

Freedom of Information request reference number: 7332.1

Date of response: 19 April 2023

Request:

I request a copy of LFB's file on 1 Lambs Passage, in particular all email and other correspondence between LFB and LMC, also internal memos and file notes related to 1 Lambs Passage, also incident reports related to the building.

Response:

Our Fire Safety Regulatory Team have provided the information they hold in relation to Lambs Passage for the last 6 years.

An informal notification of (fire safety) deficiencies (NOD) were issued for the premises in 2018.

A copy of the NOD issued can be found on pages 2 to 7 of this document.

I have also attached copies of the most recent Fire Safety Audits that were carried out in 2020 that was found to be 'Broadly Compliant'.

A Senior Fire Safety Report is included this is in relation to an incident in March 2021. There is also some correspondence related to a Building Consultation.

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

Other materials (including email correspondence and detailed notes), documents (such as 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 consider these to be exempt under [Section 31 of the FOIA](#) ("law enforcement" – Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

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.

Please see the table below detailing the incidents attended at 1 Lambs Passage EC1Y 8AB.

Type	Address	Incident/ Visit ID	Time of call	Description
Special Service	1 LAMBS PASSAGE, LONDON, ISLINGTON, EC1Y 8AB	009838-22012022	22/01/2022	Water Leak Make Safe/Isolate Supply
Fire	1 LAMBS PASSAGE, LONDON, ISLINGTON, EC1Y 8AB	095059-21072019	21/07/2019	Secondary Fire
Fire	1 LAMBS PASSAGE, LONDON, ISLINGTON, EC1Y 8AB	054279-04052019	04/05/2019	Primary Fire
Fire	1 LAMBS PASSAGE, LONDON, ISLINGTON, EC1Y 8AB	054179-04052019	04/05/2019	Primary Fire

Individuals and organisations affected by an incident that was attended by London Fire Brigade since 2001 can request a 'fire report' which, for fires that involve buildings, vehicles, or those that cause injuries, provides more details about the incident and the cause of the fire where known.

Fire reports are not available under the freedom of information act (FOIA) as they are considered a chargeable service and, as such, will incur a fee. As a result, they are exempt via [Section 21](#) of the FOIA - Information accessible to applicant by other means. Regrettably this means we cannot provide you with a copy of the fire report (or the information held within it) without payment.

If you do want to go ahead and request a copy of any fire reports, I must also advise that you may not be eligible to receive a copy. However, if any eligible party (such as the owner/a tenant/local borough council/insurance firm or loss adjustor) requests the primary fire report document, and is willing to share it with you, then we would be able to provide consent for them to do this.

Further information about how to obtain a LFB incident report is published on our website and can be accessed through the following link: <https://www.london-fire.gov.uk/about-us/services-and-facilities/services-we-offer/incident-reports/>

I hope you find this information of use. Should you have any further questions please do let me know.

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, North East 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200

london-fire.gov.uk

Company Secretary
Hurford Salvi Carr Property Management Limited
3 Castle Gate
Castle Street
Hertford
Hertfordshire
SG14 1HD

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

Date 19 December 2018
Our Ref 03/011800

Dear Sir/Madam

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

Premises: 1 Lambs Passage, Islington, London, EC1Y 8AB

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 **11 April 2019**.

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,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]

Direct T 0208 555 1200 [REDACTED]

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

Cc: Company Secretary, Lambs Management Company Limited, Unit 3 Castle Gate, Castle Street,
Hertford, SG14 1HD

[REDACTED] Langley Byers Bennett, St Bartholomew House, 90-94 Fleet Street,
London, EC4Y 1DG

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: 1 Lambs Passage, Islington, London, EC1Y 8AB

FILE NUMBER: 03/011800

This schedule should be read in conjunction with the Commissioner's letter dated **19 December 2019**

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 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that the fire alarm would actuate within the common parts which is contradictory to a stay put policy. If simultaneous evacuation is to be implemented then the fire alarm should be extended in line with the NFCC Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built block of flats.	Provide an appropriate means of fire detection and giving warning. This can be achieved by implementing the advice provided by your competent persons and inline with the NFCC Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built block of flats.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that above flat front doors within the false ceiling the 30-minute FIRE RESISTING construction protecting the corridor had been breached by holes around cabling.	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 the FIRE RESISTING construction is reinstated using suitable fire stopping materials used inline with the manufacturers instructions and test criteria. It is recommended that you record the products used for future reference.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the inspection hatches located within protected corridor walls had inadequate FIRE RESISTANCE.	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 all inspection hatches within the protected corridor achieve 30-minute FIRE RESISTANCE.

Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that due to the alarm actuating within the common corridor, this was conflicting with the current stay put policy. It is noted due to the non compliant façade present, advice has been provided and notes that there should be a change of policy to a simultaneous evacuation. It was noted that one persons was to carry out the waking watch, this was not suitable for the layout of the building.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by implementing your competent persons advise on what provisions need to be provided to change to a simultaneous evacuation as soon as practicable.
Article 17	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 staircase fire doors on the ground floor of the social residential side and 4th floor of the private residential side did not close fully into their frames, this would allow smoke to enter the stair case.	Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by adjusting the fire doors so they close fully in to the frame. It's recommended that you implement a review of all fire doors to ensure they are all working effectively and in a good state of repair.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found within the basement the gas intake was located within a cycle store and not protected. Combustible storage was also found within this area causing a significant hazard.	Provide suitable FIRE RESISTING separation by enclosing the gas intake to separate it from any combustible storage.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that within the basement breaches in the floor/ceiling slab was noted due to cable penetrations.	Provide suitable FIRE RESISTING separation by fire stopping all cable penetrations using suitable materials used inline with the manufactures instructions and test criteria.

*****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.

required.

I completed research on Farynor and e-FSF Portal.

After research I called Sub O [REDACTED] and asked him to confirm the Evacuation Strategy (Simultaneous) with the concierge as there was some confusion in the documentation I had found. Previously there was a Waking Watch which was removed following the installation of a 'building wide fire alarm and fire detection system'.

Sub O [REDACTED] stated that UKPN were in attendance and that they may have to isolate the electric supply to the whole building which would inhibit the fire alarm.

Sub O [REDACTED] informed me that a Waking Watch team had be ordered and were on route to the building assuming the fire alarm would not work.

I suggested Sub O [REDACTED] request an email to confirm the Waking Watch had been implemented and that he or the on coming night watch (Green) visit the premises tonight to confirm either the alarm is working or the Waking Watch was in place.

Sub O [REDACTED] informed me that white/cream expanding foam had been used to fill holes/ gaps in basement water tank room where cables pass through floor

At 17:30 hours I received an update from Sub O [REDACTED]

The fire alarm engineer was in attendance and UKPN had isolated the electric supply to the air conditioning units which had been affected by water and the electric supply to the whole building may not be completely shut down. The Waking Watch were still on route. I suggest the F24 green Watch visit the premise to confirm the fire alarm is fixed or the Waking Watch is implemented

Time spent:	
Time SFSO notified (hh:mm)	14:29
Monitoring time (mins)	45
On site (mins)	00
Travelling (mins)	00
Office time (mins)	90

Part B – Premises Contact

Contact details:
Building manager (attended) [REDACTED] (business card received by Sub O [REDACTED]) [REDACTED]@strangfordmanagement.com [REDACTED]@strangfordmanagement.com
The NOD dated 19/12/2018 was sent to: Company Secretary Hurford Salvi Carr property Management Ltd Further communication received from by email on 15 February 2021 from [REDACTED] requesting and Extension of Time by [REDACTED] of FRaMS Associates (RISK ASSESSMENTS AND MANAGEMENT SOLUTIONS FOR FIRE LEGISLATION AND TRAINING) [REDACTED]@gmail.com or [REDACTED]@buckleylewis.com

Part C – Premises Description

Premises description:
Mixed use building of 8 floors (including one basement level) 60m x 20m Ground floor commercial and floors 1-6 residential Simultaneous Evacuation Fire alarm system throughout building (not working)- waking watch implemented Clad with Expanded Polystyrene or HPL AOV



Part D

Fire safety issues:

Previous station notification indicated issues with the ventilation system and cladding- this is not ACM but expanded polystyrene

Compartmentation (Walls, ceilings, floors)

White expanding foam used to fill holes/ gaps in basement water tank room where cables pass through floor

Detection and Warning

Water egress has caused the fire alarm system to malfunction – waking watch implemented

Management

This is not the first time this building has had fire safety issues

Fire Safety Concern	Number	Detail
Fire Doors		
Compartmentation	1	
Fire/Smoke Detection	1	
Fire Suppression		
AOV		
Emergency Lighting		
Evacuation / Escape Routes		
DRM / WRM / FRM		
Fire Extinguishing Media		
Risk Assessment		
Article 31/Prohibition		
General/Management Issues	1	
Balconies		
Fire Lifts		
Construction (Roofs)		
Total	3	
Injury		
Death		
Total (Injury &/Or Death)	0	

Part E

Evidence gathered:

Sub O [REDACTED] on site

Part F

Follow-up actions:

Farynor reviewed, with last inspection completed 08/06/2020 Broadly Compliant but NOD dated 19/12/2018 cannot find confirmation that the issues in the NOD were fully addressed

Local Fire Safety Team to contact RP within 24hrs, to book post incident audit due to the nature of the issues with the alarm system/ waking watch and previous poor fire safety concerns/ management

F24 Green Watch visit the premises tonight to confirm the fire alarm is working or the Waking Watch is implemented

Sub O [REDACTED] to complete FS Notification

This form should be completed following every notification to a Senior Fire Safety Officer (SFSO). Even if you did not attend, record all actions and forward the completed form by email to:

- '@SFSO' mailbox (Includes: 'FSR-AdminSupport'/'FSR Policy Team'/'Press'/'@FCS FI FS Legal')
- FSR Team mailbox (e.g. 'FSR-BrentEaling')
- FSR Team Leader
- Area Fire Safety Manager
- Local Station Manager
- Local Borough Commander
- 'Petroleum Paps' mailbox (if applicable)
- '>Heritage Mailbox' (if applicable)
- 'AFSS Mailbox' sprinklers@london-fire.gov.uk (if applicable)
- 'Hospitals Mailbox' healthcare@london-fire.gov.uk (if applicable)

Notes for guidance on the completion of FSIGN208_01

A – Data Recording:

Completion of Part A will generate a Fire Safety Job FS20 to be completed by FSR Admin Support team. This job will be stored in Farynor and enable workload reports on individual SFSOs and the SFSO rota.

Within "Reason for notification" section if the request by Ops crews was at an incident, only tick "incident".

Within "AFR additional detail" section provide details of when the AFR information was provided to the Brigade. This is not the time the SFSO received the information, but when first contact was made with the Brigade. The response time should be the first Brigade attendance at the premise, whether an SFSO, appliance, Inspecting Officer, etc. It should be indicated whether the time taken from receiving the AFR to responding to the AFR was within 3 hours. Further guidance on what constitutes an AFR is within FSIGN 423.

Within "Additional details" provide details of the incident or event type, reason for notification or mobilisation and rationale for your decision to attend or monitor only.

Time you were notified is the actual time you were first informed or mobilised and not the Time of Call (TOC). This should be recorded using the 24 hr clock and all other time spent should be in minutes only.

B – Contact Details:

The details required in this section should be sufficient to assist the local Inspecting Officer who may have to follow up on this incident.

They should include telephone numbers and email addresses where possible.

C – Premises Description:

Describe the type, size and use of the building. Include the number of escape routes and fire safety systems available. Any fire engineered solutions present that were relevant to the incident should be included here.

D – Fire Safety Issues:

Describe the fire safety issues that you have identified. This should include structural elements, systems and management failings, whether insufficient or not present.

Ensure that these failings are recorded within your contemporaneous notes, form FSIGN208_02.

E – Evidence Gathered:

State whether a photo set was taken, photo log recorded and uploaded to the image library.

If the Fire Investigation Team attended provide their contact details.

F – Follow-Up Actions:

If further action is required suggest what this could be, e.g. a follow-up inspection required by an Inspecting Officer.

Include your timescales for these recommendations appropriate to the risk identified.

Include recommendations for liaison with other agencies where applicable.

Any advice given to the occupier and any limitations or restrictions imposed as a result of the incident should be recorded here.

Where Prohibition Notice issued, detail the Articles contravened.



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 17 June 2020

Location summary

File No 03/011800
UPRN 10023215809
Building Name
Address 1 LAMBS PASSAGE
 ISLINGTON
 LONDON
 EC1Y 8AB
Borough Islington
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Hackney Islington & City
Station Ground F24 - Shoreditch
Site Risk Score 5.50
Total Floors 8 **Basement floors** 1
Estimated number of sleeping 100
Special Features

Additional detail

The building consists of 8 storeys (ground to 7th floor), with a basement. The building height is estimated at approximately 21m to the floor level of the highest occupied floor.

The building is slightly unusual and split in to 3 areas - Private block, social block on the central block. There are three stairs - one stair at the centre of the building only serves that section of the building which creates technically a standalone single stair residential building.

There are two stairs that serve either end of the building - one stair serves the private residences and the other serves the social residences - there is an adjoining corridor at each floor level (up to floor 5 as floor 6 has an additional accommodation stair up to that level) this is accessed through a door with a door override facility.

80 flats. Concierge on site 8am-4:30pm. Redcare out of hours. Commercial office on ground floor.

Premises Description

The building consists of 8 storeys (ground to 7th floor), with a basement. The building height is estimated at approximately 21m to the floor level of the highest occupied floor.

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social block on the central block. There are three stairs - one stair at the centre of the building only serves that section of the building which creates technically a standalone single stair residential building.

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80 flats. Concierge on site 8am-4:30pm. Redcare out of hours.
Commercial office on ground floor.

Environmental Risks	NONE
Features assisting fire spread	* Unprotected Voids
Site Reinspection date	12 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	1 LAMBS PASSAGE ISLINGTON LONDON EC1Y 8AB
Responsible team	FSR Hackney Islington & City
Occupancy Type	Occupier - multi occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.50
Reinspection Date	12 December 2020
Last Inspection	19 May 2020
Total Capacity	1610
Maximum number of people	20-100
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	YES
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	Mike Corby Holdings Ltd Lambs Club 1 Lamb's Passage Islington London EC1Y 8LE

Owner/Co-Owner

Name	Lambs Management Company
Responsible Person	[REDACTED]
Position	Directors
Address	Unit 3 Castle Gate Castle Street Hertford Hertfordshire SG14 1HD

Managing Agent

Name	Hurford Salvi Carr Property Management
Responsible Person	[REDACTED]
Position	Operations Manager
Address	3 Castle Gate Castle Street HERTFORD Hertfordshire SG14 1HD
Telephone	[REDACTED]
Email	[REDACTED]@hscpm.co.uk

On Site Representative

Name	Hurford Salvi Carr Property Management
Responsible Person	[REDACTED]
Position	Head Concierge
Address	1 Lambs Passage Islington London EC1Y 8LE
Telephone	[REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Unable to carry out full inspection of premises due to Covid-19
A fire risk assessment has been carried out previously

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Fire safety arrangements satisfactory. Further info requested from RP by email

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Throughout the premises. Records requested from RP due to Covid-19

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations
Clear and available at time of inspection.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations
Residents have been informed of actions to take in the event of fire.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations
Maintenance records requested from RP.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Not Applicable

Observations
None

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	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	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
Not Applicable	None

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

17/06/2020 09:44

Limited inspection carried out due to Covid - 19

Information requested from RP

17/06/2020 09:41

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
60

Travel Time
80

Post Audit Processing Duration
40



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 8 June 2020

Location summary

File No 03/011800
UPRN 10023215809
Building Name
Address 1 LAMBS PASSAGE
 ISLINGTON
 LONDON
 EC1Y 8AB
Borough Islington
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Hackney Islington & City
Station Ground F24 - Shoreditch
Site Risk Score 5.50
Total Floors 8 **Basement floors** 1
Estimated number of sleeping 100
Special Features

Additional detail

The building consists of 8 storeys (ground to 7th floor), with a basement. The building height is estimated at approximately 21m to the floor level of the highest occupied floor.

The building is slightly unusual and split in to 3 areas - Private block, social block on the central block. There are three stairs - one stair at the centre of the building only serves that section of the building which creates technically a standalone single stair residential building.

There are two stairs that serve either end of the building - one stair serves the private residences and the other serves the social residences - there is an adjoining corridor at each floor level (up to floor 5 as floor 6 has an additional accommodation stair up to that level) this is accessed through a door with a door override facility.

80 flats. Concierge on site 8am-4:30pm. Redcare out of hours. Commercial office on ground floor.

Premises Description

The building consists of 8 storeys (ground to 7th floor), with a basement. The building height is estimated at approximately 21m to the floor level of the highest occupied floor.

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80 flats. Concierge on site 8am-4:30pm. Redcare out of hours.
Commercial office on ground floor.

Environmental Risks	NONE
Features assisting fire spread	* Unprotected Voids
Site Reinspection date	12 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	1 LAMBS PASSAGE ISLINGTON LONDON EC1Y 8AB
Responsible team	FSR Hackney Islington & City
Occupancy Type	Occupier - multi occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.50
Reinspection Date	12 December 2020
Last Inspection	19 May 2020
Total Capacity	1610
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	YES
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	Mike Corby Holdings Ltd Lambs Club 1 Lamb's Passage Islington London EC1Y 8LE

Owner/Co-Owner

Name	Lambs Management Company
Responsible Person	[REDACTED]
Position	Directors
Address	Unit 3 Castle Gate Castle Street Hertford Hertfordshire SG14 1HD

Managing Agent

Name	Hurford Salvi Carr Property Management
Responsible Person	[REDACTED]
Position	Operations Manager
Address	3 Castle Gate Castle Street HERTFORD Hertfordshire SG14 1HD
Telephone	[REDACTED]
Email	[REDACTED]@hscpm.co.uk

On Site Representative

Name	Hurford Salvi Carr Property Management
Responsible Person	[REDACTED]
Position	Head Concierge
Address	1 Lambs Passage Islington London EC1Y 8LE
Telephone	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

No FRA available due to Covid-19 Requested from RP by email.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

No issues identified on-site, however due to Covid-19 further info requested from the RP by email.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Detail not available due to Covid-19 Requested from RP by email

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Clear and available at time of inspection.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Instructions to residents available. Further info requested from RP by email.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Covid-19 Info requested from RP by email.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Not Applicable

Observations

None

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

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

Not Applicable

Observations

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
Not Applicable	None

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

08/06/2020 15:05

Limited inspection carried out due to Covid-19 Additional info requested from RP by email.

Part of premises inspected.

08/06/2020 15:03

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**
60**Travel Time**
80**Post Audit Processing Duration**
40

brcs Building Control
Amber Court
51 Church Street
Elsecar
South Yorkshire S74 8HT

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

Date 22 June 2021
Our Ref 03-011800
Your Ref 20/9201

Dear

RECORD OF CONSULTATION.

**REGULATORY REFORM (FIRE SAFETY) ORDER 2005 .
THE BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010”**

SCOPE OF WORKS: Re-cladding of existing building with non-combustible products.

PREMISES: 1 Lambs Passage, London EC1Y 8AB.

PLAN NUMBERS:

**5193-300 (A) PROPOSED EAST ELEVATION, 5193-301 (A) PROPOSED WEST ELEVATION
5193-302 (A) PROPOSED NORTH & SOUTH ELEVATION, 5193-303 (A) PROPOSED NORTH
& SOUTH
5193-400 (A) FIRE STRATEGY, 5193-401 (A) FIRE STRATEGY
5193-402 (A) FIRE STRATEGY, 5193-000 0 TYPICAL CLADDING DETAILS
5193-500 (A) TYPICAL CLADDING DETAILS, 5193-501 (A) TYPICAL CLADDING DETAILS
5193-502 0 TYPICAL CLADDING DETAILS, 5193-503 0 TYPICAL CLADDING DETAILS
5193-504 0 TYPICAL CLADDING DETAILS, 5193-510 (A) TYPICAL CLADDING DETAILS
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5193-517 0 TYPICAL CLADDING DETAILS, 5193-518 0 TYPICAL CLADDING DETAILS
5193-530 0 TYPICAL CLADDING DETAILS**

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 has been consulted with regard to the above-mentioned premises and makes the following observations:

The Commissioner is satisfied with the proposals, subject to full adherence to Building Control Officers schedule of comments and observations. And products being installed in accordance with manufacturers specifications.

Project must be assessed/ monitored by a suitably qualified Fire Engineer.

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

Yours faithfully,



Assistant Commissioner (Fire Safety Regulation)

Reply to [redacted]

Direct T 0208 555 1200 [redacted]

The London Fire Brigade promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.

Notice of Cancellation by Approved Inspector



Section 52 (1) of the Building Act 1984 ("the Act")
The Building (Approved Inspectors etc.) Regulations 2010 ("the 2010 Regulations")

Our Ref: BRCS29681

FAO Building Control
Local Authority Islington Council
Address 222 Upper Street, London, N1 1XR

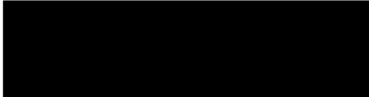

This notice relates to the following work:-
1 Site Address 1 Lambs Passage, London, EC1Y 8AB
Description of work Re-cladding of building with non-combustible products

2 An initial notice dated 26 February 2021 has been given and the above work was specified in it.

3 BRCS Building Control Ltd is the approved inspector in relation to that work.

4 BRCS Building Control Ltd hereby cancel the initial notice.

5 ~~BRCS Building Control Ltd gave notice to the person carrying out the work in accordance with regulation 18 of the Regulations and that person failed to remedy the contravention within the prescribed period. The contravention is :-~~

6
Signed 
Name 
(on behalf of BRCS Building Control Ltd)
Date 14 February 2023

London Fire Brigade
Brigade Headquarters
Fire Safety Regulation Group
169 Union Street
London
SE1 0LL

Our Ref: BRCS29681

Date: 14 February 2023

Email: fsr-adminsupport@london-fire.gov.uk

Dear London Fire Brigade,

BUILDING ACT 1984
BUILDING REGULATIONS 2010
BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010

RECLADDING OF BUILDING WITH NON-COMBUSTIBLE PRODUCTS
1 LAMB'S PASSAGE, LONDON EC1Y 8AB

Further to our previous correspondence, I can confirm that we have today issued a Notice of Cancellation to the Local Authority. BRCS Building Control are no longer the Approved Inspector for this project.

For your records, please find attached a copy of the Notice of Cancellation.

I hope this is all in order - but if you require any further information, please do not hesitate to contact me.

Yours faithfully

[Redacted Signature]

[Redacted Name]
Email: [Redacted]@brcs.co.uk
Tel: 01226 743959
Mobile: [Redacted]