

Freedom of Information request reference number: 7381.1

Date of response: 10/05/2023

Request:

fire safety risk @ Xchange Point, 22 Market Road, N7 9GT.

I'm writing to gather further information about our block and the fire safety risk.

As you may be aware, we are a cladded building (made with the same material as Grenfell) and I have been informed that we are considered high-risk by LFB and as such when there have been fire-related incidents, there is possibility a heightened response/protocol? Please could confirm in writing by return if that is the case and copies of any documentation pertaining to this?

Response:

Further to your request, I can confirm Xchange Point has a High Risk rating. The link to the policy below also provides details of what the premises risk score means.

Relevant information obtained through LFB fire station familiarisation visits to buildings is recorded on the LFB Operational Risk Database (ORD). The ORD is a 'live' database, which is updated with new information as it is identified. I have attached the most recent ORD report for XchangePoint.

Personal data has been removed from the attached document under section 40 of the FOIA – Personal Information.

What information is recorded on the ORD:

The LFB's policy on the Management of Operational Risk information is intended to help ensure fire crews have efficient arrangements in place when attending incidents across London. It includes details in relation to the information collected and recorded in the Operational Risk Database (ORD). The operational risk information recorded for a particular building will support safe management and resolution of any incidents that may occur at the premises.

The policy is published online and policy can be accessed via the following [link](#) (page 9 onwards).

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website:

<https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>

Current User:	[REDACTED]	Approved By:	[REDACTED]
Completed By:	[REDACTED]	Watch:	Red
Name & Address:	High Rise- Cladding- Xchange Point, XCHANGE POINT, 22, MARKET ROAD, ISLINGTON, N7 9GS		
Date:	28/02/2023		

Comments

New Comment:

Current Visit Comments

User	Date
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Previous Visit Comments

User	Date
Visited premises today, no changes since last visit.	28/02/2023 19:28:01

Earlier Visit Comments

User	Date
***** data quality checks completed *****	28/10/2022 12:18:12
Visited premises today and spoke to concierge. Advised that previous date of January for removal of cladding is no longer correct, and no new date has been proposed as yet.	18/10/2022 16:24:33
***** data quality checks completed *****	27/09/2022 16:52:20
Green watch visited today, unable to access to all areas as we did not have a key fob, no changed noted to ORD. We'll re-visit in the future.	16/07/2022 14:19:40
***** data quality checks completed *****	03/07/2022 14:36:06
No changes since last visit. Remedial works potentially starting late July early August. Still awaiting information of PIB box	16/05/2022 18:44:59
***** data quality checks completed *****	07/02/2022 11:29:11
Guv new contact details updated, cladding is still present no date as of vet to remove. Spoke to the property manager [REDACTED]	10/01/2022 13:08:44
***** data quality checks completed *****	20/12/2021 10:29:14
I have amended the details regarding evacuation strategy. This site is no longer simultaneous evacuation. This site is now 'Stay Put' in accordance with notification from High Rise Referrals Team 11/08/2021.	20/12/2021 10:29:14
[REDACTED] I have now accepted the previous version meaning you should now be able to make your amendments	16/12/2021 13:49:59

Spoke to concierge and he advised that the cladding removal has not happened and has been put back until some point in January. Alarms have now been fitted in the hallways and rooms. No more waking watch present. Emergency contact details are wrong and currently waiting for the new details to be sent over to me from the building management. Contact details added to ORD for out of hours. Carried out a 72D on 10/11 and additional info is due to added soon.		28/11/2021 21:00:41
***** data quality checks completed *****		22/11/2021 16:30:29
Spoke to the building maintenance person and the concierge. They provided the contact details of the responsible people. They also told me that scaffolding is currently being erected and contractors are due to start removing the ACM from Monday 4 October 2021 onwards.		02/10/2021 22:45:26
***** data quality checks completed *****		19/09/2021 11:47:21
Spoke to concierge. No additional comments to add.		16/08/2021 12:19:33
***** data quality checks completed *****		26/07/2021 10:28:36
Updated report section to show that L5 alarm system now installed in block B and waking watch has been removed.		17/06/2021 21:21:32
as requested I've rejected so that the most recent update can be included.		14/06/2021 09:58:10
Initial PRA, ORD and ePIP created for Xchange Point		22/05/2021 18:17:00

Address

Station

Area	North East
Borough	Islington
Station	A31 Holloway



Easting	5304520
Northing	1847980

Hazards

Inspection Notes:

22/05/2021
L5 alarm system now installed in Block B, all flats within block have sounder alarms within them. Waking watch has been removed.

Station Notification Form
02/03/2020
Following a survey and confirmation of ACM cladding within this premises a waking watch has been appointed, an L5 fire alarm is also being commissioned.
This is specifically in relation to Block B, the highest point of which is 19 metres, which is the upper level of four duplex apartments.
There are no known problems with the compartmentation of the building.
There is a concierge whom are within the building from 7.30am - 10pm, the waking watch shift is from 8pm - 8am.
The premises has a 'stay put' evacuation strategy, however 'Block

B' which has cladding on external facade has revised its evacuation strategy to 'simultaneous'.
 On inspection I advised for a PIB to be installed to the external facade, guidance note sent to responsible person.

Hazards Summary

Location	Block B and top floor flats of all blocks		
Code	SI - SPECIAL INFORMATION	Desc	Risk of rapid external fire spread, falling debris and early loss of escape routes - Aluminium Composite Material cladding system on building facia.
Code	SI - SPECIAL INFORMATION	Desc	Top floor penthouse suites in Block B have a mezzanine floor within them.

Tactical Plan

Operational Contingency Plan

Plan Name	001
Plan No	
Version	
Date Effective From	14/06/2021
Date Documented	14/06/2021

Site Details

Site Profile	Xchange Point is a contemporary premises of 4 blocks (A-D). It contains 1,2 & 3 bedroom apartments and 4 x penthouse suites in block B. Block D is 16 Market Road and can not be accessed via Xchange Point, this is a separate block. There are 169 flats and approximately 250 residence. It contains a gym and underground car park within Block C. Block B and the top floor flats on all blocks have ACM cladding. There is timber cladding across limited areas. Stay put policy now in operation at this site.
Site Dimensions	60m x 100m. 25m high on Block B (highest Block).
Life Risks	169 Flats with approximately 250 residence Concierge staff during office hours 7am-3pm/ 3pm-10pm
Water Supply	DRM in blocks A,B and C

Number of People at Risk			
Occasion	PeopleType	No. ppl Day	No. ppl Night
Typical	Residents	100	250
Typical	Staff	3	0

Operational Hazards
It will be difficult to deal with any incident without having prior knowledge of the site, as the site is large, has a complicated layout.
There is no access to block D via the main entrance.
There is a Railway line that runs below the premises
The is a underground car park that is accessible via gated area on Market road or on foot via Block C.
Risk of falling debris and early loss of escape routes.

Communications
Radios work throughout all blocks

Fixed Installations		
Group	Type	Description
Fire Detection System	Fire Alarm Panel	Located in main reception area
Other systems/building facilities	Dry rising mains	Inlets located on every floor Outlets located on all floors
Other systems/building facilities	Smoke ventilation systems	Found in all blocks
Other systems/building facilities	Other	L5 alarm system in Block B

Premises Information Box (PIB)	
Is there a PIB at this address?	False
PIB/Other Plans Location	

Access

Route Access
Market Road can be accessed via Caledonian Road or York Way

Site Access
Main entrance on Market Road
Consider whether access may become disrupted by the evacuation process. Ensure access for aerial appliances if possible.

En Route Considerations
Ensure access for aerial appliances

On Site Action

Site Staff
Concierge present during the day with keys & fobs access. Office Hours; 7am - 10pm Monday - Friday. 8am - 8pm Saturday/Sunday
Out-of-hours calls are handled by Adiuvo and their direct number is [REDACTED]

OIC

DRA the situation and apply High Rise policy as necessary. Establish the nature of the incident and who or what is involved.
Consider hazard zone for falling debris
Contact Concierge/Security at main entrance
Block B which has cladding on external façade has Stay put strategy in place.

RVP & Meeting Points		
Name	Type	Description
Islington tennis centre and gym	Meeting Point	Opposite Xchange Point Market Rd N7 9PL

Emergency Contacts					
Title	Surname	Forename	Position	Type	Telephone
			General Manager	Office	
			Day Time Concierge 7am-3pm	Mobile	
Unknown	Adiuvo		Out of Hour Contractors	Office	

OPS Planning Consideration
Because of where the Dry Riser and hydrant are located crews should be made aware of the possibility of falling debris.
Consider using an aerial appliance to increase access or simply create another escape route.
Consider the location of an RVP as soon as possible.
Early use of aerial appliances. Designation of RVPs. Risk of firefighting actions affecting evacuation.

Policies
633 - High Rise
769 - Incidents involving electricity
790 - Fire survival guidance call
794 - Lifts and incidents involving lifts
793 - Compartment firefighting
773 - Firefighting in basements
316 - Railway Procedure

Other Service Agencies
Police may be required to cordon of the area around the block because of the falling debris danger
If there is a possibility of a large number of casualties then consider setting up a designated area for the LAS.
Gas, electricity, water agencies

Plans and Images

Name
 Description



Name
 Description

XCHANGE POINT **LFB**
London Fire Brigade

FLOORS
8

DIMENSIONS
 64m x 101m
 Height: 25m

FLATS: 31
Combination
 → ↗

DETRISOR: TL
 Starts: 1st Floor
 Outlets: All Floors

HYDRANT
 H1 c/s Market Road
 H2 c/s Market Road

LIFTS
 No Fire Lift Present

Change Point flats with access to A, B, C

Block A
 10-11-14
 15-16-17
 18-19
 20-21-22
 23-24-25

Block B
 10-11-12
 13-14-15
 16-17-18
 19-20-21
 22-23-24
 25-26-27

Block C
 10-11
 12-13
 14-15
 16-17
 18-19-20

Market Road

Name
 Description

XCHANGE POINT **LFB**
London Fire Brigade

FLOORS
5

DIMENSIONS
 64m x 101m
 Height: 25m

FLATS: 31
Combination
 → ↗

DETRISOR: TL
 Starts: 1st Floor
 Outlets: All Floors

HYDRANT
 H1 c/s Market Road
 H2 c/s Market Road

LIFTS
 No Fire Lift Present

Change Point flats with access to A, B, C

Block A
 10-11-12
 13-14-15
 16-17-18
 19-20-21
 22-23-24

Block B
 10-11-12
 13-14-15
 16-17-18
 19-20-21
 22-23-24
 25-26-27

Block C
 10-11
 12-13
 14-15
 16-17
 18-19-20

Market Road