Compliant</p> <p>No enforcement action (informal or formal) was required as a result of the</p>	No – copy of fire safety audit form not held for job no. 1755012.

	audit and no notices were issued.	
29-Jun-17	Low Risk - Verbal Action No enforcement action (informal or formal) was required as a result of the audit and no notices were issued	Yes

I have also attached copies of all the internal LFB documentation held on the Prevention and Protection team record for the building (apart from the audit forms linked to the non-compliant audit, as explained in the table above). I have also attached an email from the local council about the replacement of combustible cladding to Wharton House.

Please note, personal data has also been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

I can confirm we also hold a small amount of correspondence with One Housing and Savills that mentions Wharton House. This correspondence is 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)).

The LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act. Other materials (including email correspondence and documents provided to us by the responsible person for the building) and other fire safety information held by the Brigade are also exempt from access via the FOIA provisions.

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

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](#).

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
 Audit Completed 29 June 2017

Location Summary

File No: 05/223464
 UPRN: 6177295
 Building Name: WHARTON HOUSE
 Address: 67 PALMERS ROAD
 LONDON
 E2 OFF
 Use: D - Purpose Built Flats >=4 floors
 Borough: Tower Hamlets
 Responsible Team: FSR Tower Hamlets
 Station Ground: F26 - Bethnal Green
 Risk Score: 0
 Number of Floors: Total: 9 Basement: 1
 No. of Beds: 200
 Special Features:
 Additional Detail: Wharton house is part of a larger new build estate managed by one housing
 Environmental Risks:
 Site Reinspection Date:
 Heritage Building:
 Petroleum
 Redevelopment:
 Fire Fighter Risk:

Inspected property summary

Occupier Contact:
 Address: WHARTON HOUSE
 67 PALMERS ROAD
 LONDON
 E2 OFF
 Responsible Team: FSR Tower Hamlets
 Occupancy Type: Sole Occupier
 Use: D - Purpose Built Flats >=4 floors
 Valuation Office: R3 - Flats/Mais 4 Flrs and over PB
 Risk Score:
 Total Capacity: 0

Maximum Number of people:	100 - 999
Property Size for Use:	Large In M ² : 8301 to 10300
Environmental Risks:	
Building features that may assist fire spread:	
Flammable Materials	
Stored:	<input type="checkbox"/>
Type:	

Contacts

Contact Type	Occupier
Sole Supplier Risk Name	Default Property
Responsible Person Position	
Address	WHARTON HOUS67 PALMERS ROADLONDONE2 OFF
Telephone	
Fax	
Email	
URL	
Contact Type	Managing Agent
Sole Supplier Risk Name	one housing group
Responsible Person Position	██████████
Address	surveying team manager
Telephone	ONE HOUSINGSuttons Wharf south44 Palmers roadLondonE2 OTA
Fax	0208 ██████████
Email	██████████@onehousinggroup.co.uk
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: 29/06/2017 10:59:fire assessment provided by one housing suitable and sufficient all areas of concern highlighted in the sig findings appear to have been rectified or addressed

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:

Article 11 - Fire Safety Arrangements

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

Is there effective Fire Safety Management?

Compliance Level: Broadly Compliant

Observations: 29/06/2017 11:00: arrangements are in place verbally explained by [REDACTED] no areas of concern at the time of audit

Article 17 - Maintenance

SAFETY CRITICAL *"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"*

Are fire safety provisions being adequately maintained?

Compliance Level: Broadly Compliant

Observations: 29/06/2017 11:04: verbally confirmed and onsite conditions supported completion awaiting specific records but expecting compliance

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: Not Applicable

Observations:

Article 14 - Emergency routes and exits

SAFETY CRITICAL *"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"*

Is effective means of escape provided and maintained?

Compliance Level: Minor deficiency; Non-Compliant

Observations: 29/06/2017 11:02: bike stored in the common stairwell communicated to [REDACTED] this will be removed immediately

Article 14 Issues with emergency routes or exits

At the time of the audit the emergency routes or exits were inadequate. It was found that there was a bike stored in the common stairwell.

Remedy:

Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by removing the bike from the common stairwell.

Article 8 - General Fire Precautions

SAFETY CRITICAL

"The responsible person must - Take such general precautions as will ensure, so far as is reasonably

Are employers carrying out their general fire precaution responsibilities?	<i>practicable, the safety of any of his employees or relevant persons"</i> (see Article 4, meaning of general fire precautions)
Compliance Level: Broadly Compliant	Observations:

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL	
Are effective fire warning arrangements provided?	<i>"Where necessary.the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"</i>
Compliance Level: Broadly Compliant	Observations: 29/06/2017 11:01:risk assessment detail single point detectors in the individual flats 29/06/2017 11:00:stay put policy in operation, detection in the common parts to operate aov's.

Article 13 - Fire Fighting Equipment

Are effective fire fighting equipment arrangements provided?	<i>"Where necessary.the responsible person must ensure that the premises are equipped with appropriate..fire-fighting equipment"</i>
Compliance Level: Broadly Compliant	Observations:

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?	<i>"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"</i>
Compliance Level: Broadly Compliant	Observations: 29/06/2017 11:03:stay put policy in place

Overall Safety Standard

Low Risk

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action

Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion: 29/06/2017 11:06

I have fed back the audit conclusion to [redacted] at one housing direct. I have asked him to remove the storage i have also enquired about the cladding on the exterior of the property he said that this is being tested.

29/06/2017 11:05

Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance Level:

1 - Well above average

Property Risk Group:

B - Sleeping familiar or Licensed Premises

Life Risk:

1

Relative Risk:

5.03

Signature of Occupier:

Date Completed



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 7 February 2020

Location summary

File No 05/223464
UPRN 6177295
Building Name WHARTON HOUSE
Address WHARTON HOUSE
 67 PALMERS ROAD
 LONDON
 E2 0FF
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F26 - Bethnal Green
Site Risk Score 5.00
Total Floors 10 **Basement floors** 1
Estimated number of sleeping 200
Special Features

Additional detail

Wharton house is part of a larger new build estate managed by one housing.

The ACM on this building has been removed but not yet replaced.
 Waking watch is still in place.

Premises Description

10 storey purpose built block constructed in 2015.

The basement has an open sided shared car park with all other blocks on this site. Ground up to floor 9 consist of 39 flats and a single protected staircase with AOV at the head. This leads onto a protected lobby access area which is also ventilated by AOV.

DRM and FF lift provided to all floors.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 11 December 2020

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	WHARTON HOUSE 67 PALMERS ROAD LONDON E2 0FF
Responsible team	FSR Tower Hamlets & Newham
Occupancy Type	Occupier - multi or single occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	11 December 2020
Last Inspection	10 January 2020
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
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	Natural
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	WHARTON HOUSE 67 PALMERS ROAD LONDON E2 0FF

Managing Agent

Name	One Housing
Responsible Person	[REDACTED]
Position	Assistant Director
Address	Sutton Wharf South 44 Palmers Road London E2 0TA
Telephone	0207 [REDACTED]
Email	[REDACTED]@onehousing.co.uk

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment covers all expected areas.
Complete 2019.
Significant findings recorded and completed.
It covers the ACM cladding removal.
7/2/20= The ACM has gone but not replaced.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All arrangements are in place and demonstrated while on site.
Extra alarms in place due to the ACM.
Waking watch still in place although ACM has gone.
All areas kept clear.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Detectors in place for AOV's
Extra detection in flats due to te ACM.
Linked back to the concierge office.
All to BS 5839.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All escape routes were checked and found to be clear at the time of the inspection.
Plenty natural light and EL has ben provided.
Plenty fire exit signs in place.
Risers checked and found to be locked and fire stopped.
Very small amount of red foam but considered to be ok.
Floor levels in stair.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All out policy remains in place but likely to change back shortly as ACM has gone.
Notices displayed.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Up to date records seen for all fire safety systems.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

No on site staff but waking watch patrol every 30minuates.
QA of waking watch and records seen.

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations

None

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations

None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Not Applicable

Observations

None

Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation
Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

Article 38 - Maintenance of measures provided for protection of fire fighters

Safety Evaluation	Observations
Broadly Compliant	Dry riser has been provided. AOV's to clear heat and smoke. Floors are numbered.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	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

07/02/2020 15:05
 Spoke about the risk assessment and action plan.
 Spoke about the test records for all fire safety systems.
 looked at all common parts of building.
 Spoke about the ACM and confirmed it has been removed.
 Scaffold still in place and new wall covering nit yet applied.
 No major issues were noted.
 07/02/2020 15:02
 Initial Expectation: Verbal action

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	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
230

Travel Time
90

Post Audit Processing Duration
60



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 27 March 2021

Location summary

File No 05/223464
UPRN 6177295
Building Name WHARTON HOUSE
Address WHARTON HOUSE
 67 PALMERS ROAD
 LONDON
 E2 0FF
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F26 - Bethnal Green
Site Risk Score 5.00
Total Floors 10 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

Wharton house is part of a larger new build estate managed by one housing.

The ACM on this building has been removed but not yet replaced.
 Waking watch is still in place. 27/3/21

Premises Description

10 storey purpose built block constructed in 2015.

The basement has an open sided shared car park with all other blocks on this site. Ground up to floor 9 consist of 39 flats and a single protected staircase with AOV at the head. This leads onto a protected lobby access area which is also ventilated by AOV.

DRM and FF lift provided to all floors.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 7 February 2023

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property WHARTON HOUSE 67 PALMERS ROAD LONDON E2 0FF
Responsible team	FSR Tower Hamlets & Newham
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	5.00
Reinspection Date	7 February 2023
Last Inspection	24 March 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
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	Natural
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 WHARTON HOUSE
 67 PALMERS ROAD
 LONDON
 E2 0FF

Managing Agent

Name One Housing
Responsible Person [REDACTED]
Position Assistant Director
Address Sutton Wharf South
 44 Palmers Road
 London
 E2 0TA
Telephone 0207 [REDACTED]
Email [REDACTED]@onehousing.co.uk

Other relevant contact - NEW

Name One Housing group
Responsible Person [REDACTED] (nit on site but first contact)
Position Director
Address Savills
 33 Margaret St
 London
 W1G 0JD
Telephone 0207 [REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is suitable and sufficient.
 It does have a review date.
 It does have significant findings recorded and actioned.
 It does include details about the ACM cladding and the ACM has been removed.
 Waking watch still in place due to other issues.
 It was completed in house by One housing group [REDACTED].
 Done late 2019 but no changes made. review due.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All management in place.
Waking watch still in place
No smoking signs in place.
All areas clear of rubbish etc.
All test records for fire safety systems up to date.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

detectors in common parts for the AOV's.
Flats have detection due to the ACM

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All common parts were inspected and found to be clear at h time of the inspection.
Floors are numbered to assist escape.
All areas have EL and natural lighting.
Ceilings are being removed and all fire stopping being replaced to confirm done correctly.
Some pink form found but again all is being removed and done correctly.
All risers were locked shut.
Floors that have ceiling removed still have fire safety systems in place.
AOV's in place to clear heat and smoke.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Emergency action plan in place and displayed.
Simultaneous in place due to ACM that has been removed but does have other issues.
Should be back as stay put end May 2021!

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Up to date test records have been seen for all fire safety systems.
Rep from fire stopping firm was seen on site and very good fire stopping was seen in completed areas. Will be an A1 job.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Concierge in office in estate but not this building.
Waking watch in place
QA took place with correct responses.
Areas checked each 30 minutes and recorded.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

All areas are being kept clear and fire precautions are good despite some building works.
No compartmentation issue were noted. No holes or breached.
All pink foam and all fire stopping being removed and done correctly to confirm its correct.
Flat doors to flats being replaced if not possible to confirm correct doors.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

Preventive and protective measures in place and confirmed by the risk assessment.
No smoking signs in place.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	Most areas controlled in house by one housing.

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

Article 38 - Maintenance of measures provided for protection of fire fighters

Safety Evaluation	Observations
Broadly Compliant	Dry riser I place and test records seen. EL in place Floors are numbered. AOV's to clear heat and smoke.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	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

27/03/2021 15:40

Initial Expectation: Verbal action

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	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings**Audit Duration**

190

Travel Time

80

Post Audit Processing Duration

70



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 6 April 2023

Location summary

File No 05/223464
UPRN 6177295
Building Name WHARTON HOUSE
Address WHARTON HOUSE
 67 PALMERS ROAD
 LONDON
 E2 0FF
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F26 - Bethnal Green
Site Risk Score 5.00
Building Height band 30-50
Total Floors 11 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

Wharton House is a PBBF of 38 general needs flats over 11 floors (B, G + 1-9). Built circa 2000 of concrete frame construction, flat roof, single stair. Premises adopted a simultaneous evacuation strategy as it was clad in HPL with Kingspan insulation but this has now been totally removed. AOV at head of stairs and within corridors to flats. DR, FF lift. Basement car park shared with neighbouring blocks.

Premises Description

Wharton House is a PBBF of 38 general needs flats over 11 floors (B, G + 1-9). Built circa 2000 of concrete frame construction, flat roof, single stair. Premises adopted a simultaneous evacuation strategy as it was clad in HPL with Kingspan insulation but this has now been totally removed. AOV at head of stairs and within corridors to flats. DR, FF lift. Basement car park shared with neighbouring blocks. 1 Stair and 1 lift. Dry riser

Exterior Wall Cladding N/A

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date	21 February 2025
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	WHARTON HOUSE 67 PALMERS ROAD LONDON E2 0FF
Responsible team	FSD B&D-CITY-NEW-THAM
Occupancy Type	Occupier - multi or single occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	21 February 2025
Last Inspection	8 November 2022
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership	Direct - London Fire Brigade
-------------------------------	------------------------------

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
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	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name Default Property
Address WHARTON HOUSE
 67 PALMERS ROAD
 LONDON
 E2 0FF

Managing Agent

Name One Housing
Person [REDACTED]
Position Assistant Director
Address Sutton Wharf South
 44 Palmers Road
 London
 E2 0TA
Telephone 0207 [REDACTED]
Mobile [REDACTED]
Email [REDACTED]@onehousing.co.uk

Other relevant contact

Name One Housing group
Person [REDACTED] (not on site but first contact)
Position Director
Address Savills
 33 Margaret St
 London
 W1G 0JD
Telephone 0207 [REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and surfactant.

It confirms that the simultaneous evacuation has been removed as all cladding etc has been removed.

It was last done by [REDACTED] of Savills on 17/1/23

It does have a review date.

It does have significant findings with most completed and some still in progress.

It confirms that ongoing door checks are taking place.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All arrangements are in place.
ACM cladding removed.
Up to date records for fire safety systems.
All areas kept clear.
Risers locked and fire estopped.
Concierge aware of duties.
All above shows good management.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the inspection the alarm panel that supported the simultaneous evacuation was still in place but building has reverted back to stay put.
Not known if detection is still in the flats but test records shows fault in flats
■ and ■

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All escape routes were checked and found to be clear at the time of the inspection.
EL was in place
Escape signs were in place.
AOV's to clear heat and smoke,
Riser we locked and fire estopped.
Fire doors were ok but under review.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Reverted back to stay put with clear notice on all floors.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Up to date records for all fire safety systems.

The up to date records for the alarm panel confirms the faults on the panel are caused by tampering of the heads in flats ■ and ■
The alarm may be removed as it has reverted back to stay put.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations
No full time staff in building.
QA of concierge in office in other block with good response.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
Good general precautions are in place.
All areas kept clear.
All scaffold etc has been removed following removal of cladding.
No holes or breaches were noted in compartmentation.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Not Applicable

Observations
None

Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	No shared routes

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

Article 38 - Maintenance of measures provided for protection of fire fighters

SAFETY CRITICAL Safety Evaluation	Observations
Broadly Compliant	Tested dry riser. AOV and EL to assist.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	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**

6/4/23

Time of audit

09:00

Reason for audit;

10.02 ART simultaneous evacuation but reverted back to stay out.

Conclusion

Verbal action only.

No areas of concern.

It was noted that the alarm panel was showing fault but building reverted back to stay put so not required.

Extent of premises audited

All common escape routes were checked and found to be clear.

Justification of audit outcome

No person present at the time of inspection but spoke to [REDACTED] of Savills on the phone.

Good up to date FRA seen.

No issue with records.

No on site staff but did speak to concierge in other block.

No area of concern=verbal only.

Issue with alarm panel being sorted.

Job allocated to me 28/3/23

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	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
120

Travel Time
100

Post Audit Processing Duration
90

FS01_09 – High Rise Taskforce Audit Form

Date completed:	11/12/2017	Audit Time (mins):	180	Enforcement Outcome:	Verbal action
File Number:	05/223464	Travel Time (mins):	120		
Job Number:	1755012	IO Name			

Section 1: Location Detail

Guidance on how to complete the Location/Property Detail section can be found in FSIGN 203 – The Fire Safety Audit, Part 2 of 2 – Completing the audit form.

Building Name:	WHARTON HOUSE	Address:	WHARTON HOUSE 67 PALMERS ROAD LONDON E2 OFF		
Use: <i>(Mandatory)</i>	D Purpose built block of flats - 4 floors and above	Borough: <i>(Mandatory)</i>	Tower Hamlets		
Fire Safety Team: <i>(Mandatory)</i>	Tower Hamlets	Station Ground: <i>(Mandatory)</i>	F22 Poplar		
Risk Score: <i>(Mandatory)</i>	5 (Mandatory Score)	Number of floors: <i>(Mandatory)</i>	Total:	10	
			Basements:	1	
Special Features (Location):	Choose an item.				
Premises Description:	<p>10 storey purpose built block constructed in 2015.</p> <p>The basement has an open sided shared car park with all other blocks on this site. Ground up to floor 9 consist of 39 flats and a single protected staircase with AOV at the head. This leads onto a protected lobby access area which is also ventilated by AOV.</p> <p>DRM and FF lift provided to all floors.</p>				

Protection Detail			
Fire protection		Smoke Ventilation	
Fire protection and warning: <i>(Mandatory)</i>	Adequate	Smoke ventilation system:	Natural (AOV, OV, permanent OV)
Access for fire fighting?	Average	Ventilation system covering MoE and/or Common Areas:	Yes
Water supplies? <i>(Mandatory)</i>	Average	Sprinklers	
No° of Fire Fighting Shafts: <i>(Mandatory)</i>	One	Are sprinklers installed?	No
Type of Evacuation Procedure:	Staged Evacuation	Sprinkler Type Installed:	Choose an item.
Any Special Features? (Protection):		Sprinklers % covered?	
Engineered Solution Applies?	No	Trade off Measures?	No

Property Detail			
Occupier Contact:	██████████	Address:	One Housing Suttons Wharf South 44 Palmers Road London E2 0TA
Use: <i>(Mandatory)</i>	D Purpose built block of flats - 4 floors and above	Occupancy Type: <i>(Mandatory)</i>	Occupier - single or multi occupancy
Risk Score: <i>(Mandatory) (auto)</i>		Valuation Office: <i>(Mandatory)</i>	R3 Flats Or Maisonettes 4 Floors And Over Purpose Built
Primary Authority Premises*:	No	Property Size for Use: <i>(Mandatory)</i>	Large
Lead Authority*:	Choose an item.	Partnership Type*:	Choose an item.

FS01_09 – High Rise Taskforce Audit Form

Contacts			
Contact Type:	Managing agent	Organization/ Business:	One Housing
Responsible Person On-Site:	██████████	Position:	Assistant Director
Address:	Suttons Wharf South, 44 Palmers Road, London, E2 0TA		
Telephone:	T: ██████████	Mobile Number:	M: ██████████
Email:	██████████@onehousing.co.uk	Website:	Click here to enter text.

Contact Type:	Choose an item.	Organization/ Business:	Click here to enter text.
Responsible Person On-Site:	Click here to enter text.	Position:	Click here to enter text.
Address:			
Telephone:		Mobile Number:	
Email:	Click here to enter text.	Website:	Click here to enter text.

Observations/Notes:

10 storey purpose built block constructed in 2015. The basement has an open sided shared car park with all other blocks on this site. Ground up to floor 9 consist of 39 flats and a single protected staircase with AOV at the head. This leads onto a protected lobby access area which is also ventilated by AOV. DRM and FF lift provided to all floors.

Cat 3 ACM cladding is present on each corner of the premises. This is approximately 5% of the building envelope as shown in the photographs below. The location of the cladding abuts flat windows on floors 1-9. These flats have SD covering the rooms leading onto the cladding. No effect on common means of escape areas.

Cladding expert [REDACTED] contracted to assess and remove.
Scaffolding being erected next week to remove

Staged evacuation in place. The waking watch will alert all residents effected by the strip of vertical ACM cladding who will evacuate immediately. All other residents will stay put.

Communal alarm system in place but this solely actuates the ventilation system
Waking watch in place. This consists of 2 person 24/7 coverage.
CCTV covering external and internal areas monitored 24/7

DRM provided to all floors
AOV ventilation provided to access lobbies on all floors
Staircase has AOV at head of the stairs
Concierge has information wallet for oncoming crews

Premises info pack held at concierge.
PEEP's in use but none currently required
Access equipment provided by 24hr staff

Section 2: Schedule

Article	Location and detail of matters which are considered to be failures to comply with the Order	Steps considered necessary to remedy the failures
Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that breaches in compartmentation were evident in riser cupboards on all floors.	Take the general fire precautions required to prevent fire and smoke spread by repairing any holes and fire stopping around all services and breaches in compartmentation to provide adequate fire resistance. A compartmentation survey is recommended and all works should be completed by a competent person

Section 3: Scoring Sheets (circle relevant scores)

Article Number	Description	Sleeping	Sleeping	Public	Workplace	Level of deficiency/ risk
		Unfamiliar FSEC Code: A, B, C, E, F, H	familiar/ licensed prem FSEC Code: D, G, L	familiar FSEC Code: J, K, M, N, P	Familiar FSEC Code: S, R, T	
9	Risk assessment	10	10	10	10	High Risk
		5	5	5	5	Low Risk
11	Fire safety arrangements	5	3	2	2	High Risk
		3	2	1	1	Low Risk
13	Detection and warning	26	13	13	13	High Risk
		10	5	5	5	Low Risk
14	Emergency routes and exits	26	26	20	13	High Risk
		10	10	8	5	Low Risk
15	Procedures for imminent danger	5	3	2	2	Non compliant
17	Maintenance	15	15	10	8	High Risk
		8	8	5	4	Low Risk
21	Training	6	4	2	2	High Risk
		3	2	1	1	Low Risk

FS01_09 – High Rise Taskforce Audit Form

10	Principles of prevention	5	5	5	5	High Risk
		3	3	3	3	Low Risk
12	Dangerous substances	5	5	5	5	High Risk
		3	3	3	3	Low Risk
13	Fire fighting equipment	1	1	1	1	Non Compliant
16	Additional measures (dangerous substances)	1	1	1	1	Non Compliant
18	Safety assistance	1	1	1	1	Non Compliant
19	Information to employees	1	1	1	1	Non Compliant
20	Information to employers outside undertakings	1	1	1	1	Non Compliant
22	Co-operation and co-ordination	2	2	2	2	Non Compliant
23	Employee duties	1	1	1	1	Non Compliant
37	FF switches for luminous tubes	1	1	1	1	Non Compliant
38	Maintenance of fire fighters measures	3	3	3	3	Non Compliant
Overall Fire Safety Standard/ Art 8 General Fire Precautions (specific)*		13	13	8	5	High Risk
		7	7	4	3	Low Risk

* The scoring should be used for the Overall Fire Safety Standard only. If a deficiency is identified under Article 8 - General Fire Precautions (specific) the risk of harm to relevant persons in case of fire should be considered in the scoring of the Overall Fire Safety Standard and the specific details of the deficiency should be recorded under Article 8, General Fire Precautions (specific).

Note: The Overall Fire Safety Standard is the overall collective effect of the general fire precautions on the premises. All deficiencies identified (except with the fire risk assessment) should be considered here. If a Low or High Risk has been scored for any of the safety critical articles – The Overall Fire Safety Standard **must not** be scored Broadly Compliant.

Audit Score

¹: Detection. ²: Equipment.

Article 9		Article 11		Article 13¹		Article 14	
Article 15		Article 17		Article 21		Article 8	
Article 10		Article 12		Article 13²		Article 16	
Article 18		Article 19		Article 20		Article 22	
Article 23		Article 37		Article 38		Overall FSS	7
Total	7						

Use total score to identify Audit conclusion in Section 4 below:

Section 4: Audit Conclusion

Initial Enforcement Expectation

Compliance Level 1 Score 0-25	Compliance Level 2 Score 26-35	Compliance Level 3 Score 36-45		Compliance Level 4 Score 46-55	Compliance Level 5 Score 56+
Verbal Action	Notification of FS Deficiencies	Notification of FS Deficiencies (36-40)	Enforcement Notice (41-45)	Enforcement Notice	Enforcement Notice/ Consider Prosecution

Select - Initial Enforcement Expectation:

Verbal action

Confirmed Enforcement Activity

Consider Enforcement Management Model (EMM):

High Rise Taskforce - exceptional deviation applied to rate all audits as a minimum of NOD if any failures identified.

Summary of the application of the EMM (if Initial Expectation has been altered):

High Rise Taskforce - exceptional deviation applied to rate all audits as a minimum of NOD if any failures identified.

Select - Confirmed Enforcement Activity after application of EMM:

Verbal action

End of audit discussion notes

with Responsible Person and/or On-Site Representative.

- The extent of audit (where was audited?), Name and role of person(s) end of audit discussion took place between.
- Verbal advice given.

HRTF2 inspection completed by [REDACTED] and [REDACTED]. Walked around with RP and Cladding expert. Minimal cladding present and no effect on MoE. Some very minor compartmentation issues present. Work already completed to rectify

Signature of Inspector:	[REDACTED]	Signature of Representative*:	
Print Name:	[REDACTED]	Print Name:	
Date:	13/12/2017	Date:	

*To confirm record of discussion above. If representative does not wish to sign – enter 'declined'.

Name and Address for service of documents:

Time allowed for completion of works:	
Other Authorities to Notify (if required) e.g. Local authority, English heritage, church authority etc	

Specific instructions to Admin	
Do these premises contain a risk to operational personnel? e.g.: dangerous substances, radiation, high voltages, complex/unusual layout, engineered solutions etc. If YES, notify station using SFS_A020_a2a. This should be sent to FSR-AdminSupport@london-fire.gov.uk	
Team Leader Comments	
Signature of Team Leader:	
Print Name:	
Date:	

NFCC data collection form

(Form to be completed in full and emailed to highrisereferrals@london-fire.gov.uk)

PREMISES / SITE ADDRESS: WHARTON HOUSE 67 PALMERS ROAD LONDON E2 0FF
Date of Visit: 11/12/17
NUMBER OF FLOORS (AND ESTIMATED HEIGHT OF THE BUILDING): 10 Stories

CLADDING

	YES	NO
Is there cladding still remaining on this building ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RP to confirm type of cladding present on the building		
CAT 3 ACM + Foam	<input checked="" type="checkbox"/>	
CAT 3 ACM + mineral wool	<input type="checkbox"/>	
CAT 2 ACM + Foam	<input type="checkbox"/>	
Another type (detail below)	<input type="checkbox"/>	
Where on the building is the cladding? Photos to be taken and description provided in box below. Photos to be uploaded to premises file		
Does the cladding connect, or is adjacent, to any escape route? e.g. staircase, balcony escape etc	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has the RP engaged a specialist competent fire safety professional to provide advice on the cladding assembly (see * below)? (if yes – take details of the nominated individual/company and provide below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If a competent professional has been engaged is their report available? (if not when will this be and request a copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Has the RP given a timeframe as to when the cladding will be removed?
 Detail to be provided below.

IO COMMENT:

Cat 3 ACM cladding is present on each corner of the premises. This is approximately 5% of the building envelope as shown in the photographs below.

The location of the cladding abuts flat windows on floors 1-9. These flats have SD covering the rooms leading onto the cladding. No effect on common means of escape areas.

Cladding expert (██████████) contracted to assess and remove.

Scaffolding being erected next week to remove

INTERIM MEASURES:

	YES	NO
Does the building have a water suppression system? (sprinklers or water mist – detail spec. and coverage below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
At the time of the visit were interim measures in place?		
Waking watch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Combination of above	<input type="checkbox"/>	<input type="checkbox"/>
Something else?	<input type="checkbox"/>	<input type="checkbox"/>
(if yes, details to be provided below and a copy of any procedures made and any information provided to residents)		
How long have any interim measures been in place for? (Details to be provided below)		
Were the interim measures in place considered appropriate? (if no, details to be provided below and what advice was given)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has the RP engaged a specialist, competent fire safety professional to provide advice on the suitability of the interim arrangements (in light of the cladding test results) to inform the review of the FRA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If a competent professional has been engaged is their report available? (if not when will this be and request a copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IO COMMENT:

Measures in place for 3 weeks:

Waking watch in place providing 24/7 coverage

Common alarm system provided but it only actuates ventilation.

CCTV in place covering internal and external areas

Cladding expert and competent fire risk assessor contracted.

Measures deemed suitable

***Extracted text from CLG letter**

9. Secondly, building owners should take professional advice on what further steps to take with respect to their cladding system. This professional advice may be obtained from a qualified engineer with relevant experience in fire safety, including fire testing of building products and systems, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers. Professional assessment of system performance may be obtained from an assessor employed by a test laboratory accredited by the United Kingdom Accreditation Service to carry out BS8414 and classify results to BR135.

HR Taskforce data collection form – phase 2

(Form to be completed in full and emailed to highrisereferrals@london-fire.gov.uk)

PREMISES / SITE ADDRESS: WHARTON HOUSE 67 PALMERS ROAD LONDON E2 0FF	FARYNOR FILE NUMBER: 05/223464
	JOB NUMBER: 1755012
NAME OF I.O.: ██████████	
DATE*: 11/12/17	

*Date of completion of this form. Record date of site visit in Part B below.

This is to be completed in the following circumstances:

- Building is over 18m
- Residential building where the design strategy would be stay put
- Cladding has failed the large scale test

RP to confirm type of cladding present on the building: CAT 3 ACM + foam CAT 3 ACM + mineral wool CAT 2 ACM + foam Another type (detail below)		
	✓	

Particular attention needs to be given to;

- Any un-sprinklered building over 30m must have its interim measures confirmed as appropriate by a specialist, competent fire safety professional (in light of the cladding test results) to inform the review of the FRA

This form is to ensure we have checked all the mitigation that was advised to RP by the DCLG before the first test and subsequently following notification of failure of the full scale BS8414 test.


PART A: Pre-visit information gathering


Mitigation checklist: This should be checked before visiting the premises. This part of the form should be completed through research on the premises (including previous inspection paperwork from file and any notice served) and any outstanding information should be obtained through a phone call and/or any site visit that is undertaken.

Interim measures and supplementary questions	Comments	Yes	No
1. Has the RP addressed any deficiencies with the general FS precautions identified through any previous audit?	<i>Minor management issues rectified</i>	✓	
2. Is there any cladding remaining on the building? If not has the RP given an indication as to when the cladding will be removed? What extent of the building is clad and is there any adjacent/on escape routes?	<p>Cat 3 ACM cladding is present on each corner of the premises. This is approximately 5% of the building envelope as shown in the photographs below.</p> <p>The location of the cladding abuts flat windows on floors 1-9. These flats have SD covering the rooms leading onto the cladding. No effect on common means of escape areas.</p> <p>Cladding expert (██████████) contracted to assess and remove.</p> <p>Scaffolding being erected next week to remove</p>	✓	
3. Has the FRA been completed post 22/07/2017? Has it been carried out by a competent person? What type (1-4) of FRA has been undertaken? (Note: refer to purpose built blocks of flats guide for levels)	<i>FRA Updated</i>	✓	
4. Is there evidence that information about the current evacuation strategy has been shared with residents ? Have they been asked to check their smoke alarms and given community safety advice on reducing the risk of fires? Have they got a way of reporting fire safety deficiencies ?	<p>Concierge on site 24/7</p> <p>Information sheets given to residents and displayed</p>	✓	
		✓	
		✓	

		Yes	No
5. Where necessary, has a system to provide early warning to the occupant of fire affecting their flat been provided? This should consider coverage in all habitable rooms and in particular rooms that have openable windows on to the affected cladding ?	Part 6 system provided in each flat	✓	
6. Are flat front doors and doors leading to staircase(s) FR and self-closing? Are other FR doors kept locked? e.g. Plant Rooms, risers, cupboards etc.		✓	
		✓	
7. Are there obvious compartmentation issues? <i>Check all walls that separate flats, plant and store rooms, etc. from escape routes to ensure that there are no obvious routes for fire or smoke spread.</i>	Very minor issues in riser cupboards	✓	
8. Are smoke control systems tested and working?	Records seen	✓	
9. Fire-fighting facilities tested and working?	Records seen	✓	
10. Has the building got a suppression system? If so what type and has it been tested and maintained?			✓
11. Are all un-sprinklered car parks and commercial units that could impact on the cladding closed?	Car park has sprinkler system and has no affect on ACM		✓

		Yes	No
<p>12. Has the RP engaged a specialist competent fire safety professional to provide advice on the cladding assembly and the suitability of any interim measures (as directed by CLG)? <i>If yes – take details of the nominated individual/company and provide below</i></p>	<p>Present during audit</p>	<p>✓</p>	
<p>13. If a competent professional has been engaged is their report available? If not when will this be? And request a copy</p>	<p>Will be sent to IO</p>	<p>✓</p>	
<p>14. Is a waking watch employed which is suitable to ensure that in a significant incident the fire service is called and occupants will be evacuated before conditions become untenable? Note: request copy of any procedural documents. Refer to GN90</p>	<p>In line with guidance in NFCC document</p> <p>Staged evac in place</p> <p>Suitable due to the minimal amounts of cladding present</p>	<p>✓</p>	
<p>15. Is a common fire alarm installed with the ability to simultaneously evacuate persons in the event of a significant incident ? Note: request details on the specification of the system Refer to GN91</p>			<p>✓</p>
<p>16. Does the combination of both waking watch and common fire alarm have the ability to simultaneously evacuate persons in the event of a significant incident ?</p>		<p>✓</p>	

<p>17. Has the evacuation strategy changed from stay put to simultaneous? <i>If yes - inform local station via station notification form</i></p>			
-------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	-------------------------------------------------------------------------------------

PART B: Site visit	Date of visit:	
<p>Where on the building is the cladding? <i>Photos to be taken and description provided in box below. Photos to be uploaded to premises file.</i></p>		
<p>Does the cladding connect, or is adjacent, to any escape route? <i>e.g. staircase, balcony escape etc.</i></p>		No
<p>Are there combustible materials surrounding the block or on balconies?</p>		No
<p>At the time of the visit were interim measures in place?</p> <p style="text-align: center;"> Waking watch Common alarm Combination of above Other </p> <p><i>(If yes, details to be provided below and a copy of any procedures made and any information provided to residents.)</i></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<p>How long have any interim measures been in place for? <i>(Details to be provided below.)</i></p>		
<p>Were the interim measures in place considered appropriate? <i>(If no, details to be provided below and what advice was given.)</i></p>	Yes 	No
<p>IO comments:</p> <p>Cat 3 ACM cladding is present on each corner of the premises. This is approximately 5% of the building envelope as shown in the photographs below.</p> <p>The location of the cladding abuts flat windows on floors 1-9. These flats have SD covering the rooms leading onto the cladding. No effect on common means of escape areas.</p> <p>Cladding expert [REDACTED] contracted to assess and remove.</p> <p>Scaffolding being erected next week to remove</p>		

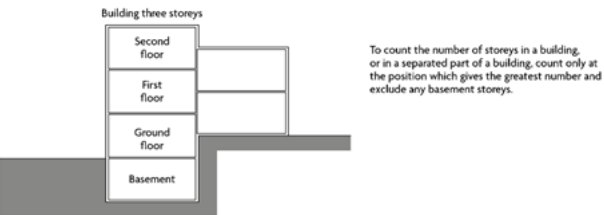
Detail included on Station Notification form (form to be sent each time by IO post visit as an urgent action): *This should include: evacuation plan in simple terms e.g. simultaneous evacuation, interim arrangements including details of the waking watch, any prohibitions or restrictions on the use of the premises and any other information that may be of assistance to the incident commander (e.g. access for aerial appliances).*

IO comments:

Category	Question	Answer and Commentary
Address Information	Name of Premises	Wharton House
	Address	67 Palmers Rd
	Postcode	E2 0FF
	UPRN	6177295
	Farynor file	05/223464
	<u>Triage Question 1</u> As part of the triage, was a physical visit to the building undertaken by Ops or FSR personnel	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>Triage Question 2</u>	<input checked="" type="checkbox"/> Fire Safety audit/inspection is required as part of BRR
FRS Information	What was the outcome of the triage?	<input type="checkbox"/> No further action required due to recent audit/inspection of the building <input type="checkbox"/> No further action required due to building being deemed to be low risk (despite no inspection history) <input type="checkbox"/> No audit/inspection required due to point 2 or 3 above, but building selected for audit/inspection as part of the QA process <input type="checkbox"/> Building not in scope of the programme
	<u>Audit Question 1</u> Where an audit/inspection forms one of the outcomes ^[2] of the triage process – What was the outcome of this audit/inspection?	<input checked="" type="checkbox"/> Satisfactory (no further action) <input type="checkbox"/> Informal advice (oral advice) <input type="checkbox"/> Non-statutory written advice (any letter or non-statutory notification of deficiencies/contraventions with or without action plan or follow up) <input type="checkbox"/> Formal statutory action (Enforcement Notice, Alteration Notice, Prohibition Notice)
FRS Information	<u>Audit Question 2</u> What was the date of	27/03/2021

^[2] Either Triage outcome 1: a new audit/inspection is required as part of the BRR or Triage outcome 2: a recent audit/inspection of the buildings has been relied upon to respond to the BRR.

	<p>the audit/inspection referred to under Audit Question 1?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • This could include: <ul style="list-style-type: none"> • Changes to Pre-Determined Attendance • Additional training and operational risk gathering • Wider FRS understanding of premises in area • Specific crew and flexi officer guidance • Resident engagement events • Frequency of site visits and inspections • SSRI gathered • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns • Frequency of site training and awareness visits • Processes in place for testing and validating your plan • Should a 'No' response be given, the Board would ask that you provide: <ul style="list-style-type: none"> • Clear indication as to the reasons why confirmation cannot be provided • What measures are being taken to remedy the situation • Timescales for the rectification of the situation and provision of a positive response
<p>Building Information</p>	<p>Number of storeys</p>	<p>How many? (Use diagram below as a guide)</p> <p>10+1</p>

		
	Is there a basement?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Number of staircases	ONE
	What is the evacuation strategy?	<input type="checkbox"/> Stay put <input checked="" type="checkbox"/> Simultaneous <input type="checkbox"/> Temporary simultaneous <input type="checkbox"/> Other
Building Information	Are balconies present? (Construction can be included in further comments below)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Can the make up of the External Wall System (EWS) be identified?	Based on information readily available to you from the RP at this time <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know Please note more information on EWS can be found in MHCLG's Identifying Details of External Wall Systems – Technical Note
	Type of cladding?	Based on the information available from the RP – If the type of cladding is unknown, please select 'Do not know' Please tick the boxes/answers in line with the EWS classifications below (more than one can be selected) <input checked="" type="checkbox"/> Glass <input type="checkbox"/> High Pressure Laminate (HPL)

		<input type="checkbox"/> Aluminium Composite Material (ACM) <input type="checkbox"/> Other Metal Composite Material <input type="checkbox"/> Metal Sheet Panels <input type="checkbox"/> Render System <input type="checkbox"/> Brick Slips <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Stone Panels / Stone <input type="checkbox"/> Tiling systems <input type="checkbox"/> Timber/wood <input type="checkbox"/> Do not know <input checked="" type="checkbox"/> Other –If further information is available please indicate below:
	<p>Type of Insulation?</p>	<p>ACM cladding has been removed</p> <p>Based on the information available from the RP – If the type of insulation is unknown, please select 'Do not know'</p> <p>Please tick the boxes/answers in line with the classifications below (more than one can be selected)</p> <input type="checkbox"/> Mineral Wool <input checked="" type="checkbox"/> Polyurethane rigid foam (PUR) / Polyisocyanurate foam (PIR) <input type="checkbox"/> Phenolic foam <input type="checkbox"/> Expanded and Extruded Polystyrene (EPS/XPS) <input type="checkbox"/> Glass wool <input type="checkbox"/> Wood fibre <input type="checkbox"/> None <input type="checkbox"/> Do not know <input checked="" type="checkbox"/> Other –If further information is available please indicate below: <p><i>Replaced with SINAT sheets</i></p>
	<p>If you have provided a cladding or insulation type above, how was the external wall system information confirmed by the Responsible Person/s?</p>	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <input type="checkbox"/> Information from O&M Manuals <input type="checkbox"/> Information from Building Control Body / Application <input checked="" type="checkbox"/> Product Specification Sheet <input type="checkbox"/> BBA Certificate

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

		<input checked="" type="checkbox"/> Fire Risk Assessment <input checked="" type="checkbox"/> Fire Engineers Report <input type="checkbox"/> Other Specialist Report Other –If further information is available please indicate below:
	Type of any firefighting facilities including access and instructions if required	Please tick the boxes/answers in line with the options below (more than one can be selected) <input checked="" type="checkbox"/> Dry riser <input type="checkbox"/> Wet riser <input checked="" type="checkbox"/> Smoke control (AOV, vents, pressurisation etc.) Firefighting lifts <input type="checkbox"/> Premises Information Box (PIB) <input checked="" type="checkbox"/> Suitable access for fire appliance <input type="checkbox"/> Other –If further information is available please indicate below:
	Is there a fire suppression system in the building? (sprinkler system, water mist etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Is there a gas supply to the building?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Completed by (name and position): [REDACTED] inspecting Officer

Date completed: 27th March 2021

Contact details (telephone and email) [REDACTED] [REDACTED]@london-fire.gov.uk

Any further comments:

Works should be completed by end of MAY 2021



[REDACTED]
Assistant Director
One Housing
Sutton Wharf South
44 Palmers Road
London
E2 0TA

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 5 February 2018
Our Ref 05/223464/PO

Dear [REDACTED],

Premises: Wharton House, 67 Palmers Road, London E2 0FF

Fire Safety Officers from this Authority attended the above premises on **11 December 2017**. The premises had previously been identified as utilising combustible Aluminium Composite Material (ACM).

The purpose of our officers attendance was to assess whether the recommendations made by the Department for Communities and Local Government (CLG) to minimise fire risks to occupiers have been acted on. Those recommendations are contained in CLG's letter to Local Authority Chief Executives and the Chief executives of Housing Associations dated 22 June 2017.

I can confirm that, on the basis of:

- what was observed;
- evidence provided during our attendance; and
- actions taken by the responsible person for the premises,

at the time officers left the premises:

- The CLG recommendations were considered to have been acted on.
- Arrangements for the ongoing fire safety management of the site were being operated.

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

Signed: [REDACTED]

Dated: 5 February 2018

Assistant Commissioner
(The Officer appointed for the purpose)

Reply to [REDACTED]
Direct T 0208 555 1200 [REDACTED]

Inspecting Officer: [REDACTED]	RP Contact Details: [REDACTED]	
Address of Premises: WHARTON HOUSE 67 PALMERS ROAD LONDON E2 0FF	Competent Person:	Job No. 1755012
		File No. 05/223464
		Date: 11/12/17

Report Details:**Building description summary:** (attach photos and sketches)

Include number of floors, general internal layout, number of staircases, sprinklers etc

10 storey purpose built block constructed in 2015. The basement has an open sided shared car park with all other blocks on this site. Ground up to floor 9 consist of 39 flats and a single protected staircase with AOV at the head. This leads onto a protected lobby access area which is also ventilated by AOV. DRM and FF lift provided to all floors.

Floorplan to follow

Cladding arrangement and description:

Include category & insulation type, location, percentage, impact on MOE

Cat 3 ACM cladding is present on each corner of the premises. This is approximately 5% of the building envelope as shown in the photographs below. The location of the cladding abuts flat windows on floors 1-9. These flats have SD covering the rooms leading onto the cladding. No effect on common means of escape areas.

Cladding expert [REDACTED] contracted to assess and remove.

Scaffolding being erected next week to remove



Evacuation strategy:

stay put, simultaneous, phased/progressive

Staged evacuation in place. The waking watch will alert all residents effected by the strip of vertical ACM cladding who will evacuate immediately. All other residents will stay put.

Interim measures:

Description: waking watch, communal alarm, additional FR in areas etc (include engineers report if available)

Communal alarm system in place but this solely actuates the ventilation system

Waking watch in place. This consists of 2 person 24/7 coverage.

CCTV covering external and internal areas monitored 24/7

Waking Watch Details : (If relevant)

Copy of briefing note to wardens:

Briefing note to follow but NFCC guidance has been used

Internal Fire fighting arrangements: (To inform Ops Tactical Plan)

Dry/wet riser position (staircase / lobby), ventilation configuration (natural, mechanical), staircase protection (lobby/ corridor), premises info plate

DRM provided to all floors

AOV ventilation provided to access lobbies on all floors

Staircase has AOV at head of the stairs

Concierge has information wallet for oncoming crews

Appliance access:

Access to inlets, gated/ drop lift key, Gerda

Access to front door via fob only. 24 hr concierge onsite to provide access.

Premises Information Box: (if available)

Gerda or alternative, Plans, Fobs, Keys, PEEP's info

Premises info pack held at concierge.

PEEP's in use but none currently required

Access equipment provided by 24hr staff

PEEP's in place: (See waking watch guidance – vulnerable person section)

Info available on site, enough resources, staff directing etc

None currently in place

Cladding removal timescales:

Scaffolding going up next week to begin removal

Any other relevant information:

ACM cladding is minimal. CCTV and 24/7 staff.

The Chief Executive
One Housing Group Limited
Atelier House
64 Pratt Street
London, England
NW1 0DL

The London Fire Commissioner is the
fire and rescue authority for London

Date 24 February 2022
Our Ref 05/223464/OA

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Wharton House, 67 Palmers Road, London E2 0FF

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **14 July 2022**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control.
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 ext. [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: [REDACTED], The Property Manager, Savills Commercial Limited, 33 Margaret Street, London W1G 0JD

[REDACTED]@savills.com

[REDACTED]@onehousing.co.uk

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, 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.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge, or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal.
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner 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 Commissioner 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**PREMISES: Wharton House, 67 Palmers Road, London E2 0FF****FILE NUMBER: 05/223464**This schedule should be read in conjunction with the Commissioner's letter dated **24 February 2022**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>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:</p> <p>1) The storage of an excessive amount of contactors materials and waste on the external scaffold had not been controlled or monitored.</p> <p>2) Fire safety checks had not been effectively planned as the ground floor dry riser inlet was obstructed by scaffold and hoarding, and not indicated by signage and several automatic opening vents in corridors to flats were obstructed by scaffold.</p>	<p>Arrangements identified as not suitably addressed, must be effectively planned, organised, controlled, monitored, and reviewed.</p>
Article 14	<p>At the time of the audit, the emergency routes or exits were inadequate. It was found that:</p> <p>1) Automatic opening vents (AOV's) in corridors to flats over several floors were obstructed by the external scaffold and some permanently open vents from the basement car park were obstructed by construction materials.</p> <p>2) The lift switch over power cupboard within the stair to the basement had gaps and plastic packers on the inside of the door frame and had holes around cables running horizontally into a false ceiling.</p> <p>3) 8th floor riser cupboard 803 had gaps into false ceiling above escape route.</p>	<p>Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by ensuring that:</p> <p>1) Automatic opening vents (AOV's) in corridors to flats are not obstructed by the external scaffold and can fully open and permanently open vents (POV's) from the basement car park are not obstructed by construction materials.</p> <p>2) Gaps on the inside of the door frame and holes around cables running horizontally from the lift switch over power cupboard are filled with suitable fire stopping material.</p> <p>3) Gaps into the false ceiling from the 8th floor riser cupboard 803 are filled with suitable fire stopping material.</p>
Article 17	<p>At the time of the audit, you had not ensured that, a suitable system of maintenance was in place in your premises. It was found that, the</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order, and good</p>

Article 17 continued	2nd and 8th floor doors to the single stair did not fully close into their frames.	repair. This can be achieved by ensuring that, all fire doors fully close into their frames.
Article 38	<p>At the time of the audit, a suitable system of maintenance of the firefighting measures was not in place. It was found that:</p> <p>1) The automatic opening vents (AOV's) in corridors to flats over several floors were obstructed by the external scaffold, and some permanently open vents from the basement were obstructed by construction materials.</p> <p>2) The ground floor dry riser inlet was obstructed by scaffolding and hoarding and was not indicated by signage.</p>	<p>Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order, and good repair. This can be achieved by ensuring that:</p> <p>1) All automatic opening vents (AOV's) in corridors to flats are not obstructed and can fully open, and permanently open vents from the basement are kept clear of obstructions.</p> <p>2) The ground floor dry riser inlet is not obstructed by scaffolding and hoarding and is adequately indicated by signage.</p>
Article 9	At the time of the audit, the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that, the fire risk assessment had not been reviewed since removal of the waking watch.	The fire risk assessment should be reviewed.
Article 9	<p>At the time of the audit, the fire risk assessment (FRA) for your premises was not suitable and sufficient. It was found that:</p> <p>1) It did not identify that, the lift switch over power cupboard within the stair to the basement had gaps and plastic packers on the inside of the door frame and had holes around cables running horizontally into a false ceiling.</p> <p>2) It had not identified or considered that, AOV's in corridors over several floors were obstructed by the external scaffold and some permanently open vents from the basement were obstructed by construction materials.</p> <p>3) It had not identified that, the dry riser inlet was obstructed by scaffolding and hoarding and was not indicated by signage.</p> <p>4) The FRA did not consider that, the fire action notices instructed residents to contact waking watch patrols in the event of an incident and that the waking watch no longer covers this premises.</p> <p>5) It did not identify excessive contactors materials and waste stored on the external scaffold.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to ensuring that:</p> <p>1) Gaps on the around cables and on the inside of the door frame to the lift switch over power cupboard are filled with suitable fire stopping material.</p> <p>2) AOV's in corridors are not obstructed by the external scaffold and construction materials, do not obstruct permanently open vents from the basement.</p> <p>3) The dry riser inlet is not obstructed and is indicated by appropriate signage.</p> <p>4) Fire action notices and instructions to residents are updated.</p> <p>5) Excessive contactors materials and waste are not stored on the external scaffold.</p>

*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium, and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

JOB 2001158 FILE 223464

WHARTON HOUSE, 67 PALMERS RD E2 OFF

- 1. In the context of your functions and duties under the Fire and Rescue Services Act 2004 or other relevant legislation and guidance, as far as you can reasonably assess given your role and expertise, has the building owner/responsible person mitigated the risks posed by the ACM cladding to a sufficient level so that residents can occupy the building (pending remediation)?**

YES

- 2. As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?**

YES

Underpinning Assurance

- 1. Notified building (name, address, details of the building). AS FS01**

- 2. Type/classification of ACM cladding on the building. CAT3 BUT HAS GONE.**

- 3. Extent of the ACM cladding on the building, for example:**

a) What is the approximate percentage of ACM cladding on the building? WAS 5%

b) What is the location of that cladding on the building? N/A GONE

c) What other external wall system is on the building alongside the ACM cladding? N/A

d) What risk does that present? N/A

- 4. Is the current fire risk assessment suitable and sufficient in the circumstances? YES**

- 5. What interim measures are in place? STILL HAS A WAKING WATCH AND EXTRA ALARMS.**

- 6. Under 'normal' circumstances what is the evacuation strategy for the building? STAY PUT**

- 7. Has the evacuation strategy been changed? YES CHANGED FROM STAY PUT TO SIMULTANEOUS.**

LIKELY TO RETURN TO STAY PUT SOON AS ACM HAS GONE.

- 8. Is there a common fire alarm and waking watch? YES FOR BOTH.**

If yes, is it suitable to provide simultaneous evacuation? NO

- 9. Are adequate systems in place to notify residents/occupants of the following:**

a) An evacuation strategy? YES

b) What to do in the event of a fire? YES

c) An escape plan? YES

- 10. Is there adequate information/signage on site as appropriate? YES**

- 11. Is there evidence, such as records, that a suitable system of maintenance for fire safety provisions is being undertaken? YES**

12. Is there evidence that a suitable system is in place to ensure that firefighting facilities are accessible and maintained in good working order? YES

13. Where possible, is there an available list of residents/occupants who have been identified who may need assistance to escape in the event of a fire and/or evacuation? YES STILL WITH WAKING WATCH.

14. What ongoing monitoring has been put in place by the FRS to ensure that the fire safety arrangements, including interim measures, continue to be appropriate until remediation is completed?

PART OF FS TEAM PLAN AND VISITS BY LOCAL STATION.

15. What ongoing monitoring has been put in place by the FRS to ensure the operational risk information/tactical plan is maintained and up to date for operational crews in the event there is a fire in the building?

PART OF FS TEAM PLAN AND VISITS BY LOCAL STATION.

16. What substantive work has taken place, is ongoing, or is planned, and when, to reduce the risk in the building?

THE ACM HAS BEEN REMOVED.

17. Any additional information that is relevant to the assurance you are providing. NONE ACM GONE.

Residential Buildings with a Temporary Simultaneous Evacuation in place

To Watch Officers,

After the initial completion of this form, checks on Sim Evac premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

Date of form completion: 03/11/2021

Premises Address:

Wharton House
67 Palmers Road
Tower Hamlets
E2 0FF

How many storey's is the building (G + 4 = 5 storey's): 10

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? Yes

If Yes, How many people? 1 Day 1 Night

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? No

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? Yes

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? No

Has the ORD been updated? No

Has the PRA been updated? Yes

Upon completion please attach and email form to highrisereferrals@london-fire.gov.uk no later than the **30th November 2021**

Thank you for your assistance.

Notification of fire safety information - to station

To: **Station Commander** Bethnal Green
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader** [REDACTED]
Email: [REDACTED]@london-fire.gov.uk

FS file: 05/223464
Tel:

Date: 6/4/23

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises: Wharton House. 67, Palmers Rd, E2 OFF

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Transmission delay units and/or time-related fire alarm systems are installed
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Enforcement Notice served that contains risks to firefighters (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Sandwich panels are installed
- Premises information box installed (Gerda or similar – see FSIGN 505)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Places of public entertainment which may not already be known to stations
- Temporary changes to evacuation strategies and the application of interim measures in residential buildings
- Electric vehicle charging equipment or Battery Energy Storage Systems installed on or near the premises
- Other (detail below)

All cladding removed and scaffold removed. No longer simultaneous evacuation and reverted back to stay put. Alarm panel still in place and showing fault (6/4/23) but will be removed or fixed, not required as stay put.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Details to be added to ORD

- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

Visits no longer required.

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin: Copy must be placed on e-FSF

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

Notification of fire safety information - to station

To: **Station Manager**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email: [REDACTED]@london-fire.gov.uk

FS file: 05/223464
Tel:

Date: 11/02/2022

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED]

Tel: x [REDACTED]

Address of premises: Wharton House, 67 Palmers Road, London, E2 0FF

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

Inspection carried out on 10/02/2022. This is a PBBF of 40 general needs flats over 11 floors (B, G+1-9). Concrete frame construction with flat roof and single concrete stair. DR, FF lift and AOV's present. A simultaneous evacuation strategy was implemented because of ACM and HPL cladding, Kingspan insulation and missing cavity barriers. All the cladding and insulation has now been removed so the risk of external fire spread had been greatly reduced. Currently the premises is totally covered in scaffolding and contractors are on site installing a new system due to be completed in September 2022. The simultaneous evacuation strategy remains in place supported by an interlinked wireless detection and warning system – waking watch has been removed from this premises.

During the inspection it was found that AOV's in corridors to flats were partially obstructed (could not fully open) by the scaffold and the DR inlet was obstructed by scaffold and hoarding and was not indicated by appropriate signage. A vent from the basement car park was also partially obstructed by construction materials. I asked the site manager ([REDACTED] of Stanmore construction) to urgently rectify these issues and he said it should be done today (11/02/2022). I also requested he reduce the amount of waste and construction materials stored on the scaffold.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

Crews should continue to regularly visit this sim evac premises in line with policy. Checks should be made to ensure the AOV's are not obstructed by the scaffold, the DR inlet is accessible and adequately signed and vents from car park are not obstructed. Any issues or concerns must be raised with the local FS team or a SFSO. A check on the information contained on the ORD is also advised.

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station manager** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

From: [REDACTED]@towerhamlets.gov.uk
To: [REDACTED]@london-fire.gov.uk
Subject: PA/18/02055 : Suttons Wharf North, Palmers Road, London E2 OSF 05 223464
Date: 05 September 2018 12:05:12

Reference: PA/18/02055
Location: Suttons Wharf North, Palmers Road, London E2 OSF
Consultee: London Fire and Emergency Planning Authority
Proposal: Application for non-material amendment of planning permission dated 30/03/2012, ref: PA/11/02310.

Non-material Amendment sought:

Replacement of combustible cladding to Wharton House with a visually 'like for like' replacement.

Please click on the following link to look up details of the above planning application, including any submitted documents and drawings:

<https://development.towerhamlets.gov.uk/online-applications/>

Please click on the following link to open the LBTH GIS Map Web Pages:

<http://towerhamlets.maps.arcgis.com/apps/webappviewer/index.html?id=b0448c3d9f254bf683e200174fc3f729>

Please reply in writing or by email, with your comments on the planning application. Final comments must be received within 21 calendar days of this email.

Please contact [REDACTED], the planner dealing with the application, if you want any further information about the proposal at [REDACTED]@towerhamlets.gov.uk.

yours sincerely,

[REDACTED]
Strategic Applications Manager

Working Together for a Better Tower Hamlets
Web site : <http://www.towerhamlets.gov.uk>

London Borough of Tower Hamlets E-Mail Disclaimer.

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If your request relates to a Freedom of Information enquiry, please resend this to foi@towerhamlets.gov.uk

Please consider your environmental responsibility: Before printing this e-mail or any other document, ask yourself whether you need a hard copy.

From: LFB
To: LFB
Subject: RE: REMINDER DUE 06/12/19 FW: Premises Risk Assessment Alert from Station Diary 05/223464
Date: 22 November 2019 12:15:39

Please raise job to tl's workload

From: LFB
Sent: 22 November 2019 12:10
To: FSR-TowerHamletsNewham
Subject: REMINDER DUE 06/12/19 FW: Premises Risk Assessment Alert from Station Diary 05/223464

Good Afternoon,

Please see the below Premises Risk Assessment Alert form for your attention.

The file number is 05/223464 and the last audit was on the 11/12/2017, (JN 1755012) by [REDACTED]
[REDACTED] The premises was deemed to be broadly compliant.

Please can you forward an email response (including this email) to the FSR-Admin Support mailbox FSR-AdminSupport@london-fire.gov.uk by the 6/12/19 to let us know what action/ if any, you intend to take.

Regards

Fire Safety Regulation Helpdesk
London Fire Brigade HQ
169 Union Street
London
SE1 0LL
E: FSR-AdminSupport@london-fire.gov.uk

London Fire Brigade

For advice about how to stay safe from fire and other emergencies, please go to london-fire.gov.uk/Safety
The information in this email may contain confidential or privileged materials. Please read the full email disclaimer notice at london-fire.gov.uk/EmailDisclaimer
The Brigade is committed to using personal data in a responsible and transparent way. To find out more visit london-fire.gov.uk/privacy

From: Do Not Reply
Sent: 15 September 2019 17:21
To: FSR-AdminSupport
Subject: Premises Risk Assessment Alert from Station Diary

A Premises Risk Assessment was carried out at:

WHARTON HOUSE
67 PALMERS ROAD
LONDON
E2 0FF

On **15/09/2019** at **11:00** by Bethnal Green Blue Watch

This notification has been generated for the following reason(s):
304 - Large Sleeping Risk (over 100 persons)

■

From: LFB
To: LFB
Subject: Change of Strategy - File No: 05/223464 (UPRN:6177295) WHARTON HOUSE 67 PALMERS ROAD LONDON E2 0FF
Date: 15 February 2022 15:34:00 **Please note:** this attachment is included in this document.
Attachments: [SFS_A020_a2a.docx](#)

Dear All

Please find attached a Station Notification Form for the above premises – waking watch has been removed, the simultaneous evacuation strategy remains in place supported by an interlinked wireless detection and warning system.

Kind Regards

[REDACTED]
[REDACTED]
High Risk Premises Team
London Fire Brigade
169 Union Street
London
SE1 0LL
E: [REDACTED]@london-fire.gov.uk
Mob: [REDACTED]

From: LFB
To: LFB
Subject: Change of Strategy
Date: 06 April 2023 10:21:00 **Please note:** This attachment is included in this document.
Attachments: [SFS_A020_a2a_.docx](#)

File No: 05/223464 (UPRN:6177295) WHARTON HOUSE 67 PALMERS ROAD LONDON E2 0FF

Station Notification Form attached

Good morning All

Please note due to the removal of all the cladding and scaffolding the above premises has reverted to a Stay Put policy.

Please also note that the alarm panel is still in place and showing fault (6/4/23) but will be removed or fixed but not required as the premises has reverted to Stay Put.

█
Please update the sim evac database.

Kind Regards

█
High Risk Premises Team
London Fire Brigade
169 Union Street
London
SE1 0LL
Email: █@london-fire.gov.uk
Mob: █