



LONDON FIRE BRIGADE

London Fire Brigade Headquarters  
 169 Union Street London SE1 0LL  
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 london-fire.gov.uk

**Freedom of Information request reference number:** 7494.1

**Date of response:** 05 June 2023

**Request:**

*I would like to request the information that LFB holds on the following properties in London please:*

*Titanium Point (block A1) – 24 Palmers Road, London E2 0FA*

*Regalia Point (A2) – 30 Palmers Road, London E2 0FQ*

*Graphite Point (A3) – 36 Palmers Road, London E2 0FS*

*Grand Regent Tower (B) – 2 Cadmium Square, Palmers Road, London E2 0FG*

**Response:**

Our Prevention and Protection (Fire Safety) team have provided me with all the documents held on their records for Titanium Point, Regalia Point, Graphite Point and Grand Regent Tower.

I have reviewed the documents held on these records and I have attached copies of the following information:

- Any Fire Safety Audit reports where the outcome of the audit was broadly compliant or low risk. The results of these audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.
- An informal notification of (fire safety) deficiencies (NOD) letter issued for Grand Regent Tower G01-1703 in February 2016. A NOD letter is issued when the outcome of a Fire Safety Audit confirms that some fire safety matters require 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). 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).
- Internal LFB correspondence held on the fire safety record, including copies of notification forms sent between the Prevention and Protection (Fire Safety) team and local fire crews.

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

On review of the information provided to me by the Prevention and Protection (Fire Safety) team, the following information has been withheld from disclosure under the FOI act:

- The Fire Safety Audit report for Grand Regent Tower that took place on 17 February 2016. As mentioned above, I have provided you with a copy of the NOD letter issued as a result of this audit. Where a Fire Safety audit results in a notice being issued by the LFB, the 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) (a) and 31(2) (c)). 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.

- Copies of any email correspondence and documents provided to us by the Responsible Person (Guinness Partnership) for Titanium Point, Regalia Point, Graphite Point and Grand Regent Tower. 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. Again, 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.

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 can 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.

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 4 September 2017

### Location Summary

File No: 05/203461  
UPRN: 6192088  
Building Name: GRAND JUNCTION TOWER  
GRAND REGENT TOWER G01-1703  
Address: 2 CADMIUM SQUARE  
LONDON  
E2 0FG  
Use: D - Purpose Built Flats >=4 floors  
Borough: Tower Hamlets  
Responsible Team: FSR Tower Hamlets  
Station Ground: F26 - Bethnal Green  
Risk Score: 5  
Number of Floors: Total: 19 Basement: 1  
No. of Beds: 0  
Special Features: Linked Means of Escape  
Additional Detail: basement car park purpose built block Concierge located at Regalia Point who are on duty from 07:00 -19:00.  
Environmental Risks:  
Site Reinspection Date: 2018-02-19  
Heritage Building:  
Petroleum Redevelopment:   
Fire Fighter Risk: Low

### Inspected property summary

Occupier Contact: GRAND REGENT TOWER  
G01-1703  
Address: 2 CADMIUM SQUARE  
LONDON  
E2 0FG  
Responsible Team: FSR Tower Hamlets  
Occupancy Type: Occupier - multi or single occupancy  
Use: D - Purpose Built Flats >=4 floors

Valuation Office: R3 - Flats/Mais 4 Flrs and over PB  
 Risk Score: 5  
 Total Capacity: 0  
 Maximum Number of people: 100 - 999  
 Property Size for Use: Very Large  
 In M<sup>2</sup>: 10301 to 12600

Environmental Risks:  
 Building features that may assist fire spread:  
**Flammable Materials**

Stored:

Type:

## Contacts

<b>Contact Type</b>	Managing Agent
<b>Sole Supplier Risk</b>	
<b>Name</b>	The Guinness Partnership Limited
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Housing Officer
<b>Address</b>	30 Brock StreetRegents Place London NW1 3FG
<b>Telephone</b>	[REDACTED]
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Occupier
<b>Sole Supplier Risk</b>	
<b>Name</b>	Default Property
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	GRAND REGENT TOWER G01-17032 CADMIUM SQUARELONDONE2 0FG
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Other relevant contact
<b>Sole Supplier Risk</b>	
<b>Name</b>	
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	On Site Representative
<b>Sole Supplier Risk</b>	
<b>Name</b>	The Guinness Partnership

<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Contract Manager
<b>Address</b>	The Guinness Partnership Hillfields House Matford Court Sigford Road Exeter EX2 8NL
<b>Telephone</b>	[REDACTED]
<b>Fax</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk
<b>URL</b>	www.guinnesspartnership.com

## 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: 04/09/2017 12:45:FRA seen suitable and sufficient.

### Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL**  
**Is there effective Fire Safety Management?**

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

Compliance Level: Broadly Compliant

Observations:

### Article 17 - Maintenance

**SAFETY CRITICAL**  
**Are fire safety provisions being adequately maintained?**

*"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"*

Compliance Level: Broadly Compliant

Observations: 04/09/2017 12:48:All maintenance service documents seen. Emergency lighting to be serviced week beginning 4th September 2017.

### 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: Broadly Compliant

Observations: 04/09/2017 12:48:No training records seen. 04/09/2017 12:48:Concierge on site had reasonable knowledge of fire safety.

### 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*

**Is effective means of escape provided and maintained?** *emergency exits, and exits, are kept clear at all times and where required, to be adequately illuminated by emergency lighting"*

Compliance Level: Broadly Compliant Observations:

**Article 13 - Fire Warning Arrangements**

**SAFETY CRITICAL** *"Where necessary.the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"*

Compliance Level: Broadly Compliant Observations:

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

**SAFETY CRITICAL** *"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"*

Compliance Level: Broadly Compliant Observations:

**Overall Safety Standard**

Broadly Compliant

Observations:

**Management Compliance Level**

Management Compliance Level: 1 - Well above average

**Initial Expectation:** Verbal Action

Considered EMM

**Confirmed Action:** Verbal Action

Audit Conclusion: 04/09/2017 12:52

Initial Expectation: Verbal action

04/09/2017 12:49

Initial Expectation: Verbal action

**Specific instructions for Admin to action**

Please upload the associated e mail to the portal.Thank you.

**Audit Calculation & Signature**

Management Compliance Level: 1 - Well above average  
 Property Risk Group: B - Sleeping familiar or Licensed Premises  
 Life Risk: -2.7  
 Relative Risk: 4.59  
 Signature of Occupier:  
 Date Completed

# LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

## Fire Safety Audit Summary

### Audit Information

Audited By [REDACTED]  
Audit Completed 20 October 2017

### Location Summary

File No: 05/224870  
UPRN: 6197529  
Building Name: TITANIUM POINT  
Address: 24 PALMERS ROAD  
LONDON  
E2 0FA  
Use: D - Purpose Built Flats >=4 floors  
Borough: Tower Hamlets  
Responsible Team: FSR Tower Hamlets  
Station Ground: F26 - Bethnal Green  
Risk Score: 4.25  
Number of Floors: Total: 11 Basement: 1  
No. of Beds: 210  
Special Features:  
Additional Detail: Met Sec Panels and Trespa panelling; confirmed by the Fire Strategy and Guinness Partnership Trust not ACM and not sent for testing. E mail confirmation uploaded to portal.  
Environmental Risks:  
Site Reinspection Date:  
Heritage Building:  
Petroleum Redevelopment:   
Fire Fighter Risk:

### Inspected property summary

Occupier Contact:  
Address: TITANIUM POINT  
24 PALMERS ROAD  
LONDON  
E2 0FA  
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: 4.25  
 Total Capacity: 0  
 Maximum Number of people: 100 - 999  
 Property Size for Use: Extremely Large  
 In M<sup>2</sup>: >12601  
 Environmental Risks:  
 Building features that may assist fire spread:  
**Flammable Materials**  
 Stored:   
 Type:

## Contacts

<b>Contact Type</b>	Occupier
<b>Sole Supplier Risk</b>	
<b>Name</b>	Default Property
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	TITANIUM POIN24 PALMERS ROADLONDONE2 0FA
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Other relevant contact
<b>Sole Supplier Risk</b>	
<b>Name</b>	Guinness Partnership
<b>Responsible Person</b>	
<b>Position</b>	Contract Manager - [REDACTED]
<b>Address</b>	Emma ToonContract ManagerGuinness PartnershipHillfields HouseMatford CourtSigford RoadExeterEX2 8NL
<b>Telephone</b>	[REDACTED]
<b>Fax</b>	
<b>Email</b>	[REDACTED]@guinness.org.uk
<b>URL</b>	

## Enforcement History

## Articles

### Article 9 - Risk Assessment

<b>SAFETY CRITICAL</b>	<i>"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive &amp; protective measures"</i>
<b>Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?</b>	
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: 20/10/2017 11:07: There were some issues; but they have been addressed.

## 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: 20/10/2017 11:09: Maintenance records/contracts seen sent by e mail.

## Article 21 - Training

**SAFETY CRITICAL** *"The responsible person must ensure that his employees are provided with adequate safety training"*

**Are employees being effectively trained?**

Compliance Level: Broadly Compliant  
Observations: 20/10/2017 11:10: There are concierge staff on site 24 hours; when asked questions by the IO they had a reasonable knowledge of fire safety and the systems in place.

## 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: Broadly Compliant  
Observations:

## Article 13 - Fire Warning Arrangements

**SAFETY CRITICAL** *"Where necessary. the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"*

**Are effective fire warning arrangements provided?**

Compliance Level: Broadly Compliant  
Observations:

## Article 13 - Fire Fighting Equipment

**SAFETY CRITICAL** *"Where necessary. the responsible person must ensure that the premises are equipped with appropriate. fire-fighting equipment"*

**Are effective fire fighting equipment arrangements provided?**

Compliance Level: Broadly Compliant  
Observations: 20/10/2017 11:14: PFE in the ground floor office were maintained.

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

**SAFETY CRITICAL** *"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"*  
**Are there adequate procedures for serious and imminent danger and for danger areas?**

Compliance Level: Broadly Compliant      Observations:

**Overall Safety Standard**

Broadly Compliant

Observations:

**Management Compliance Level**

Management Compliance Level: 1 - Well above average

**Initial Expectation:** Verbal Action

Considered EMM

**Confirmed Action:** Verbal Action

Audit Conclusion: 20/10/2017 11:15

Initial Expectation: Verbal action

**Specific instructions for Admin to action**

Admin Please ensure that all the correspondence in relation to this audit is uploaded to the portal file.

**Audit Calculation & Signature**

Management Compliance Level:	1 - Well above average
Property Risk Group:	B - Sleeping familiar or Licensed Premises
Life Risk:	2.7
Relative Risk:	5.46
Signature of Occupier:	
Date Completed	

# LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

## Fire Safety Audit Summary

### Audit Information

Audited By [REDACTED]  
Audit Completed 23 October 2017

### Location Summary

File No: 05/224872  
UPRN: 6197586  
Building Name: REGALIA POINT  
Address: 30 PALMERS ROAD  
LONDON  
E2 0FQ  
Use: D - Purpose Built Flats >=4 floors  
Borough: Tower Hamlets  
Responsible Team: FSR Tower Hamlets  
Station Ground: F26 - Bethnal Green  
Risk Score: 4.25  
Number of Floors: Total: 11 Basement: 1  
No. of Beds: 0  
Special Features:  
Additional Detail: Ground floor commercial area; underground basement car park.  
Concierge 24/7; CCTV in communal areas.  
Environmental Risks:  
Site Reinspection  
Date:  
Heritage Building:  
Petroleum   
Redevelopment:  
Fire Fighter Risk:

### Inspected property summary

Occupier Contact:  
Address: REGALIA POINT  
30 PALMERS ROAD  
LONDON  
E2 0FQ  
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: 4.25

Total Capacity: 0  
Maximum Number of people: 100 - 999  
Property Size for Use: Medium  
In M<sup>2</sup>: 5001 to 8300  
Environmental Risks:  
Building features that may assist fire spread:  
**Flammable Materials**  
Stored:   
Type:

## Contacts

<b>Contact Type</b>	Occupier
<b>Sole Supplier Risk</b>	
<b>Name</b>	Default Property
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	REGALIA POIN30 PALMERS ROADLONDONE2 0FQ
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Other relevant contact
<b>Sole Supplier Risk</b>	
<b>Name</b>	Guinness Partnership
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	The Guinness PartnershipHillfields HouseMatford CourtSigford RoadExeterEX2 8NL
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	<input type="checkbox"/> guinness.org.uk
<b>URL</b>	www.guinnesspartnership.com

## 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: 23/10/2017 14:15: Suitable and sufficient FRA dated 01.03.2017

### 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:

### 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: 23/10/2017 14:16: All maintenance records sent via email by MA.

### Article 21 - Training

**SAFETY CRITICAL** *"The responsible person must ensure that his employees are provided with adequate safety training"*  
**Are employees being effectively trained?**  
 Compliance Level: Broadly Compliant Observations: 23/10/2017 14:24: Concierge have received training and had a reasonable knowledge of fire safety when questioned by the Inspecting Officer.

### 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: Broadly Compliant Observations:

### Article 13 - Fire Warning Arrangements

**SAFETY CRITICAL** *"Where necessary. the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"*  
**Are effective fire warning arrangements provided?**  
 Compliance Level: Broadly Compliant Observations:

### Article 13 - Fire Fighting Equipment

**Are effective fire fighting equipment arrangements provided?** *"Where necessary. the responsible person must ensure that the premises are equipped with appropriate.. fire-fighting equipment"*  
 Compliance Level: Broadly Compliant Observations: 23/10/2017 14:25: PFE in concierge office; staff trained in use; maintained.

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

**SAFETY CRITICAL** *"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*

**and imminent danger and for danger areas?** *competent persons to implement procedures, inform & instruct relevant persons concerned"*

Compliance Level: Broadly Compliant Observations:

**Overall Safety Standard**

Broadly Compliant

Observations:

**Management Compliance Level**

Management Compliance Level: 1 - Well above average

**Initial Expectation:** Verbal Action

Considered EMM

**Confirmed Action:** Verbal Action

Audit Conclusion: 23/10/2017 14:35

Initial Expectation: Verbal action

23/10/2017 14:29

MA confirms that exterior cladding; this is Trespa panelling NOT ACM.

23/10/2017 14:26

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:	-4.3
Relative Risk:	4.39
Signature of Occupier:	
Date Completed	

# LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

## Fire Safety Audit Summary

### Audit Information

Audited By [REDACTED]  
 Audit Completed 24 October 2017

### Location Summary

File No: 05/224869  
 UPRN: 6197663  
 Building Name: GRAPHITE POINT  
 Address: 36 PALMERS ROAD  
 LONDON  
 E2 0FS  
 Use: D - Purpose Built Flats >=4 floors  
 Borough: Tower Hamlets  
 Responsible Team: FSR Tower Hamlets  
 Station Ground: F26 - Bethnal Green  
 Risk Score: 4.25  
 Number of Floors: Total: 11 Basement: 1  
 No. of Beds: 0  
 Special Features:  
 Additional Detail: Concierge 24/7; CCTV in communal areas.  
 Environmental Risks:  
 Site Reinspection Date:  
 Heritage Building:  
 Petroleum Redevelopment:   
 Fire Fighter Risk:

### Inspected property summary

Occupier Contact:  
 Address: GRAPHITE POINT  
 36 PALMERS ROAD  
 LONDON  
 E2 0FS  
 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: 4.25  
 Total Capacity: 0  
 Maximum Number of people: 100 - 999

Property Size for Use: Medium  
In M<sup>2</sup>: 5001 to 8300

Environmental Risks:  
Building features that may assist fire spread:  
**Flammable Materials**

Stored:

Type:

## Contacts

<b>Contact Type</b>	Occupier
<b>Sole Supplier Risk</b>	
<b>Name</b>	Default Property
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	GRAPHITE POIN36 PALMERS ROADLONDONE2 0FS
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Other relevant contact
<b>Sole Supplier Risk</b>	
<b>Name</b>	The Guinness Partnership
<b>Responsible Person</b>	██████████ (off-site) Concierge Team on site
<b>Position</b>	Contract Manager - Fire Risk Assessments
<b>Address</b>	The Guinness PartnershipHillfields HouseMatford CourtSigford RoadExeterEX2 8NL
<b>Telephone</b>	██████████
<b>Fax</b>	
<b>Email</b>	██████████@guinness.org.uk
<b>URL</b>	

## 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: 24/10/2017 10:44:FRA suitable and sufficient dated 01.06.2017.

### Article 11 - Fire Safety Arrangements

#### **SAFETY CRITICAL**

**Is there effective Fire Safety Management?**

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



Compliance Level: Broadly  
Compliant Observations:

## 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: 24/10/2017 10:45: Maintenance contracts/records emailed and seen.

## Article 21 - Training

**SAFETY CRITICAL** *"The responsible person must ensure that his employees are provided with adequate safety training"*

**Are employees being effectively trained?**

Compliance Level: Broadly  
Compliant Observations: 24/10/2017 10:50: Concierge on site 24/7. Training records not seen when questioned by the IO the concierge staff had a reasonable knowledge of fire safety.

## 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: Broadly  
Compliant Observations:

## Article 13 - Fire Warning Arrangements

**SAFETY CRITICAL** *"Where necessary. the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"*

**Are effective fire warning arrangements provided?**

Compliance Level: Broadly  
Compliant Observations:

## Article 13 - Fire Fighting Equipment

**Are effective fire fighting equipment arrangements provided?** *"Where necessary. the responsible person must ensure that the premises are equipped with appropriate. fire-fighting equipment"*

Compliance Level: Broadly  
Compliant Observations: 24/10/2017 10:51: PFE in the concierge office; informed by staff that they are trained to use the equipment.

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

**SAFETY CRITICAL** *"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"*

**Are there adequate procedures for serious and imminent danger and for danger areas?**

Compliance Level: Broadly Compliant Observations:

Overall Safety Standard

Broadly Compliant

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action

Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion: 24/10/2017 10:54

Reactive audit; following some issues with the fire alarm panel; confirmed by the MA that the exterior cladding is Trespa panelling and not ACM cladding and therefore has not been sent for testing.

24/10/2017 10:52

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:	-4.1
Relative Risk:	4.41
Signature of Occupier:	
Date Completed	



## SCHEDULE OF FIRE SAFETY AUDIT OBSERVATIONS

FILE 05/203461  
REFERENCE:

OCCUPIER/AGENT: Default Property

ADDRESS: GRAND REGENT TOWER  
G01-1703, 2 CADMIUM  
SQUARE  
LONDON  
E2 0FG

Article #	Issue	Action(s) to be taken
Article 11 FS arrangements not maintained	At the time of the audit your preventative and protective measures had not been controlled or monitored where required. It was found that some electric riser cupboards were found to be unlocked on various floors. Due to no fire stopping between the floors in the riser cupboards a fire can easily compromise other floors if left unlocked.	Arrangements identified as not suitably addressed must be effectively controlled and monitored.
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 once inside the basement car park, there was no form of emergency over ride to allow access back into the building without use of a key fob. No response was given by Guinness Partnership when asked about this.	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 there is some form of emergency over ride box to allow access from the basement car park back into the building, or ensure the fire alarm releases the security locks on the doors to allow entry back into the building without use of a key fob.



Fire Safety Regulation  
169 Union Street London SE1 0LL  
T 020 8555 1200

Minicom 020 7960 3629  
london-fire.gov.uk

The Company Secretary  
The Guinness Partnership Limited  
30 Brock Street  
Regents Place  
London  
NW1 3FG

London Fire and Emergency Planning  
Authority runs the London Fire Brigade

Date 23 February 2016  
Our Ref 05/203461/PC

Dear Sir/Madam

## **REGULATORY REFORM (FIRE SAFETY) ORDER 2005 NOTIFICATION OF FIRE SAFETY DEFICIENCIES**

### **Premises: Grand Regent Tower G01-1703, 2 Cadmium Square, London, E2 0FG**

A recent inspection of the above premises by a fire authority officer revealed that certain conditions specified in and required by the Regulatory Reform (Fire Safety) Order 2005, were being contravened. The Authority considers that the step(s) detailed in the attached schedule need(s) to be taken in order to comply with the above legislation.

The steps should be completed by **5 April 2016** when a further inspection may be carried out.

You should note that failure to comply with any requirement of the legislation is an offence and the person responsible is liable to prosecution. This letter and attached schedule are issued without prejudice to any legal action which may subsequently be taken regarding the failures to comply with the Legislation.

Your attention is drawn to the notes attached.

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Authority under the Petroleum (Consolidation) Act 1928, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

If you are in any doubt as to the obligations placed upon you by the legislation, or if there is any relevant matter upon which you require clarification you may contact the person named below. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

Yours faithfully,

**for Assistant Commissioner (Fire Safety)**

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Enc: Form FS03\_01b Legislation Extracts

cc- [REDACTED], The Guinness Partnership Limited (via email) –  
[REDACTED]@guinness.org

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

**SCHEDULE****PREMISES:** Grand Regent Tower G01-1703, 2 Cadmium Square, London, E2 0FG**File Number:** 05/203461**Sheet : 1 of : 1**This schedule should be read in conjunction with the Authority's letter dated **23 February 2016**.

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:

<b>Article</b>	<b>Area of Concern</b>	<b>Steps Considered necessary to remedy the contravention.</b>
Article 11	At the time of the audit your preventative and protective measures had not been controlled or monitored where required. It was found that some electric riser cupboards were found to be unlocked on various floors. Due to no fire stopping between the floors in the riser cupboards a fire can easily compromise other floors if left unlocked.	Arrangements identified as not suitably addressed must be effectively controlled and monitored.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that once inside the basement car park, there was no form of emergency over ride to allow access back into the building without use of a key fob. No response was given by Guinness Partnership when asked about this.	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 there is some form of emergency over ride box to allow access from the basement car park back into the building, or ensure the fire alarm releases the security locks on the doors to allow entry back into the building without use of a key fob.

## THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The fire authority 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.



LONDON FIRE BRIGADE

## Notification of fire safety information - to fire safety

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

From: [REDACTED]  
Email: [REDACTED]@london-fire.gov.uk  
Tel: 020-8555-1200  
etx [REDACTED]

Date: 03/03/2022

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

**Watch officer dealing:** T/SubO [REDACTED] **Tel:** [REDACTED]

### Address of premises:

**Grand Regent Tower E2 0FG – Titanium Point E2 0FA – Regelia Point E2 0FQ– Graphite Point E2 0FS**

**All on Palmers Road, Tower Hamlets E2 (F26 Bethnal Green's Ground).**

### Detail of information or risk:

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- Prohibition notice not being complied with
- Inappropriate sleeping accommodation found ( sleeping in commercial premises/beds in sheds)
- Repeated unwanted fire signals received (e.g. 3 or more within a week)
- Premises information box contents missing/inadequate
- Other (detail below)

During a visit to the waking watch team responsible for the four buildings listed above, [REDACTED]  
Withheld under FOI act 2000 – s40 Personal information.

[REDACTED]  
Withheld under FOI act 2000 – s40 Personal information.

[REDACTED]  
No information regarding at risk residents was available despite having asked for it. Will contact fire safety tomorrow to confirm receipt of this form and to arrange a follow up visit as soon as can be arranged.



**Action recommended by local station/station manager:**

- Joint visit with local station
- Visit by fire safety
- Take necessary enforcement actions to remedy issues
- Information only, place on record
- Other (detail below)

Recommend a joint visit with fire safety to advise and enforce better practices.

*This form should be emailed to the relevant FSR team leader, borough commander & FSR admin (FSR-AdminSupport@london-fire.gov.uk)*

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

## Notification of fire safety information - return to station

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

---

From: **Team Leader** FS file:  
Email: Tel:

---

Date:

---

### Acknowledgement of receipt and action taken by fire safety:

- Joint visit carried out with local station
  - Visit carried out by fire safety
  - Verbal advice given to occupant
  - Written advice given to occupant
  - Formal enforcement action taken
  - Prohibition notice served
  - Information added to fire safety database
  - Other (detail below)
- 

*This form should be emailed to the relevant station manager, borough commander & FSR admin (FSR-AdminSupport@london-fire.gov.uk)*

**Note to FSR admin**

*Acknowledged copy must be placed on e-FSF*

**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:**

Regalia Point  
24 Palmers Road  
Tower Hamlets  
E2 0FQ

How many storey's is the building (G + 4 = 5 storey's): 11

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? 9

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](mailto:highrisereferrals@london-fire.gov.uk) no later than the **30<sup>th</sup> November 2021**

Thank you for your assistance.

**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:** 01/11/2021

**Premises Address:**

Graphite Point  
36 Palmers Road  
London  
E2 OFS

How many storey's is the building (G + 4 = 5 storey's): 11

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? 2

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](mailto:highrisereferrals@london-fire.gov.uk) no later than the **30<sup>th</sup> November 2021**

Thank you for your assistance.

### 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:** 01/11/2021

#### **Premises Address:**

Grand Regent Tower  
2 Cadmium Square  
Palmers Road  
London  
E2 0FG

How many storey's is the building (G + 4 = 5 storey's): 18

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? 2

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](mailto:highrisereferrals@london-fire.gov.uk) no later than the **30<sup>th</sup> November 2021**

Thank you for your assistance.

**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:**

Titanium Point  
24 Palmers Road  
Tower Hamlets  
E2 0FA

How many storey's is the building (G + 4 = 5 storey's): 11

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? 9

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](mailto:highrisereferrals@london-fire.gov.uk) no later than the **30<sup>th</sup> November 2021**

Thank you for your assistance.



LONDON FIRE BRIGADE

## 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: 05/203461  
Tel: [REDACTED]

Date: 10/01/2022

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:** [REDACTED]

**Address of premises:** Grand Regent Tower, Suttons Wharf, 2 Cadmium Square, E2 0FG

### 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)

6 month inspection carried out on this premises due to the temporary simultaneous evacuation currently in place. 19 storey (B, G +1-17) PBBF containing 81 general needs flats. Basement car park shared with neighbouring premises. Cladding consists of HPL, metal sheets and brick, balconies have wooden decking and sides and cavity barriers are non compliant. Simultaneous evacuation supported by interlinked detection and patrolling waking watch. Concierge on site 24hrs and based in adjacent Regalia House. Waking watch investigate alarm actuations before calling Brigade. No PEEPS in place as all residents can self evacuate. Flats covered by sprinkler suppression system. DR, PIB and FF lift are present.

### 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 visit the premises as detailed by management to ensure familiarisation.

*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*





LONDON FIRE BRIGADE

## Notification of fire safety information - to station

## Notification of fire safety information - return to fire safety

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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*



LONDON FIRE BRIGADE

## Notification of fire safety information - to station

To: **Station Commander** - [REDACTED]  
Cc: FSR-AdminSupport@london-fire.gov.uk

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

FS file: 05/224870  
Tel: [REDACTED]

Date: 29<sup>th</sup> April 2020

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: Suttons Wharf Estate  
Palmers Road E2 OTA**

### 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)

Note that all blocks on the Suttons Wharf Estate; are undergoing a sprinkler pump upgrade to commence 4<sup>th</sup> May 2020. Contractors will be on site; informed that sprinklers will operate in the event of a fire.

### 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)

*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*



LONDON FIRE BRIGADE

## 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** [REDACTED]  
 Email: [REDACTED]@london-fire.gov.uk

FS file:  
 Tel:

Date: 2<sup>nd</sup> May 2020

### 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*



LONDON FIRE BRIGADE

## Notification of fire safety information - to station

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

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

FS file: 05/224872  
Tel: [REDACTED]

Date: 01/02/2021

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:**

**Tel:**

**Address of premises: Regalia Point, 30 PALMERS ROAD, LONDON, E2 0FQ**

### 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)

Regalia Point, 30 PALMERS ROAD, LONDON, E2 0FQ – 11 storey residential tower block

Following a weekly test of the mechanical smoke extraction system (MSES) in this building it has been found that the extract fans are not operational.

The contractor found that the MSES has been affected by water damage. They are sourcing the relevant parts to ensure this is repaired as quickly as possible. At this point it could be Wednesday 03/02/21 before a part is available. They are looking whether we can manually set off the MSES in a fire situation.

In the meantime they have increased the waking watch patrols to every 7.5 minutes (from every 15 minutes) and this in effect means they have two people separately patrolling the building at all times.

**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)

Info only - there is already a waking watch at the premises, so crews are already making weekly checks to this premises.

*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*



LONDON FIRE BRIGADE

## Notification of fire safety information - to station

## Notification of fire safety information - return to fire safety

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

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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*



LONDON FIRE BRIGADE

## 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: 05/203461  
Tel: [REDACTED]

Date: 10/01/2022

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:** [REDACTED]

**Address of premises:** Grand Regent Tower, Suttons Wharf, 2 Cadmium Square, E2 0FG

### 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)

6 month inspection carried out on this premises due to the temporary simultaneous evacuation currently in place. 19 storey (B, G +1-17) PBBF containing 81 general needs flats. Basement car park shared with neighbouring premises. Cladding consists of HPL, metal sheets and brick, balconies have wooden decking and sides and cavity barriers are non compliant. Simultaneous evacuation supported by interlinked detection and patrolling waking watch. Concierge on site 24hrs and based in adjacent Regalia House. Waking watch investigate alarm actuations before calling Brigade. No PEEPS in place as all residents can self evacuate. Flats covered by sprinkler suppression system. DR, PIB and FF lift are present.

### 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 visit the premises as detailed by management to ensure familiarisation.

*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*



LONDON FIRE BRIGADE

## Notification of fire safety information - to station

## Notification of fire safety information - return to fire safety

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

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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*



LONDON FIRE BRIGADE

## Notification of fire safety information - to station

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

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

FS file: 05/224872  
Tel: [REDACTED]

Date: 08/02/2021

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:**

**Tel:**

**Address of premises: Regalia Point, 30 PALMERS ROAD, LONDON, E2 0FQ**

### 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)

Regalia Point, 30 PALMERS ROAD, LONDON, E2 0FQ – 11 storey residential tower block

Update to failure detailed below:

This station notification is to inform you that the mechanical smoke extraction unit at Regalia Point E2 0FQ is now fully operational as confirmed by [REDACTED] Head of Contract Management (M&E), Asset Compliance Mechanical and Electrical Team, Guinness Partnership

following a weekly test of the mechanical smoke extraction system (MSES) in this building it has been found that the extract fans are not operational.

The contractor found that the MSES has been affected by water damage. They are sourcing the relevant parts to ensure this is repaired as quickly as possible. At this point it could be Wednesday 03/02/21 before a part is available. They are looking whether we can manually set off the MSES in a fire situation.

In the meantime they have increased the waking watch patrols to every 7.5 minutes (from every 15 minutes) and this in effect means they have two people separately patrolling the building at all times.

**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)

Info only - there is already a waking watch at the premises, so crews are already making weekly checks to this premises.

*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*



LONDON FIRE BRIGADE

## Notification of fire safety information - to station

## Notification of fire safety information - return to fire safety

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

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

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Date:

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### 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*



LONDON FIRE BRIGADE

## Notification of fire safety information - to station

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

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

FS file:05/224870, 05/224872,  
05/224869, 05/203461  
Tel:

Date:19/02/2021

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:** Titanium Point, Regalia Point, Graphite Point and Grand Regent Tower in Palmers Road

### 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)

There is a Simultaneous Evacuation Strategy in place at the four premises on Palmers Road due to cladding identified.

There is a waking watch in place, one person per building and a supervisor. They patrol the building every 15minutes. The watch will instigate an evacuation if a fire is discovered.

There is an alarm system at this the premises which covers the basement car park and the common areas, and this is extended into the residents properties. The alarm system is monitored by the concierge and is also linked to the concierge at Cotteral House which is monitored 24/7.

All flats in the buildings are sprinklered.

### 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)

Inform High Rise team, PDR

*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*



LONDON FIRE BRIGADE

## 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** [REDACTED]  
 Email: [REDACTED]@london-fire.gov.uk

FS file:

Tel: [REDACTED]

Date: 22/02/2021

### 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)

These buildings are already on our bi weekly unannounced visit schedule for cladding. They are also on the ORD as HIGH RISK cladding visits.

*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*





LONDON FIRE BRIGADE

## Notification of fire safety information - to station

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

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

FS file:05/224870, 05/224872,  
05/224869, 05/203461  
Tel:

Date:19/02/2021

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:** Titanium Point, Regalia Point, Graphite Point and Grand Regent Tower in Palmers Road

### 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)

There is a Simultaneous Evacuation Strategy in place at the four premises on Palmers Road due to cladding identified.

There is a waking watch in place, one person per building and a supervisor. They patrol the building every 15minutes. The watch will instigate an evacuation if a fire is discovered.

There is an alarm system at this the premises which covers the basement car park and the common areas, and this is extended into the residents properties. The alarm system is monitored by the concierge and is also linked to the concierge at Cotteral House which is monitored 24/7.

All flats in the buildings are sprinklered.

### 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)

Inform High Rise team, PDR

*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*



LONDON FIRE BRIGADE

## Notification of fire safety information - to station

## Notification of fire safety information - return to fire safety

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

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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*



LONDON FIRE BRIGADE

## Notification of fire safety information - to station

To: **Station Commander** - [REDACTED]  
 Cc: FSR-AdminSupport@london-fire.gov.uk

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

FS file: 05/224870, 05/224872,  
 05/224869, 05/203461  
 Tel: [REDACTED]

Date: 29<sup>th</sup> January 2020

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: Suttons Wharf Estate**  
**Titanium Point**  
**24 Palmers Road**  
**E2 OFA**

**Regalia Point**  
**30 Palmers Road**  
**E2 OFQ**

**Graphite Point**  
**36 Palmers Road**  
**E2 OFS**

**Grand Junction Tower**  
**2 Cadmium Square**  
**E2 OFG**

### 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)

External HPL cladding in place on all blocks and combustible decking on external balconies. Current recommendations from Ensure Safety and Compliance (October and November 2019) to strip and replace with appropriate non combustible material.

Waking watch - 24/7 – 3 shifts of 3 people patrolling each building every hour + there is a concierge for the buildings based at Regalia . The watch have been trained in fire safety and what to look out for.

Simultaneous evacuation strategy in place. Contact number for Concierge Office - [REDACTED] – plans and layout details will be available for operational crews.

Addressable alarm system that covers the common areas only with a double-knock system. Waking watch investigate and will knock on doors to alert residents if a fire detected.

Flats are sprinklered due to open plan layout.

**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)

Managing Agents – Guinness Partnership – London Fire Brigade Partnership Scheme

*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*



LONDON FIRE BRIGADE

## 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 [REDACTED]**  
 Email: [REDACTED]@london-fire.gov.uk

FS file:  
 Tel:

Date: 5<sup>th</sup> Feb 2020

### 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*



## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED] ([REDACTED])  
**Audit Completed** 10 January 2022

### Location summary

**File No** 05/203461  
**UPRN** 6192088  
**Building Name** GRAND JUNCTION TOWER  
**Address** GRAND REGENT TOWER G01-1703  
 2 CADMIUM SQUARE  
 LONDON  
 E2 0FG  
**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** 19 **Basement floors** 1  
**Estimated number of sleeping** 200  
**Special Features** External Facade

#### Additional detail

Grand Regent Tower is a PBBF of 81 general needs leasehold flats. The premises is 19 floors (B, G + 1-17), concrete frame construction with single concrete stair and flat roof. Cladding consists of HPL, metal panels (insulation type unknown) and brick with balconies having wooden decking which the RP is committed to remediating. Temp sim evac supported by an L5 detection and warning system (additional heat detectors in flats) and patrolling waking watch. Concierge in neighbouring premises 24hours. Basement car park is shared between multiple blocks. Flats covered by sprinkler suppression system, PIB, DR, FF lift. AOV at head of stair, mechanical extraction in corridors to flats. GF area currently used by waking watch.

#### Premises Description

Grand Regent Tower is a PBBF of 81 general needs leasehold flats. The premises is 19 floors (B, G + 1-17), concrete frame construction with single concrete stair and flat roof. Cladding consists of HPL, metal panels (insulation type unknown) and brick with balconies having wooden decking which the RP is committed to remediating. Temp sim evac supported by an L5 detection and warning system (additional heat detectors in flats) and patrolling waking watch. Concierge in neighbouring premises 24hours. Basement car park is shared between multiple blocks. Flats covered by sprinkler suppression system, PIB, DR, FF lift. AOV at head of stair, mechanical extraction in corridors to flats. GF area currently used by waking watch.

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date** 18 February 2024

**Heritage Building** No

**Petroleum redevelopment?** No

**Known firesetting in area?** No

**Site lone worker risk**

## Property Detail (DEFAULT PROPERTY)

**Occupier Contact** Default Property  
**Address** GRAND REGENT TOWER G01-1703  
 2 CADMIUM SQUARE  
 LONDON  
 E2 0FG

**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** 18 February 2024  
**Last Inspection** 11 November 2021  
**Total Capacity** 0  
**Maximum number of people** >100  
**Property Size for use** Medium  
 5001m<sup>2</sup> to 8300m<sup>2</sup>

**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?** Yes  
**Sprinkler Type** Wet Pipe  
**Coverage %** 85  
**False activations in past 3 years** 0  
**Fire activations in past 3 years** 0  
**Access for fire-fighting** Average  
**Water supplies** Average



**Special Features**

<b># Fire fighting shafts</b>	1
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

**Contacts****Occupier**

<b>Name</b>	Default Property
<b>Address</b>	GRAND REGENT TOWER G01-1703 2 CADMIUM SQUARE LONDON E2 0FG

**Managing Agent**

<b>Name</b>	The Guinness Partnership Limited
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Director of Building Safety
<b>Address</b>	The Guinness Partnership 30 Brock Street London NW1 3FG
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

**On Site Representative - NEW**

<b>Name</b>	The Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Building Safety Manager
<b>Address</b>	The Guinness Partnership, 30 Brock Street, London NW1 3FG
<b>Mobile</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk
<b>URL</b>	www.guinnesspartnership.com

**Other relevant contact**

<b>Name</b>	Guinness Partnership
<b>Responsible Person</b>	[REDACTED] - off site
<b>Position</b>	Director of Health and Safety
<b>Address</b>	30 Brock Street London NW1 3FG
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

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

**SAFETY CRITICAL**  
**Safety Evaluation**  
Low Risk

Verbal Advice Given

**Observations**

Type 1 FRA carried out by [REDACTED] of Ensure Safety and Compliance on 02/12/2020 with a suggested review date given as 02/12/2021. RP advised

**Article 9**  
(continued)

that a new FRA had been carried out by another company since the installation of the new L5 detection and warning system but document not yet received. FRA refers to Type 4 invasive assessments on 09/03/2020 by Tenos - this report highlighted issues with fire stopping and compartmentation and recommended remediation of the cladding.

Significant findings identified with photographs.

FRA confirmed that sprinkler system had been upgraded to 30 minute duration. Excessive gaps identified between double door leafs to utility cupboards now appear to have been remediated.

FRA did not identify

- holes in the concrete slab between the B car park and riser cupboards. RP advised that these had been identified and fire stopping works were to be carried out by LFS (London Fire Stopping) imminently.
- holes around plastic pipes running vertically from GF electric meter cupboard (under Articles 11 and 8 in previous inspection report of 18/02/2021) and gaps on the inside of the door frame to this cupboard.
- ducting from bathrooms and kitchens in flats join common pipes in riser cupboards. FRA did not identify this or that dampers within this common ducting need to be serviced.

As this inspection resulted in a Broadly Compliant outcome, deficiencies and remedies below do not need to be completed.

**FAILURE****Article 9(1) FRA not suitable or sufficient**

At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that +

**REMEDY**

The fire risk assessment should be reviewed, with specific consideration given to +

## Article 11 - Fire Safety Arrangements

### SAFETY CRITICAL Safety Evaluation

Low Risk

Verbal Advice Given

### Observations

5 year electrical safety certificate dated 03/06/2020 by Merlin Electrical Services Ltd.

DR serviced by Harmony Fire Ltd on 19/07/2021 and 02/11/2021

AOV serviced by ABCA Systems on 11/06/2021

Reactive service of Fire alarm on 29/10/2021 by ABCA Systems. Full service on 12/07/2021 by ABCA.

Basement refuge intercom serviced on 23/09/2021 by Harmony Fire Ltd

EL serviced by Sureserve Fire and Electrical on 05/03/2021 and reactive call out on 27/04/2021 by Allied Protection.

PIB contains plans, key fobs and contact details.

RP advised that there are no PEEPS or PCRA in place as there are currently no relevant persons unable to escape unassisted. This is regularly reviewed.

Customer liaison officer ( [REDACTED] ) carries out weekly inspections.

No documentation supplied to show servicing of sprinkler suppression system but RP confirmed this was part of an ongoing maintenance contract.

No documentation supplied to show servicing of dampers - ducting from bathrooms and kitchens in flats join common pipes in riser cupboards.

Small amount of combustible items (parcels) stored adjacent to post boxes. Some contractors materials stored in B electrical intake cupboard - removed immediately by RP.

As this inspection resulted in a Broadly Compliant outcome, deficiencies and remedies below do not need to be completed.

### FAILURE

#### Article 11 FS arrangements not maintained

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 +

### REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

## Article 13 - Detection and warning

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

### Observations

Detection in common parts to operate AOV's and mechanical extraction.  
 Sampled 17th floor flat [REDACTED] had an LD2 system installed but flats have had additional heat detection installed to support the temp sim evac so the system is a Category LD5.  
 Alarm panel in GF reception connected to main alarm panel sited next to concierge desk in Regalia Court.  
 Panels healthy at time of inspection.

## Article 14 - Emergency routes and exits

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

Verbal Advice Given

### Observations

Common escape routes clear at time of inspection.  
 AOV head of single stair.  
 Mechanical extraction in corridors to flats.  
 EL covers all escape routes.

Small amount of combustible items (parcels) store in GF escape route adjacent to residents post boxes.

Gaps inside of door frame to GF electrical meter cupboard. Gaps between plasterboard and concrete floor slab within this cupboard. RP advised that LFS (London Fire Stopping) have been engaged to carry out fire stopping works which are imminent. Suitable fire stopping in other sampled riser cupboards.

Sampled front door to 17th floor flat [REDACTED] - fitted with strips and seals and a single Perko type door closer which closed the door into its frame.  
 Recommended that the door closers are changed for overhead closers when the Perkos stop working efficiently. It was also discussed with the RP that the 'Yale' type latch did not hold the door closed as the mortice needed to be manually engaged - this meant that the door was effectively being held closed into its frame by the spring action of the Perko device only.

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

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Non Compliant

Verbal Advice Given

### Observations

Customer liaison officer ( [REDACTED] ) carries out weekly inspections. Temporary simultaneous evacuation supported by Category LD5 detection within flats and patrolling waking watch. Waking watch investigate any alarm or sprinkler actuation and call the Brigade.

FAN displayed do not state the actions to take within flats in the case of an emergency. RP agreed that these were not sufficient and that they would be changed.

### FAILURE

#### Article 15(1)No emergency plan created/implemented

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 +

### REMEDY

Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by +

## Article 17 - Maintenance

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

### Observations

Sampled front door to 17th floor flat [REDACTED] - fitted with strips and seals and a single Perko type door closer which closed the door into its frame.

Recommended that the door closers are changed for overhead closers when the Perkos stop working efficiently. It was also discussed with the RP that the 'Yale' type latch did not hold the door closed as the mortice needed to be manually engaged - this meant that the door was effectively being held closed into its frame by the spring action of the Perko device only.

No documentation supplied to show servicing of sprinkler suppression system but RP confirmed this was part of an ongoing maintenance contract.

No documentation supplied to show servicing of dampers - ducting from bathrooms and kitchens in flats join common pipes in riser cupboards.

Some other minor deficiencies (missing screws from hinges) identified and discussed with the RP during the inspection.

## Article 21 - Training

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

No training records supplied but waking watch are employed by Orbis who conduct in house training. When questioned, the waking watch supervisor, [REDACTED] was aware of the actions to take in an emergency.

## Article 8 - General fire precautions

---

**Safety Evaluation**  
Low Risk  
  
Verbal Advice Given

### Observations

As this inspection resulted in a Broadly Compliant outcome, deficiencies and remedies below do not need to be completed.

Ducting from bathrooms and kitchens in flats join common pipes in riser cupboards. FRA did not identify this or that dampers within this common ducting need to be serviced.

Holes around plastic pipes from the GF electrical meter cupboard. This has already been brought to the attention of the RP who has engaged with LFS (London Fire Stopping) to carry out required works.

### FAILURE

#### Article 8 Potential fire spread via shafts, riser

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  
+

### REMEDY

Take the general fire precautions required to prevent fire and smoke spread by  
+

**Article 10 - Principles of prevention to be applied**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 12 - Elimination or reduction of risks from dangerous substances**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 13 - Fire Fighting Equipment**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 18 - Safety assistance**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 22 - Co-operation and co-ordination**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 23 - General duties of employees at work**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None



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

---

**Safety Evaluation**

Broadly Compliant

**Observations**

FF lift tested ok.

DR part of maintenance contract.

No documentation supplied to show servicing of sprinkler suppression system but RP confirmed this was part of an ongoing maintenance contract.

## Article 24 - Power to make regulations

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**Safety Evaluation**

Not Applicable

**Observations**

None

## Article 27 - Powers of inspectors

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**Safety Evaluation**

Not Applicable

**Observations**

None

## Article 29 - Current alterations notices

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**Safety Evaluation**

Not Applicable

**Observations**

None

## Article 30 - Current enforcement notices

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**Safety Evaluation**

Not Applicable

**Observations**

None

## Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

## Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

## Overall safety standard

Low Risk

## Management compliance level

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

## Audit Conclusion

10/01/2022 14:08

This inspection was carried out to assist the local team with temp sim evac premises.

10/01/2022 14:07

6 month inspection of this premises carried out on 05/01/2021 as there is a temporary simultaneous evacuation strategy in place. This is due to the presence of HPL cladding, wooden decking to balconies and missing cavity barriers. Sim evac supported by interlinked detection and patrolling waking watch.

This premises is very well managed and minor deficiencies as identified under relevant articles.

Areas inspected - Basement car park, main electrical intake, utility cupboards on GF 17th, 16th 9th and 1st floors. Energy centre in basement. Sampled front door to 17th floor flat [REDACTED]

Accompanied on the inspection by [REDACTED] (Guinness Fire Safety Manager) and waking watch supervisor

[REDACTED] All deficiencies identified and discussed at time of inspection.

Station notification and BRR return completed. Tymly database updated.

10/01/2022 13:31

Initial Expectation: Verbal action

10/01/2022 12:23

Initial Expectation: Verbal action

06/01/2022 11:29

Initial Expectation: Verbal action

## Verbal Advice Given

None recorded

**Other Authorities to notify**

None

**Weeks to Complete Work**

N/A

**Specific instructions for Admin to Action**

None

**Compliance calculation & signature**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	-6.3
<b>Actual Risk Score</b>	4.23
<b>Risk Score</b>	4.25

**Audit Timings**

**Audit Duration**  
240

**Travel Time**  
180

**Post Audit Processing Duration**  
200



# Fire Safety Audit Report

## Audit Information

**Audited By** [REDACTED] ([REDACTED])  
**Audit Completed** 26 January 2022

## Location summary

**File No** 05/224869  
**UPRN** 5220004936088  
**Building Name** GRAPHITE POINT  
**Address** GRAPHITE POINT 36  
 PALMERS ROAD  
 LONDON  
**Borough** Tower Hamlets  
**Use** D - Purpose Built Flats >=4 floors  
**Responsible Team** FSR Tower Hamlets & Newham  
**Station Ground** F26 - Bethnal Green  
**Site Risk Score** 4.75  
**Building Height band** Unknown  
**Total Floors** 11 **Basement floors** 1  
**Estimated number of sleeping** 200  
**Special Features**

### Additional detail

PBBF of 56 general needs flats over 11 floors (B, G+1-9). Concrete frame and blockwork construction, concrete floors, single concrete stair, flat roof. Basement car park extends below multiple buildings. External façade is predominately brick with HPL around 9th floor penthouses and other areas, sheet metal panels on GF and around balconies. Balconies have wooden decking. RP is liaising with the contractor to remediate HPL and wooden decking. Temp sim evac in place supported by interlinked detection and roaming waking watch. 24 hour concierge based in GF of adjacent Regalia Point. PIB, FF lift, dry riser, mechanical extraction in corridors to flats, AOV at head of stair, flats have a sprinkler suppression system upgraded to 30 mins residential.

### Premises Description

PBBF of 56 general needs flats over 11 floors (B, G+1-9). Concrete frame and blockwork construction, concrete floors, single concrete stair, flat roof. Basement car park extends below multiple buildings. External façade is predominately brick with HPL around 9th floor penthouses and other areas, sheet metal panels on GF and around balconies. Balconies have wooden decking. RP is liaising with the contractor to remediate HPL and wooden decking. Temp sim evac in place supported by interlinked detection and roaming waking watch. 24 hour concierge based in GF of adjacent Regalia Point. PIB, FF lift, dry riser, mechanical extraction in corridors to flats, AOV at head of stair, flats have a sprinkler suppression system upgraded to 30 mins residential.

**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	
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	GRAPHITE POINT 36 PALMERS ROAD LONDON
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	<u>4.75</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	24 January 2022
Total Capacity	0
Maximum number of people	<u>&gt;100</u>
Property Size for use	Medium 5001m <sup>2</sup> to 8300m <sup>2</sup>
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	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes

<b>Sprinkler Type</b>	Wet Pipe
<b>Coverage %</b>	85
<b>False activations in past 3 years</b>	0
<b>Fire activations in past 3 years</b>	0
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Average
<b>Special Features</b>	
<b># Fire fighting shafts</b>	1
<b>Engineered solution?</b>	YES
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

## Contacts

### Occupier

<b>Name</b>	Default Property
<b>Address</b>	GRAPHITE POINT 36 PALMERS ROAD LONDON E2 0FS

### On Site Representative

<b>Name</b>	The Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Director of Building Safety
<b>Address</b>	The Guinness Partnership 30 Brock Street NW1 3FG
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

### Other relevant contact

<b>Name</b>	The Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Building Safety Manager
<b>Address</b>	The Guinness Partnership, 30 Brock Street, London NW1 3FG
<b>Mobile</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk
<b>URL</b>	www.guinnesspartnership.com

## Enforcement history

## Articles

### Article 9 - Risk assessment

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

Verbal Advice Given

#### Observations

FRA dated 02/12/2020 carried out by [REDACTED] of Ensure Safety and Compliance. Review date given as 02/12/2021.

FRA identifies temporary simultaneous evacuation strategy supported by the installation of extra detection within flats and a roaming waking watch. Significant finding identified with photographs.

**Article 9**  
(continued)

RP advised that a new FRA had been carried out by Savills but the report had not yet been received.

Very minor deficiencies identified within the FRA so I have still scored as broadly compliant

FRA did not

Consider that the mastic around plastic pipes running vertically and horizontally from the GF BT/comms room was unidentified and cracking in places.

Identify that fire batt in 7th and 9th floor riser cupboards was damaged and there were gaps on the inside of the door frame

did not consider whether fire stopping material was present within metal trunking passing through compartment walls - asked RP to conduct due diligence tests to ensure this trunking did not act as 'chimney' passing through compartment walls.

**Article 11 - Fire Safety Arrangements****SAFETY CRITICAL**  
**Safety Evaluation**  
Low Risk

Verbal Advice Given

**Observations**

5year electrical safety certificate by Morgan Crass - 23/02/2015 and 03/06/2020 by Merlin Electrical Services.

AOV's serviced by ABCA Systems 28/06/2021

Fire alarm serviced by ABCA Systems 27/12/2021

Basement refuge intercom serviced on 23/09/2021 by Harmony Fire Ltd

Dry riser serviced on 06/01/2022 by Harmony Fire Ltd

EL serviced by Sureserve Fire and Electrical on 15/01/2021. Reactive EL repair by Allied Protection on 16/03/2021

Sprinklers serviced by First Fire Protection on 29/07/2020

FF Lift serviced by RJ lift services on 11/12/2021

Dampers within common extract ducting from flats are not part of ongoing maintenance - RP to investigate further.

Questioned the RP why some systems appear to be overdue a service. Systems are part of ongoing maintenance but documentation not up to date.

PIB contains plans and key fobs. RP advised that no PEEPS are in place as all residents are able to self evacuate.

Failures and remedies not filled out as this inspection results in a broadly compliant outcome.

**FAILURE**

**Article 11 FS arrangements not maintained**

**Article 11**  
(continued)

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 +

**REMEDY**

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

**Article 13 - Detection and warning****SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

Verbal Advice Given

**Observations**

Detection and warning within flats upgraded to an LD2 system. Flow switches connected to sprinklers within flats are also connected to the alarm system.

Alarm panel within GF lobby and main alarm panel sited adjacent to the concierge desk in adjacent Regalia Point. Waking watch personnel respond to alarm actuations and alert the Brigade.

Fault showing on alarm panel - RP advised that this is due to contractors isolating areas.

**Article 14 - Emergency routes and exits****SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

Verbal Advice Given

**Observations**

Single concrete stair has AOV at head.

Mechanical extraction to corridors to flats.

Kitchen and bathroom ventilation extracts from flats feed into common ducting in riser cupboards. RP advised that this common ducting was fitted with dampers - no documentation provided to show that these dampers form part of ongoing servicing/maintenance - see Article 8

Sampled front door to 9th floor [REDACTED] - fitted with intumescent strips and cold smoke seals. Single Perko self closing device gave the door an uncontrolled close but did not fully close the door into its frame.



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

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

Verbal Advice Given

### Observations

FAN notices identified the simultaneous evacuation strategy in common parts but did not clearly state the actions to take within flats. RP advised that all residents are written to regularly to confirm the actions to take in an emergency.

## Article 17 - Maintenance

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

FRA identified excessive gaps between riser cupboard doors but these have been remediated.

Sampled front door to 9th floor [REDACTED] - fitted with intumescent strips and cold smoke seals. Single Perko self closing device gave the door an uncontrolled close.

## Article 21 - Training

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

RP advised that concierge and waking watch receive basic fire training - no documentation seen.

## Article 8 - General fire precautions

---

**Safety Evaluation**  
Broadly Compliant

### Observations

Kitchen and bathroom ventilation extracts from flats feed into common ducting in riser cupboards. RP advised that this common ducting was fitted with dampers - no documentation provided to show that these dampers form part of ongoing servicing/maintenance.

**Article 10 - Principles of prevention to be applied**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 12 - Elimination or reduction of risks from dangerous substances**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 13 - Fire Fighting Equipment**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 18 - Safety assistance**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 22 - Co-operation and co-ordination**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 23 - General duties of employees at work**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

**Safety Evaluation**

Broadly Compliant

**Observations**

DR, PIB and FF lift present. Sprinkler suppression system covers flats. 24 hour concierge in Regalia Point.

FF lift tested ok.

## Article 24 - Power to make regulations

---

**Safety Evaluation**

Not Applicable

**Observations**

None

## Article 27 - Powers of inspectors

---

**Safety Evaluation**

Not Applicable

**Observations**

None

## Article 29 - Current alterations notices

---

**Safety Evaluation**

Not Applicable

**Observations**

None

## Article 30 - Current enforcement notices

---

**Safety Evaluation**

Not Applicable

**Observations**

None

**Article 31 - Current prohibition notices**

Safety Evaluation	Observations
Not Applicable	None

**Article 32 - Offences**

Safety Evaluation	Observations
Not Applicable	None

**Overall safety standard**

Low Risk

**Management compliance level**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion**

26/01/2022 11:42

Inspection carried out by [REDACTED] on 13/01/2022 on behalf of local team as this premises has a temporary simultaneous evacuation strategy in place which is supported by interlinked detection and roaming waking watch. 24 hour concierge based in adjacent Regalia Point. External façade is predominately brick with HPL around top floor penthouses and other areas, sheet metal panels on GF and around balconies. Balconies have wooden decking. RP is liaising with the contractor to remediate HPL and wooden decking.

This premises is well managed and regularly visited by the Building Safety Manager and resident liaison officer.

BRR return and station notifications have previously been completed so its not necessary to complete these again as there are no updates.

Accompanied on the inspection by Building Safety Manager [REDACTED] and waking watch supervisor [REDACTED]

Areas inspected - whole of GF including riser cupboards, relevant section of basement car park, whole of floors 10, 9, and 7 including riser cupboards. Front door to [REDACTED] sampled.

FF lift tested ok.

Travel times divided between 3 audits carried out on this day.

26/01/2022 11:40

Initial Expectation: Verbal action

**Verbal Advice Given**

None recorded

**Other Authorities to notify**

None

**Weeks to Complete Work**

N/A

**Specific instructions for Admin to Action**

None

**Compliance calculation & signature**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	-6.3
<b>Actual Risk Score</b>	4.23
<b>Risk Score</b>	4.25

**Audit Timings**

**Audit Duration**  
120

**Travel Time**  
60

**Post Audit Processing Duration**  
120

**Potential Ops Risks****Identified Potential Issues**

Sprinklers/riser/fixed installation present  
 Complex fire safety systems  
 Complex/unusual evacuation strategy  
 Premises Information Box installed



## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED] ([REDACTED])  
**Audit Completed** 26 January 2022

### Location summary

**File No** 05/224872  
**UPRN** 6197586  
**Building Name** REGALIA POINT  
**Address** REGALIA POINT  
 30 PALMERS ROAD  
 LONDON  
 E2 0FQ  
**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** 11 **Basement floors** 1  
**Estimated number of sleeping** 210  
**Special Features**  
**Additional detail**

PBBF of 74 general needs flats over 12 floors (B, G+1-10). Concrete frame and blockwork construction, concrete floors, single concrete stair, flat roof. Basement car park extends below multiple buildings. External façade is predominately brick with HPL around 10th floor penthouses and other areas, sheet metal panels on GF and around balconies. Balconies have wooden decking. RP is liaising with the contractor to remediate HPL and wooden decking. Temp sim evac in place supported by interlinked detection and roaming waking watch. 24 hour concierge based on GF. PIB, FF lift, dry riser, mechanical extraction in corridors to flats, AOV at head of stair, flats have a sprinkler suppression system upgraded to 30 mins residential.

### Premises Description

PBBF of 74 general needs flats over 12 floors (B, G+1-10). Concrete frame and blockwork construction, concrete floors, single concrete stair, flat roof. Basement car park extends below multiple buildings. External façade is predominately brick with HPL around 10th floor penthouses and other areas, sheet metal panels on GF and around balconies. Balconies have wooden decking. RP is liaising with the contractor to remediate HPL and wooden decking. Temp sim evac in place supported by interlinked detection and roaming waking watch. 24 hour concierge based on GF. PIB, FF lift, dry riser, mechanical extraction in corridors to flats, AOV at head of stair, flats have a sprinkler suppression system upgraded to 30 mins residential.

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date** 18 February 2024

**Heritage Building** No

**Petroleum redevelopment?** No

**Known firesetting in area?** No

**Site lone worker risk**

## Property Detail (DEFAULT PROPERTY)

**Occupier Contact** Default Property  
**Address** REGALIA POINT  
 30 PALMERS ROAD  
 LONDON  
 E2 0FQ

**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** 18 February 2024  
**Last Inspection** 11 November 2021  
**Total Capacity** 0  
**Maximum number of people** >100  
**Property Size for use** Large  
 8301m<sup>2</sup> to 10300m<sup>2</sup>

**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** 1  
**AFD remote monitoring** No  
**Smoke ventilation** Mechanical  
**Covers MOE/Common areas?** Yes  
**Sprinklers Installed?** Yes  
**Sprinkler Type** Wet Pipe  
**Coverage %** 85  
**False activations in past 3 years** 0  
**Fire activations in past 3 years** 0  
**Access for fire-fighting** Average  
**Water supplies** Average



**Special Features**

<b># Fire fighting shafts</b>	1
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

**Contacts****Occupier**

<b>Name</b>	Default Property
<b>Address</b>	REGALIA POINT 30 PALMERS ROAD LONDON E2 0FQ

**On Site Representative**

<b>Name</b>	Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Director of Building Safety
<b>Address</b>	The Guinness Partnership 30 Brock Street London NW1 3FG
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

**Other relevant contact**

<b>Name</b>	Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Building Safety Manager
<b>Address</b>	The Guinness Partnership, 30 Brock Street, London NW1 3FG
<b>Mobile</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk
<b>URL</b>	www.guinnesspartnership.com

**Enforcement history****Articles****Article 9 - Risk assessment****SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Verbal Advice Given

**Observations**

FRA dated 01/12/2020 carried out by [REDACTED] of Ensure Safety and Compliance. Review date given as 01/12/2021.

FRA identifies temporary simultaneous evacuation strategy supported by the installation of extra detection within flats and a roaming waking watch. Significant finding identified with photographs. RP advised that a new FRA had been carried out by Savills but the report had not yet been received.

Very minor deficiencies identified within the FRA so I have still scored as broadly compliant

FRA did not identify

**Article 9**  
(continued)

holes around pipes running vertically within GF riser cupboard did not consider whether fire stopping material was present within metal trunking passing through compartment walls - asked RP to conduct due diligence tests to ensure this trunking did not act as 'chimney' passing through compartment walls.

**Article 11 - Fire Safety Arrangements****SAFETY CRITICAL**  
**Safety Evaluation**  
Low Risk

Verbal Advice Given

**Observations**

10 year electrical safety certificate by Morgan Crass - 12/01/2016. RP advised that a new 5 year test will be carried out.

AOV's serviced by ABCA Systems 10/06/2021

Fire alarm serviced by ABCA Systems 27/12/2021

Basement refuge intercom serviced on 23/09/2021 by Harmony Fire Ltd

Dry riser serviced on 20/07/2021 by Harmony Fire Ltd

EL serviced by Sureserve Fire and Electrical on 15/01/202. Reactive EL repair by Allied Protection on 26/02/2021

Sprinklers serviced by First Fire Protection on 21/07/2020

FF Lift serviced by RJ lift services on 11/12/2021

Dampers within common extract ducting from flats are not part of ongoing maintenance - RP to investigate further.

Questioned the RP why some systems appear to be overdue a service. Systems are part of ongoing maintenance but documentation not up to date.

PIB contains plans and key fobs. RP advised that no PEEPS are in place as all residents are able to self evacuate.

Failures and remedies not filled out as this inspection results in a broadly compliant outcome.

**FAILURE****Article 11 FS arrangements not maintained**

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 +

**REMEDY**

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

## Article 13 - Detection and warning

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

Detection and warning within flats upgraded to an LD2 system. Flow switches connected to sprinklers within flats are also connected to the alarm system. Alarm panel within GF lobby and main alarm panel sited adjacent to the concierge desk in adjacent Regalia Point. Waking watch personnel respond to alarm actuations and alert the Brigade.  
Fault showing on alarm panel - RP advised that this is due to contractors isolating areas.

## Article 14 - Emergency routes and exits

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

Verbal Advice Given

### Observations

Single concrete stair has AOV at head.  
Mechanical extraction to corridors to flats.

Kitchen and bathroom ventilation extracts from flats feed into common ducting in riser cupboards. RP advised that this common ducting was fitted with dampers - no documentation provided to show that these dampers form part of ongoing servicing/maintenance - see Article 8

Witnessed full mechanical extraction test on floors 9 and 10 as engineers were on site.

Sampled front door to 7th [REDACTED] - fitted with intumescent strips and cold smoke seals. Single Perko self closing device gave the door an uncontrolled close but did fully close the door into its frame.

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

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

Verbal Advice Given

### Observations

FAN notices identified the simultaneous evacuation strategy in common parts but did not clearly state the actions to take within flats. RP advised that all residents are written to regularly to confirm the actions to take in an emergency.

## Article 17 - Maintenance

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

Verbal Advice Given

### Observations

FRA identified excessive gaps between riser cupboard doors but these have been remediated.  
Sampled front door to [REDACTED] - fitted with intumescent strips and cold smoke seals. Single Perko self closing device gave the door an uncontrolled close.

## Article 21 - Training

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

RP advised that concierge and waking watch receive basic fire training - no documentation seen.

## Article 8 - General fire precautions

---

**Safety Evaluation**  
Broadly Compliant

Verbal Advice Given

### Observations

Kitchen and bathroom ventilation extracts from flats feed into common ducting in riser cupboards. RP advised that this common ducting was fitted with dampers - no documentation provided to show that these dampers form part of ongoing servicing/maintenance.

**Article 10 - Principles of prevention to be applied**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 12 - Elimination or reduction of risks from dangerous substances**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 13 - Fire Fighting Equipment**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 18 - Safety assistance**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 22 - Co-operation and co-ordination**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 23 - General duties of employees at work**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

**Safety Evaluation**

Broadly Compliant

**Observations**

DR, PIB and FF lift present. Sprinkler suppression system covers flats. 24 Concierge in Regalia Point.  
FF lift tested ok.

## Article 24 - Power to make regulations

---

**Safety Evaluation**

Not Applicable

**Observations**

None

## Article 27 - Powers of inspectors

---

**Safety Evaluation**

Not Applicable

**Observations**

None

## Article 29 - Current alterations notices

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**Safety Evaluation**

Not Applicable

**Observations**

None

## Article 30 - Current enforcement notices

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**Safety Evaluation**

Not Applicable

**Observations**

None

## Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

## Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

## Overall safety standard

Low Risk

## Management compliance level

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

## Audit Conclusion

26/01/2022 16:47

Times increased as I had to write up audit form twice because of a corrupt Farynor file which did not save!

26/01/2022 16:46

Inspection carried out by [REDACTED] on 13/01/2022 on behalf of local team as this premises has a temporary simultaneous evacuation strategy in place which is supported by interlinked detection and roaming waking watch. 24 hour concierge based on GF. External façade is predominately brick with HPL around 10th floor penthouses and other areas, sheet metal panels on GF and around balconies. Balconies have wooden decking. RP is liaising with the contractor to remediate HPL and wooden decking.

This premises is well managed and regularly visited by the Building Safety Manager and resident liaison officer.

BRR return and station notifications have previously been completed so its not necessary to complete these again as there are no updates.

Accompanied on the inspection by Building Safety Manager [REDACTED] and waking watch supervisor [REDACTED]

Areas inspected - whole of GF including riser cupboards, relevant section of basement car park, electrical intake room, whole of floors 10, 9, and 2 including riser cupboards. Front door to [REDACTED] sampled.

Operation of mechanical extraction and stair AOV witnessed on floors 9 and 10. FF lift tested ok.

Travel times divided between 3 audits carried out on this day.

26/01/2022 16:46

Initial Expectation: Verbal action

## Verbal Advice Given

None recorded



**Other Authorities to notify**

None

**Weeks to Complete Work**

N/A

**Specific instructions for Admin to Action**

None

**Compliance calculation & signature**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	-4.2
<b>Actual Risk Score</b>	4.4
<b>Risk Score</b>	4.50

**Audit Timings**

**Audit Duration**  
120

**Travel Time**  
60

**Post Audit Processing Duration**  
240



## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED] ([REDACTED])  
**Audit Completed** 26 January 2022

### Location summary

**File No** 05/224870  
**UPRN** 6197529  
**Building Name** TITANIUM POINT  
**Address** TITANIUM POINT  
 24 PALMERS ROAD  
 LONDON  
 E2 0FA  
**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** 11 **Basement floors** 1  
**Estimated number of sleeping** 100  
**Special Features**

#### Additional detail

PBBF of 56 general needs flats over 12 floors (B, G+1-10). Concrete frame and blockwork construction, concrete floors, single concrete stair, flat roof. Basement car park extends below multiple buildings. External façade is predominately brick with HPL around 10th floor penthouses and other areas, sheet metal panels on GF and around balconies. Balconies have wooden decking. RP is liaising with the contractor to remediate HPL and wooden decking. Temp sim evac in place supported by interlinked detection and roaming waking watch. 24 hour concierge based in adjacent Regalia Point. PIB, FF lift, dry riser, mechanical extraction in corridors to flats, AOV at head of stair, flats have a sprinkler suppression system upgraded to 30 mins residential.

#### Premises Description

PBBF of 56 general needs flats over 12 floors (B, G+1-10). Concrete frame and blockwork construction, concrete floors, single concrete stair, flat roof. Basement car park extends below multiple buildings. External façade is predominately brick with HPL around 10th floor penthouses and other areas, sheet metal panels on GF and around balconies. Balconies have wooden decking. RP is liaising with the contractor to remediate HPL and wooden decking. Temp sim evac in place supported by interlinked detection and roaming waking watch. 24 hour concierge based in adjacent Regalia Point. PIB, FF lift, dry riser, mechanical extraction in corridors to flats, AOV at head of stair, flats have a sprinkler suppression system upgraded to 30 mins residential.

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date** 18 February 2024

**Heritage Building** No

**Petroleum redevelopment?** No

**Known firesetting in area?** No

**Site lone worker risk**

## Property Detail (DEFAULT PROPERTY)

**Occupier Contact** Default Property  
**Address** TITANIUM POINT  
 24 PALMERS ROAD  
 LONDON  
 E2 0FA

**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** 18 February 2024  
**Last Inspection** 11 November 2021  
**Total Capacity** 0  
**Maximum number of people** >100  
**Property Size for use** Large  
 8301m<sup>2</sup> to 10300m<sup>2</sup>

**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** 1  
**AFD remote monitoring** No  
**Smoke ventilation** Mechanical  
**Covers MOE/Common areas?** Yes  
**Sprinklers Installed?** Yes  
**Sprinkler Type** Wet Pipe  
**Coverage %** 85  
**False activations in past 3 years** 0  
**Fire activations in past 3 years** 0  
**Access for fire-fighting** Average  
**Water supplies** Average

**Special Features**

<b># Fire fighting shafts</b>	1
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

**Contacts****Occupier**

<b>Name</b>	Default Property
<b>Address</b>	TITANIUM POINT 24 PALMERS ROAD LONDON E2 0FA

**On Site Representative**

<b>Name</b>	The Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Head of Building Safety Projects (North)
<b>Address</b>	The Guinness Partnership 30 Brock Street London NW1 3FG
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

**Other relevant contact**

<b>Name</b>	Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Building Safety Manager
<b>Address</b>	The Guinness Partnership, 30 Brock Street, London NW1 3FG
<b>Mobile</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk
<b>URL</b>	www.guinnesspartnership.com

**Enforcement history****Articles****Article 9 - Risk assessment****SAFETY CRITICAL****Safety Evaluation**

Low Risk

Verbal Advice Given

**Observations**

FRA dated 01/12/2020 carried out by [REDACTED] of Ensure Safety and Compliance. Review date given as 01/12/2021.

FRA identifies temporary simultaneous evacuation strategy supported by the installation of extra detection within flats and a roaming waking watch.

Significant finding identified with photographs.

RP advised that a new FRA had been carried out by Savills but the report had not yet been received.

FRA not suitable and sufficient as it did not identify gaps on the inside of door frames to utility riser cupboards. (GF and 9th floor)

**Article 9**  
(continued)

identify hoses around plastic soil pipes running vertically within the GF riser cupboard.

identify 2 unused oil tanks in basement or recommend their removal

consider the incorrect use of pink foam to fill the gap between walls and floor slab within riser cupboards (10th floor)

identify that kitchen and bathroom ventilation extracts from flats feed into common ducting in riser cupboards. RP advised that this common ducting was fitted with dampers - no documentation provided to show that these dampers form part of ongoing servicing/maintenance.

**FAILURE****Article 9(1) FRA not suitable or sufficient**

At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that +

**REMEDY**

The fire risk assessment should be reviewed, with specific consideration given to +

**Article 11 - Fire Safety Arrangements****SAFETY CRITICAL**  
**Safety Evaluation**  
Low Risk

Verbal Advice Given

**Observations**

10 year electrical safety certificate - 12/01/2016. RP advised that a new 5 year test will be carried out.

AOV's serviced by ABCA Systems 11/06/2021

Fire alarm serviced by ABCA Systems 12/07/2021

Basement refuge intercom serviced on 23/09/2021 by Harmony Fire Ltd

Dry riser serviced on 05/01/2022 by Harmony Fire Ltd

EL serviced by Sureserve Fire and Electrical on 15/01/2021

Sprinklers serviced by First Fire Protection on 30/07/2020

Dampers within common extract ducting from flats are not part of ongoing maintenance - RP to investigate further.

Questioned the RP why some systems appear to be overdue a service. Systems are part of ongoing maintenance but documentation not up to date.

PIB contains plans and key fobs. RP advised that no PEEPS are in place as all residents are able to self evacuate.

Electrical element heaters in lobby common parts - recommended RP remove these and replace with oil filled radiators.

Failures and remedies not filled out as this inspection results in a broadly compliant outcome.

**FAILURE**

## Article 13 - Detection and warning

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

### Observations

Detection and warning within flats upgraded to an LD2 system. Flow switches connected to sprinklers within flats are also connected to the alarm system. Alarm panel within GF lobby and main alarm panel sited adjacent to the concierge desk in adjacent Regalia Point. Waking watch personnel respond to alarm actuations and alert the Brigade.  
 Fault showing on alarm panel - RP advised that this is due to contractors isolating areas.

## Article 14 - Emergency routes and exits

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Low Risk

Verbal Advice Given

### Observations

Single concrete stair has AOV at head.  
 Mechanical extraction to corridors to flats.  
 Sampled front door to 7th flat [REDACTED] - fitted with intumescent strips and cold smoke seals. Single Perko self closing device gave the door an uncontrolled close and did not hold the door fully closed against its frame.  
  
 Gaps on the inside of door frames to utility riser cupboards. (GF and 9th floor). RP advised that Intrinsic Ltd are carrying out fire stopping works above false ceilings and LSF (London Fire Stopping) are carrying out fire stopping works within riser cupboards.  
 Incorrect use of pink foam to fill the gap between walls and floor slab within riser cupboards (10th floor) - see Article 8.  
  
 Kitchen and bathroom ventilation extracts from flats feed into common ducting in riser cupboards. RP advised that this common ducting was fitted with dampers - no documentation provided to show that these dampers form part of ongoing servicing/maintenance - see Article 8  
  
 Failures and remedies not filled out as this inspection results in a broadly compliant outcome.

### FAILURE

#### 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 +

### REMEDY

**Article 14**  
(continued)

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 +

**Article 15 - Procedures for serious and imminent danger and for danger areas****SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant**Observations**

FAN notices identified the simultaneous evacuation strategy in common parts but did not clearly state the actions to take within flats. RP advised that all residents are written to regularly to confirm the actions to take in an emergency.

**Article 17 - Maintenance****SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant**Observations**

FRA identified excessive gaps between riser cupboard doors but these have been remediated.

Sampled front door to 7th flat [REDACTED] - fitted with intumescent strips and cold smoke seals. Single Perko self closing device gave the door an uncontrolled close and did not hold the door fully closed against its frame - see Article 14.

Premises is well managed and only minor maintenance issues identified.

**Article 21 - Training****SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant**Observations**

RP advised that concierge and waking watch receive basic fire training - no documentation seen.

**Article 8 - General fire precautions****Safety Evaluation**  
Low Risk  
  
Verbal Advice Given**Observations**

Holes around plastic soil pipes running vertically within the GF riser cupboard. Kitchen and bathroom ventilation extracts from flats feed into common ducting in riser cupboards. RP advised that this common ducting was fitted with dampers - no documentation provided to show that these dampers form part of ongoing servicing/maintenance.

Incorrect use of pink foam to fill the gap between walls and floor slab within riser cupboards (10th floor).

**FAILURE****Article 8 Potential fire spread via shafts, riser**

**Article 8**  
(continued)

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

+

**REMEDY**

Take the general fire precautions required to prevent fire and smoke spread by

+

**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**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 22 - Co-operation and co-ordination**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 23 - General duties of employees at work**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

---

**Article 37 - Fire fighters switches for luminous tube signs**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

---

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	DR, PIB and FF lift present. Sprinkler suppression system covers flats. 24 Concierge in Regalia Point. FF lift tested ok.

---

**Article 24 - Power to make regulations**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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**Article 27 - Powers of inspectors**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

---

**Article 29 - Current alterations notices**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

---

**Article 30 - Current enforcement notices**

---

<b>Safety Evaluation</b>	<b>Observations</b>
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

Low Risk

## Management compliance level

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

## Audit Conclusion

26/01/2022 16:54

Times increased due to corrupt Farynor file and having to complete the audit form twice!

26/01/2022 16:54

Inspection carried out by [REDACTED] on 13/01/2022 on behalf of local team as this premises has a temporary simultaneous evacuation strategy in place which is supported by interlinked detection and roaming waking watch. 24 hour concierge based in adjacent Regalia Point. External façade is predominately brick with HPL around 10th floor penthouses and other areas, sheet metal panels on GF and around balconies. Balconies have wooden decking. RP is liaising with the contractor to remediate HPL and wooden decking.

This premises is well managed and regularly visited by the Building Safety Manager and resident liaison officer.

Some minor deficiencies as identified under relevant articles. BRR return and station notifications have previously been completed so its not necessary to complete these again as there are no updates.

Accompanied on the inspection by Building Safety Manager [REDACTED] and waking watch supervisor [REDACTED]

Areas inspected - whole of GF including riser cupboards, relevant section of basement car park, electrical intake room, energy centre, whole of floors 10, 9, 7 and 2 including riser cupboards. Front door to flat [REDACTED] sampled. FF lift tested ok.

Travel times divided between 3 audits carried out on this day.

26/01/2022 16:54

Initial Expectation: Verbal action

## Verbal Advice Given

None recorded

**Other Authorities to notify**

None

**Weeks to Complete Work**

N/A

**Specific instructions for Admin to Action**

None

**Compliance calculation & signature**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	-4.2
<b>Actual Risk Score</b>	4.4
<b>Risk Score</b>	4.50

**Audit Timings**

**Audit Duration**  
120

**Travel Time**  
60

**Post Audit Processing Duration**  
240



# Fire Safety Audit Report

## Audit Information

**Audited By** [REDACTED] ([REDACTED])  
**Audit Completed** 28 January 2020

## Location summary

**File No** 05/224870  
**UPRN** 6197529  
**Building Name**  
**Address** TITANIUM POINT  
 24 PALMERS ROAD  
 LONDON  
 E2 0FA  
**Borough** Tower Hamlets  
**Use** D - Purpose Built Flats >=4 floors  
**Responsible Team** FSR Tower Hamlets & Newham  
**Station Ground** F26 - Bethnal Green  
**Site Risk Score** 5.50  
**Total Floors** 11 **Basement floors** 1  
**Estimated number of sleeping** 210  
**Special Features**

### Additional detail

Met Sec Panels and Trespa panelling; confirmed by the Fire Strategy and Guinness Partnership Trust not ACM and not sent for testing.  
 E mail confirmation uploaded to portal.

Update - 28.1.2020

Confirmed HPL screen system

Initial report undertaken by Ensure Safety and Compliance dated October 2019 and subsequent report 11th to 15th November 2019 and subsequent report dated 26th November 2019

The report recommends that the stripping of the entirety of the cladding system and replaced.

Further recommendation that the timber decking used in the construction of the individual suspended balconies and penthouse external areas is replaced with a material that is non combustible (classified A1 or A2 -)

### Premises Description

Construction is pf concrete frame with Met Sec Panels and Trespa panelling. Single compartmented escape stairwell. Upper balconies of metal and wooden decked floors with aluminium access doors.  
 Basement car park with 2 metal access gates.

Fire control panel in the ground floor entrance lobby linked to the concierge office situated in Regalia Point.

Domestic sprinklers - internal due to open plan design.

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date** 20 October 2019

**Heritage Building** No

**Petroleum redevelopment?** No

**Known firesetting in area?** No

**Site lone worker risk**

## Property Detail (DEFAULT PROPERTY)

**Occupier Contact** Default Property  
**Address** TITANIUM POINT  
 24 PALMERS ROAD  
 LONDON  
 E2 0FA

**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** 5.50  
**Reinspection Date** 20 October 2019  
**Last Inspection** 20 December 2019  
**Total Capacity** 0  
**Maximum number of people** >100  
**Property Size for use** Large  
 8301m<sup>2</sup> to 10300m<sup>2</sup>

**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

<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

## Contacts

### Occupier

<b>Name</b>	Default Property
<b>Address</b>	TITANIUM POINT 24 PALMERS ROAD LONDON E2 0FA

### On Site Representative - NEW

<b>Name</b>	The Guinness Partnership
<b>Responsible Person</b>	[REDACTED] - off site
<b>Position</b>	Director of Health and Safety
<b>Address</b>	The Guinness Partnership 30 Brock Street London NW1 3FG
<b>Telephone</b>	[REDACTED]
<b>Mobile</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

### Other relevant contact

<b>Name</b>	Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Contract Manager
<b>Address</b>	Hillfields House Matford Court Sigford Road Exeter EX2 8NL
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

## Enforcement history

## Articles

### Article 9 - Risk assessment

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**  
FRA reviewed dated 9.12.19.

## Article 11 - Fire Safety Arrangements

---

**SAFETY CRITICAL  
Safety Evaluation**  
High Risk

Verbal Advice Given

### Observations

There was evidence of smoking outside the block extra risk due to external HPL cladding.

### FAILURE

#### Article 11 FS arrangements not maintained

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 there was evidence of smoking outside the premises. This poses a higher risk due to the external HPL cladding.

### REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

## Article 13 - Detection and warning

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

None

## Article 14 - Emergency routes and exits

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

None

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

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

None



## Article 17 - Maintenance

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	None

## Article 21 - Training

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	None

## Article 8 - General fire precautions

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

## Article 10 - Principles of prevention to be applied

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

## Article 12 - Elimination or reduction of risks from dangerous substances

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

## Article 13 - Fire Fighting Equipment

---

<b>Safety Evaluation</b>	<b>Observations</b>
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**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 24 - Power to make regulations**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 27 - Powers of inspectors**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 29 - Current alterations notices**

---

<b>Safety Evaluation</b>	<b>Observations</b>
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**

Low Risk

**Management compliance level**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion**

28/01/2020 16:09

This was a reactive audit due to confirmation of external HPL cladding. Meet [REDACTED] on site - Manager of Health and Safety.

Floors inspected 10th, 8th, 6th and ground floor and underground car park.

Waking watch is on site due to the cladding; questioned watch staff regarding their procedures and routines.

They walk each floor every hour. There are 9 staff on site for the Suttons Wharf Estate.

They are all contractors and they receive fire safety training as part of their licence for security work.

Verbal advice given to concierge staff and waking watch staff to monitor the careless disposal of cigarettes outside the building. No smoking on external balconies, BBQs, or storage of flammable materials.

Recommendations from initial report undertaken by Ensure Safety and Compliance dated October and November 2019 to remove HPL cladding; remove timber decking. Fire stopping has been completed and certified.

Station notifications completed to update ORD of this information, waking watch, and simultaneous evacuation strategy.

28/01/2020 15:57

Initial Expectation: Verbal action

**Verbal Advice Given****Advice given on article(s)** 11

See audit conclusion.

**Other Authorities to notify**

None

**Weeks to Complete Work**

N/A

**Specific instructions for Admin to Action**

Please ensure Station Notifications are uploaded to the portal file.

**Compliance calculation & signature**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	1
<b>Actual Risk Score</b>	5.03
<b>Risk Score</b>	5.00

**Audit Timings**

**Audit Duration**  
120

**Travel Time**  
60

**Post Audit Processing Duration**  
280



## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED] ([REDACTED])  
**Audit Completed** 28 January 2020

### Location summary

**File No** 05/224872  
**UPRN** 6197586  
**Building Name**  
**Address** REGALIA POINT  
 30 PALMERS ROAD  
 LONDON  
 E2 0FQ  
**Borough** Tower Hamlets  
**Use** D - Purpose Built Flats >=4 floors  
**Responsible Team** FSR Tower Hamlets & Newham  
**Station Ground** F26 - Bethnal Green  
**Site Risk Score** 4.50  
**Total Floors** 11 **Basement floors** 1  
**Estimated number of sleeping** 0  
**Special Features**

#### Additional detail

Ground floor commercial area; underground basement car park.  
 Concierge 24/7; CCTV in communal areas.  
 Fire control panel in ground floor concierge office, master fire panel in 23 Cotteral House (managed by One Housing).  
 Domestic sprinklers are installed in the flats due to open plan layout.  
 Fire stopping has been undertaken and certified.

#### Premises Description

Construction is of concrete frame with Met sec panels and brick facings.  
 Update HPL panels. Recommendations from initial report undertaken by Ensure Safety and Compliance - October and November 2019, that the stripping of the entirety of the cladding system and replaced.  
 Recommendations that the timber decking used in the construction of the individual suspended balconies and penthouse external areas is replaced with a material that is non combustible (classified A1 or A2 - s1 - d0)

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date**

**Heritage Building** No

**Petroleum redevelopment?** No

**Known firesetting in area?** No

**Site lone worker risk**

**Property Detail (DEFAULT PROPERTY)**

<b>Occupier Contact Address</b>	Default Property REGALIA POINT 30 PALMERS ROAD LONDON E2 0FQ
<b>Responsible team</b>	FSR Tower Hamlets & Newham
<b>Occupancy Type</b>	Sole Occupier
<b>Property Use</b>	D - Purpose Built Flats >=4 floors
<b>Valuation Office</b>	R3 - Flats/Mais 4 Flrs and over PB
<b>Original Risk Score</b>	<u>4.50</u>
<b>Reinspection Date</b>	N/A (SAMPLE)
<b>Last Inspection</b>	20 December 2019
<b>Total Capacity</b>	0
<b>Maximum number of people</b>	<u>&gt;100</u>
<b>Property Size for use</b>	Large 8301m <sup>2</sup> to 10300m <sup>2</sup>
<b>Environmental Risks</b>	NONE
<b>Occupant Mobility</b>	Average
<b>Fire Loading</b>	Average
<b>Additional detail</b>	

**Specific lone worker risk**

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

**Protection Data (SHARED)**

<b>Fire Protection &amp; Warning</b>	Adequate
<b>Unwanted fire signals count</b>	0
<b>AFD remote monitoring</b>	No
<b>Smoke ventilation</b>	Other
<b>Covers MOE/Common areas?</b>	Yes
<b>Sprinklers Installed?</b>	No
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Average
<b>Special Features</b>	
<b># Fire fighting shafts</b>	0
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

**Contacts**

**Occupier**

<b>Name</b>	Default Property
<b>Address</b>	REGALIA POINT 30 PALMERS ROAD LONDON E2 0FQ

**On Site Representative - NEW**

<b>Name</b>	Guinness Partnership
<b>Responsible Person</b>	[REDACTED] - off site
<b>Position</b>	Director of Health and Safety
<b>Address</b>	The Guinness Partnership 30 Brock Street London NW1 3FG
<b>Telephone</b>	[REDACTED]
<b>Mobile</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness-org.uk

**Other relevant contact**

<b>Name</b>	Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Address</b>	The Guinness Partnership Hillfields House Matford Court Sigford Road Exeter EX2 8NL
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk
<b>URL</b>	www.guinnesspartnership.com

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

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**  
FRA dated 10.12.19.



## Article 11 - Fire Safety Arrangements

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	None

## Article 13 - Detection and warning

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	None

## Article 14 - Emergency routes and exits

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	None

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

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	None

## Article 17 - Maintenance

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	Maintenance contracts seen and up to date.

## Article 21 - Training

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**

Waking watch contractors receive fire safety training as part of their security licence.

## 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**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 22 - Co-operation and co-ordination**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 23 - General duties of employees at work**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 24 - Power to make regulations**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 27 - Powers of inspectors**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 29 - Current alterations notices**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 30 - Current enforcement notices**

---

<b>Safety Evaluation</b>	<b>Observations</b>
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**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion**

28/01/2020 16:55

Extra post audit time booked review FRA, report and communication with MA.

Completion of Station Notification.

28/01/2020 16:54

This was a reactive audit due to confirmation of HPL external cladding; waking watch and simultaneous evacuation.

Floors inspected 10th, 7th, 5th and ground floor; inspection accompanied by [REDACTED] - Health and Safety Manager.

28/01/2020 16:52

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**

Please ensure station notification is uploaded to the portal file.

**Compliance calculation & signature**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	1
<b>Actual Risk Score</b>	5.03
<b>Risk Score</b>	5.00

**Audit Timings**

**Audit Duration**  
90

**Travel Time**  
10

**Post Audit Processing Duration**  
190



## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED] ([REDACTED])  
**Audit Completed** 29 January 2020

### Location summary

**File No** 05/224869  
**UPRN** 6197663  
**Building Name**  
**Address** GRAPHITE POINT  
 36 PALMERS ROAD  
 LONDON  
 E2 0FS  
**Borough** Tower Hamlets  
**Use** D - Purpose Built Flats >=4 floors  
**Responsible Team** FSR Tower Hamlets & Newham  
**Station Ground** F26 - Bethnal Green  
**Site Risk Score** 4.50  
**Total Floors** 11 **Basement floors** 1  
**Estimated number of sleeping** 120  
**Special Features**

#### Additional detail

Concierge 24/7; CCTV in communal areas.

#### Updated Information

HPL cladding to external areas. Following an initial report from Ensure Safety and Compliance - October 2019 and subsequent inspection 11th to 15th November and subsequent report dated 26th November 2019.

#### 1st Recommendation

Recommended that the stripping of the entirety of the cladding system. Source alternative non combustible materials.

#### 2nd Recommendation

Recommended that the timber decking used in the construction of the individual balconies and penthouse external areas are replaced with a material that is non-combustible (classified A1 or A2 - s1 - d0).

#### Premises Description

Construction is of concrete frame with Met sec panels and brick facings. Underground basement car park.

Fire control panel in the ground floor entrance lobby linked to the concierge office situation in Regalia Point and the master fire panel is in 23 Cotteral House (managed by One Housing - monitored 24/7)

Internal domestic sprinklers due to open layout of the flats.

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date**



<b>Heritage Building</b>	No
<b>Petroleum redevelopment?</b>	No
<b>Known firesetting in area?</b>	No
<b>Site lone worker risk</b>	

## Property Detail (DEFAULT PROPERTY)

<b>Occupier Contact</b>	Default Property
<b>Address</b>	GRAPHITE POINT 36 PALMERS ROAD LONDON E2 0FS
<b>Responsible team</b>	FSR Tower Hamlets & Newham
<b>Occupancy Type</b>	Sole Occupier
<b>Property Use</b>	D - Purpose Built Flats >=4 floors
<b>Valuation Office</b>	R3 - Flats/Mais 4 Flrs and over PB
<b>Original Risk Score</b>	<u>4.50</u>
<b>Reinspection Date</b>	N/A (SAMPLE)
<b>Last Inspection</b>	16 December 2019
<b>Total Capacity</b>	0
<b>Maximum number of people</b>	<u>&gt;100</u>
<b>Property Size for use</b>	Medium 5001m <sup>2</sup> to 8300m <sup>2</sup>
<b>Environmental Risks</b>	NONE
<b>Occupant Mobility</b>	Average
<b>Fire Loading</b>	Higher than average
<b>Additional detail</b>	

### Specific lone worker risk

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

## Protection Data (SHARED)

<b>Fire Protection &amp; Warning</b>	Adequate
<b>Unwanted fire signals count</b>	0
<b>AFD remote monitoring</b>	No
<b>Smoke ventilation</b>	Other
<b>Covers MOE/Common areas?</b>	Yes
<b>Sprinklers Installed?</b>	No
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Average
<b>Special Features</b>	
<b># Fire fighting shafts</b>	0
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

## Contacts

### Occupier

<b>Name</b>	Default Property
<b>Address</b>	GRAPHITE POINT 36 PALMERS ROAD LONDON E2 0FS

### On Site Representative - NEW

<b>Name</b>	The Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Director of Health and Safety - off site
<b>Address</b>	The Guinness Partnership 30 Brock Street London NW1 3FG
<b>Telephone</b>	[REDACTED]
<b>Mobile</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

### Other relevant contact

<b>Name</b>	The Guinness Partnership
<b>Responsible Person</b>	[REDACTED] (off-site) Concierge Team on site
<b>Position</b>	Contract Manager - Fire Risk Assessments
<b>Address</b>	The Guinness Partnership Hillfields House Matford Court Sigford Road Exeter EX2 8NL
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

## Enforcement history

## Articles

### Article 9 - Risk assessment

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**  
FRA - 10.12.19.

## Article 11 - Fire Safety Arrangements

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	None
Verbal Advice Given	

## Article 13 - Detection and warning

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	None

## Article 14 - Emergency routes and exits

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	None

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

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	None

## Article 17 - Maintenance

---

<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	Maintenance contracts seen.

**Article 21 - Training**

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**

Concierge staff on site and waking watch - receive fire safety training.

**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**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 22 - Co-operation and co-ordination**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 23 - General duties of employees at work**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 24 - Power to make regulations**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 27 - Powers of inspectors**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 29 - Current alterations notices**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 30 - Current enforcement notices**

---

<b>Safety Evaluation</b>	<b>Observations</b>
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**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion**

29/01/2020 15:45

Extra post audit time booked review FRA, reports, liaise with Guinness MA and Station Notification.

29/01/2020 15:41

Waking watch on site; question their routines and training. Receive fire safety training as part of their security training for their licence.

29/01/2020 15:39

This was a reactive audit due to HPL cladding on site. It was a joint inspection with [REDACTED] - Manager of Health and Safety - Guinness Partnership. Floors checked 10th, 8th, 6th, 4th, ground floor and basement car park.

Please see additional information regarding recommendations from report on HPL cladding and timber decking.

29/01/2020 15:34

Initial Expectation: Verbal action

**Verbal Advice Given****Advice given on article(s) 11**

Verbal Advice - Article 11

Manage residents and visitors of careless disposal of cigarettes outside the premises and on balconies. Not to use BBQs on balconies or store flammable materials.

**Other Authorities to notify**

None

**Weeks to Complete Work**

N/A

**Specific instructions for Admin to Action**

Please ensure that the Station Notification is uploaded to the portal file and a copy sent to the High Rise Task Force Team.

**Compliance calculation & signature**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	1
<b>Actual Risk Score</b>	5.03
<b>Risk Score</b>	5.00

**Audit Timings**

**Audit Duration**  
90

**Travel Time**  
10

**Post Audit Processing Duration**  
160





## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED] ([REDACTED])  
**Audit Completed** 29 January 2020

### Location summary

**File No** 05/203461  
**UPRN** 6192088  
**Building Name** GRAND JUNCTION TOWER  
**Address** GRAND REGENT TOWER G01-1703  
 2 CADMIUM SQUARE  
 LONDON  
 E2 0FG  
**Borough** Tower Hamlets  
**Use** D - Purpose Built Flats >=4 floors  
**Responsible Team** FSR Tower Hamlets & Newham  
**Station Ground** F26 - Bethnal Green  
**Site Risk Score** 4.50  
**Total Floors** 19 **Basement floors** 1  
**Estimated number of sleeping** 200  
**Special Features** Linked Means of Escape  
Additional detail basement car park  
 purpose built block  
 Concierge located at Regalia Point who are on duty from 07:00 -19:00.

### Premises Description

Commercial area on ground floor. Construction is concrete frame with met sec panels and brick facing.  
 Residential sprinkler system fitted from floor 2 upwards.

#### Update

Following initial and subsequent reports undertaken by Ensure Safety and Compliance (October and November 2019). The following recommendations have been made:-

#### Recommendation 1

It is recommended the stripping of the entirety of the cladding system and replaced with an appropriate A1 or A2 - s1 d0 rated cladding system incorporating mineral wool insulation.

#### Recommendation 2

That the timber decking used in the construction of the individual suspended balconies and penthouse external areas are replaced with a material that is non - combustible - classified A1 or A2 - s1 - d0.

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date**

**Heritage Building**

No

<b>Petroleum redevelopment?</b>	No
<b>Known firesetting in area?</b>	No
<b>Site lone worker risk</b>	

## Property Detail (DEFAULT PROPERTY)

<b>Occupier Contact</b>	Default Property
<b>Address</b>	GRAND REGENT TOWER G01-1703 2 CADMIUM SQUARE LONDON E2 0FG
<b>Responsible team</b>	FSR Tower Hamlets & Newham
<b>Occupancy Type</b>	Occupier - multi or single occupancy
<b>Property Use</b>	D - Purpose Built Flats >=4 floors
<b>Valuation Office</b>	R3 - Flats/Mais 4 Flrs and over PB
<b>Original Risk Score</b>	<b>4.50</b>
<b>Reinspection Date</b>	N/A (SAMPLE)
<b>Last Inspection</b>	16 December 2019
<b>Total Capacity</b>	0
<b>Maximum number of people</b>	<b>&gt;100</b>
<b>Property Size for use</b>	Very Large 10301m <sup>2</sup> to 12600m <sup>2</sup>
<b>Environmental Risks</b>	NONE
<b>Occupant Mobility</b>	Average
<b>Fire Loading</b>	Average
<b>Additional detail</b>	

### Specific lone worker risk

<b>Primary Authority Partnership</b>	Direct - London Fire Brigade
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## Protection Data (SHARED)

<b>Fire Protection &amp; Warning</b>	Adequate
<b>Unwanted fire signals count</b>	0
<b>AFD remote monitoring</b>	No
<b>Smoke ventilation</b>	Natural
<b>Covers MOE/Common areas?</b>	Yes
<b>Sprinklers Installed?</b>	No
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Average
<b>Special Features</b>	
<b># Fire fighting shafts</b>	0
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

## Contacts

### Occupier

<b>Name</b>	Default Property
<b>Address</b>	GRAND REGENT TOWER G01-1703 2 CADMIUM SQUARE LONDON E2 0FG

### Managing Agent

<b>Name</b>	The Guinness Partnership Limited
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Housing Officer
<b>Address</b>	30 Brock Street Regents Place London NW1 3FG
<b>Telephone</b>	[REDACTED]

### Other relevant contact - NEW

<b>Name</b>	Guinness Partnership
<b>Responsible Person</b>	[REDACTED] - off site
<b>Position</b>	Director of Health and Safety
<b>Address</b>	30 Brock Street London NW1 3FG
<b>Telephone</b>	[REDACTED]
<b>Mobile</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

## Enforcement history

## Articles

### Article 9 - Risk assessment

SAFETY CRITICAL Safety Evaluation	Observations
Broadly Compliant	FRA - dated 9.12.19.

**Article 11 - Fire Safety Arrangements**

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**  
None

Verbal Advice Given

**Article 13 - Detection and warning**

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**  
None

**Article 14 - Emergency routes and exits**

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**  
All escape routes clear at the time of the inspection.

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

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**  
None

**Article 17 - Maintenance**

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**  
Maintenance records seen.

**Article 21 - Training**

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**

Concierge staff and waking watch staff receive fire safety training.

**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**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 22 - Co-operation and co-ordination**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 23 - General duties of employees at work**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 24 - Power to make regulations**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 27 - Powers of inspectors**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 29 - Current alterations notices**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 30 - Current enforcement notices**

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<b>Safety Evaluation</b>	<b>Observations</b>
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**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion**

29/01/2020 17:00

Extra time booked for review of FRA, reports, communication with MA and Station Notifications.

29/01/2020 16:56

This was a reactive audit and joint inspection with [REDACTED] - Health and Safety Manager due to the HPL cladding.

See additional information section. There is a waking watch present who are contractors, they receive fire safety training for the security licence. I spoke to them; discussed their routines; they patrol all blocks every hour, what to do in an emergency evacuation.

Checked floors 17, 16, 9, 4, 3, ground floor.

29/01/2020 16:52

Initial Expectation: Verbal action

**Verbal Advice Given****Advice given on article(s) 11**

No smoking in external areas or BBQs; storage of flammable materials on balconies.

Asked concierge staff and waking watch to be monitor this with residents and outside contractors/delivery drivers etc.

**Other Authorities to notify**

None

**Weeks to Complete Work**

N/A

**Specific instructions for Admin to Action**

Please ensure the Station Notification is uploaded to the portal and a copy sent to the High Rise Task Force Team.

**Compliance calculation & signature**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	1
<b>Actual Risk Score</b>	5.03
<b>Risk Score</b>	5.00

**Audit Timings****Audit Duration**

90

**Travel Time**

10

**Post Audit Processing Duration**

160



# Fire Safety Audit Report

## Audit Information

**Audited By** [REDACTED]  
**Audit Completed** 18 February 2021

## Location summary

**File No** 05/224869  
**UPRN** 6197663  
**Building Name** GRAPHITE POINT  
**Address** GRAPHITE POINT  
 36 PALMERS ROAD  
 LONDON  
 E2 0FS  
**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** 11 **Basement floors** 1  
**Estimated number of sleeping** 200  
**Special Features**

### Additional detail

Concierge 24/7; CCTV in communal areas.

### Updated Information

HPL cladding to external areas. Following an initial report from Ensure Safety and Compliance - October 2019 and subsequent inspection 11th to 15th November and subsequent report dated 26th November 2019.

### 1st Recommendation

Recommended that the stripping of the entirety of the cladding system. Source alternative non combustible materials.

### 2nd Recommendation

Recommended that the timber decking used in the construction of the individual balconies and penthouse external areas are replaced with a material that is non-combustible (classified A1 or A2 - s1 - d0).

### Premises Description

Construction is of concrete frame with Met sec panels and brick facings. Underground basement car park.

Fire control panel in the ground floor entrance lobby linked to the concierge office situation in Regalia Point and the master fire panel is in 23 Cotteral House (managed by One Housing - monitored 24/7)

Internal domestic sprinklers due to open layout of the flats.

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date**

29 January 2023

<b>Heritage Building</b>	No
<b>Petroleum redevelopment?</b>	No
<b>Known firesetting in area?</b>	No
<b>Site lone worker risk</b>	

## Property Detail (DEFAULT PROPERTY)

<b>Occupier Contact</b>	Default Property
<b>Address</b>	GRAPHITE POINT 36 PALMERS ROAD LONDON E2 0FS
<b>Responsible team</b>	FSR Tower Hamlets & Newham
<b>Occupancy Type</b>	Sole Occupier
<b>Property Use</b>	D - Purpose Built Flats >=4 floors
<b>Valuation Office</b>	R3 - Flats/Mais 4 Flrs and over PB
<b>Original Risk Score</b>	<u>5.00</u>
<b>Reinspection Date</b>	29 January 2023
<b>Last Inspection</b>	11 February 2021
<b>Total Capacity</b>	0
<b>Maximum number of people</b>	<u>&gt;100</u>
<b>Property Size for use</b>	Medium 5001m <sup>2</sup> to 8300m <sup>2</sup>
<b>Environmental Risks</b>	NONE
<b>Occupant Mobility</b>	Average
<b>Fire Loading</b>	Average
<b>Additional detail</b>	

### Specific lone worker risk

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

## Protection Data (SHARED)

<b>Fire Protection &amp; Warning</b>	Adequate
<b>Unwanted fire signals count</b>	0
<b>AFD remote monitoring</b>	No
<b>Smoke ventilation</b>	Other
<b>Covers MOE/Common areas?</b>	Yes
<b>Sprinklers Installed?</b>	No
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Average
<b>Special Features</b>	
<b># Fire fighting shafts</b>	0
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

## Contacts

### Occupier

**Name** Default Property  
**Address** GRAPHITE POINT  
 36 PALMERS ROAD  
 LONDON  
 E2 0FS

### On Site Representative

**Name** The Guinness Partnership  
**Responsible Person** [REDACTED]  
**Position** Director of Building Safety  
**Address** The Guinness Partnership  
 30 Brock Street  
 London  
 NW1 3FG  
**Telephone** [REDACTED]  
**Mobile** [REDACTED]  
**Email** [REDACTED]@guinness.org.uk

### Other relevant contact

**Name** The Guinness Partnership  
**Responsible Person** [REDACTED] (off-site) Concierge Team on site  
**Position** Contract Manager - Fire Risk Assessments  
**Address** The Guinness Partnership  
 Hillfields House  
 Matford Court Sigford Road  
 Exeter  
 EX2 8NL  
**Telephone** [REDACTED]  
**Email** [REDACTED]@guinness.org.uk

## Enforcement history

## Articles

### Article 9 - Risk assessment

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

#### Observations

FRA seen covers all areas makes recommendations regarding current building façade/insulation issues

## Article 11 - Fire Safety Arrangements

---

**SAFETY CRITICAL  
Safety Evaluation**  
Low Risk

### Observations

compartmentation issues from underground carpark into riser cupboards

### FAILURE

#### Article 11 FS arrangements not maintained

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 Fire stopping within riser cupboards had not been monitored or controlled (compartmentation breaches from basement car park into riser cupboards)

### REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

## Article 13 - Detection and warning

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

Common Area alarm will be extended into flats waking watch at premises.

## Article 14 - Emergency routes and exits

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

escape routes at time of audit were clear of obstruction and combustibles. covered by

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

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

sim evacuation in place residents have been informed of the change in evacuation strategy and there is a waking watch on site that will initiate evacuation

## Article 17 - Maintenance

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

Service records seen all up to date

## Article 21 - Training

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

Waking Watch had received training concierge at Regalia Point had received some fire safety training and could explain what action they should take when asked

## Article 8 - General fire precautions

---

**Safety Evaluation**  
Low Risk

### Observations

Compartmentation issues from basement car park into riser cupboards appears like pipes have been removed and the holes have not been filled.

### FAILURE

#### Article 8 FR Separation

At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that penetrations from the basement car parking into riser cupboards had not been suitably filled.

### REMEDY

Provide suitable FIRE RESISTING separation by filling penetrations with suitable fire stopping material

## Article 10 - Principles of prevention to be applied

---

**Safety Evaluation**  
Not Applicable

### Observations

None



**Article 12 - Elimination or reduction of risks from dangerous substances**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 13 - Fire Fighting Equipment**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 18 - Safety assistance**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

---

<b>Safety Evaluation</b>	<b>Observations</b>
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 maintained

## 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**

Low Risk

**Management compliance level**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion**

18/02/2021 14:47

Guinness Partnership are in a primary authority partnership with LFB and appear to be taking their responsibilities toward fire safety seriously. Waking watch in place work being carried out to extend the communal alarm into the flats of resident before removal and rectification of cladding and compartmentation issues.

Flats have sprinklers

All escape routes walked all riser seen, issues at base of some rises with large holes in floor leading to basement car parks this has been brought up with Guinness Partnership .

18/02/2021 14:46

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**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	-2.1
<b>Actual Risk Score</b>	4.7
<b>Risk Score</b>	4.75

**Audit Timings****Audit Duration**

200

**Travel Time**

60

**Post Audit Processing Duration**

60



# Fire Safety Audit Report

## Audit Information

**Audited By** [REDACTED]  
**Audit Completed** 18 February 2021

## Location summary

**File No** 05/224870  
**UPRN** 6197529  
**Building Name** TITANIUM POINT  
**Address** TITANIUM POINT  
 24 PALMERS ROAD  
 LONDON  
 E2 0FA  
**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** 11 **Basement floors** 1  
**Estimated number of sleeping** 210  
**Special Features**

### Additional detail

Met Sec Panels and Trespa panelling; confirmed by the Fire Strategy and Guinness Partnership Trust not ACM and not sent for testing.  
 E mail confirmation uploaded to portal.

Update - 28.1.2020

Confirmed HPL screen system

Initial report undertaken by Ensure Safety and Compliance dated October 2019 and subsequent report 11th to 15th November 2019 and subsequent report dated 26th November 2019

The report recommends that the stripping of the entirety of the cladding system and replaced.

Further recommendation that the timber decking used in the construction of the individual suspended balconies and penthouse external areas is replaced with a material that is non combustible (classified A1 or A2 -)

### Premises Description

Construction is pf concrete frame with Met Sec Panels and Trespa panelling. Single compartmented escape stairwell. Upper balconies of metal and wooden decked floors with aluminium access doors.  
 Basement car park with 2 metal access gates.

Fire control panel in the ground floor entrance lobby linked to the concierge office situated in Regalia Point.

Domestic sprinklers - internal due to open plan design.

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date** 28 January 2023

**Heritage Building** No

**Petroleum redevelopment?** No

**Known firesetting in area?** No

**Site lone worker risk**

## Property Detail (DEFAULT PROPERTY)

**Occupier Contact** Default Property  
**Address** TITANIUM POINT  
 24 PALMERS ROAD  
 LONDON  
 E2 0FA

**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** 28 January 2023  
**Last Inspection** 11 February 2021  
**Total Capacity** 0  
**Maximum number of people** **>100**  
**Property Size for use** Large  
 8301m<sup>2</sup> to 10300m<sup>2</sup>

**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

<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

## Contacts

### Occupier

<b>Name</b>	Default Property
<b>Address</b>	TITANIUM POINT 24 PALMERS ROAD LONDON E2 0FA

### On Site Representative

<b>Name</b>	The Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Head of Building Safety Projects (North)
<b>Address</b>	The Guinness Partnership 30 Brock Street London NW1 3FG
<b>Telephone</b>	[REDACTED]
<b>Mobile</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

### Other relevant contact

<b>Name</b>	Guinness Partnership
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Contract Manager – Fire/M & E Contracts
<b>Address</b>	The Guinness Partnership, Bower House, 1 Stable Street, Hollinwood, Oldham, OL9 7HL
<b>Telephone</b>	[REDACTED]
<b>Mobile</b>	[REDACTED]
<b>Email</b>	[REDACTED]@guinness.org.uk

## Enforcement history

## Articles

### Article 9 - Risk assessment

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

#### Observations

FRA seen covers all areas makes recommendations regarding current building façade/insulation issues

## Article 11 - Fire Safety Arrangements

---

**SAFETY CRITICAL  
Safety Evaluation**  
Low Risk

### Observations

Excessive use of pink foam in riser cupboards compartmentation issues from underground carpark into riser cupboards

### FAILURE

#### Article 11 FS arrangements not maintained

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 Fire stopping within riser cupboards had not been monitored or controlled. (excessive use of Pink Foam and compartmentation breaches from basement car park into riser cupboards

### REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

## Article 13 - Detection and warning

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

Common Area alarm will be extended into flats waking watch at premises.

## Article 14 - Emergency routes and exits

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

escape routes at time of audit were clear of obstruction and combustibles.

covered by EL

riser cupboards along the escape route had excessive use of pink foam however not seen as major issue as fire door where locked and had good cold smoke seals and intumescent strips



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

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**

sim evacuation in place residents have been informed of the change in evacuation strategy and there is a waking watch on site that will initiate evacuation

**Article 17 - Maintenance**

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**

Service records seen all up to date.

**Article 21 - Training**

---

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**

Waking Watch had received training concierge at Regalia Point had received some fire safety training and could explain what action they should take when asked

**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**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 13 - Fire Fighting Equipment**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 18 - Safety assistance**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

---

<b>Safety Evaluation</b>	<b>Observations</b>
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 maintained

## 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**

Low Risk

**Management compliance level**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion**

18/02/2021 13:28

Guinness Partnership are in a primary authority partnership with LFB and appear to be taking their responsibilities toward fire safety seriously. Waking watch in place work being carried out to extend the communal alarm into the flats of resident before removal and rectification of cladding and compartmentation issues.

Flats have sprinklers

All escape routes walked all riser seen, issues at base of some rises with large holes in floor leading to basement car parks this has been brought up with Guinness Partnership .

18/02/2021 13:22

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**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	1
<b>Actual Risk Score</b>	5.03
<b>Risk Score</b>	5.00

**Audit Timings****Audit Duration**

200

**Travel Time**

60

**Post Audit Processing Duration**

60



## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED] ([REDACTED])  
**Audit Completed** 18 February 2021

### Location summary

**File No** 05/224872  
**UPRN** 6197586  
**Building Name** REGALIA POINT  
**Address** REGALIA POINT  
 30 PALMERS ROAD  
 LONDON  
 E2 0FQ  
**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** 11 **Basement floors** 1  
**Estimated number of sleeping** 210  
**Special Features**

#### Additional detail

Ground floor commercial area; underground basement car park.  
 Concierge 24/7; CCTV in communal areas.  
 Fire control panel in ground floor concierge office, master fire panel in 23 Cotteral House (managed by One Housing).  
 Domestic sprinklers are installed in the flats due to open plan layout.  
 Fire stopping has been undertaken and certified.

#### Premises Description

Construction is of concrete frame with Met sec panels and brick facings.  
 Update HPL panels. Recommendations from initial report undertaken by Ensure Safety and Compliance - October and November 2019, that the stripping of the entirety of the cladding system and replaced.  
 Recommendations that the timber decking used in the construction of the individual suspended balconies and penthouse external areas is replaced with a material that is non combustible (classified A1 or A2 - s1 - d0)

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date** 28 January 2023

**Heritage Building** No

**Petroleum redevelopment?** No

**Known firesetting in area?** No

**Site lone worker risk**

**Property Detail (DEFAULT PROPERTY)**

<b>Occupier Contact Address</b>	Default Property REGALIA POINT 30 PALMERS ROAD LONDON E2 0FQ
<b>Responsible team</b>	FSR Tower Hamlets & Newham
<b>Occupancy Type</b>	Sole Occupier
<b>Property Use</b>	D - Purpose Built Flats >=4 floors
<b>Valuation Office</b>	R3 - Flats/Mais 4 Flrs and over PB
<b>Original Risk Score</b>	5.00
<b>Reinspection Date</b>	28 January 2023
<b>Last Inspection</b>	11 February 2021
<b>Total Capacity</b>	0
<b>Maximum number of people</b>	<b>&gt;100</b>
<b>Property Size for use</b>	Large 8301m <sup>2</sup> to 10300m <sup>2</sup>
<b>Environmental Risks</b>	NONE
<b>Occupant Mobility</b>	Average
<b>Fire Loading</b>	Average
<b>Additional detail</b>	

**Specific lone worker risk**

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

**Protection Data (SHARED)**

<b>Fire Protection &amp; Warning</b>	Adequate
<b>Unwanted fire signals count</b>	0
<b>AFD remote monitoring</b>	No
<b>Smoke ventilation</b>	Natural
<b>Covers MOE/Common areas?</b>	Yes
<b>Sprinklers Installed?</b>	No
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Average
<b>Special Features</b>	
<b># Fire fighting shafts</b>	0
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

**Contacts**

## Occupier

**Name** Default Property  
**Address** REGALIA POINT  
 30 PALMERS ROAD  
 LONDON  
 E2 0FQ

## On Site Representative

**Name** Guinness Partnership  
**Responsible Person** [REDACTED]  
**Position** Director of Building Safety  
**Address** The Guinness Partnership, 30 Brock Street, London, NW1 3FG  
**Telephone** [REDACTED]  
**Email** [REDACTED]@guinness.org.uk

## Other relevant contact

**Name** Guinness Partnership  
**Responsible Person** [REDACTED]  
**Address** The Guinness Partnership  
 Hillfields House  
 Matford Court Sigford Road  
 Exeter  
 EX2 8NL  
**Telephone** [REDACTED]  
**Email** [REDACTED]@guinness.org.uk  
**URL** www.guinnesspartnership.com

## Enforcement history

## Articles

### Article 9 - Risk assessment

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

#### Observations

FRA seen covers all areas makes recommendations regarding current building façade/insulation issues

### Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Low Risk

#### Observations

compartmentation issues from underground carpark into riser cupboards

#### FAILURE

#### Article 11 FS arrangements not maintained

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 Fire stopping within riser cupboards had not been monitored or controlled( compartmentation breaches from basement car park into riser cupboards )

#### REMEDY



**Article 11**  
(continued) Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

### Article 13 - Detection and warning

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

Common Area alarm will be extended into flats waking watch at premises.

### Article 14 - Emergency routes and exits

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

escape routes at time of audit were clear of obstruction and combustibles.  
covered by EL

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

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

sim evacuation in place residents have been informed of the change in evacuation strategy and there is a waking watch on site that will initiate evacuation

### Article 17 - Maintenance

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

Service records seen all up to date.

### Article 21 - Training

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

Waking Watch had received training concierge at Regalia Point had received some fire safety training and could explain what action they should take when asked

**Article 8 - General fire precautions**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 10 - Principles of prevention to be applied**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 12 - Elimination or reduction of risks from dangerous substances**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 13 - Fire Fighting Equipment**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 18 - Safety assistance**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 22 - Co-operation and co-ordination**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 23 - General duties of employees at work**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	Dry Riser Maintained

**Article 24 - Power to make regulations**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 27 - Powers of inspectors**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 29 - Current alterations notices**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 30 - Current enforcement notices**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 31 - Current prohibition notices**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 32 - Offences**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Overall safety standard**

Low Risk

**Management compliance level**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion**

18/02/2021 14:31

Guinness Partnership are in a primary authority partnership with LFB and appear to be taking their responsibilities toward fire safety seriously. Waking watch in place work being carried out to extend the communal alarm into the flats of resident before removal and rectification of cladding and compartmentation issues.

Flats have sprinklers

All escape routes walked all riser seen, issues at base of some rises with large holes in floor leading to basement car parks this has been brought up with Guinness Partnership .

18/02/2021 14:30

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**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	1
<b>Actual Risk Score</b>	5.03
<b>Risk Score</b>	5.00

**Audit Timings**

**Audit Duration**  
180

**Travel Time**  
60

**Post Audit Processing Duration**  
60



## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED]  
**Audit Completed** 18 February 2021

### Location summary

**File No** 05/203461  
**UPRN** 6192088  
**Building Name** GRAND JUNCTION TOWER  
**Address** GRAND REGENT TOWER G01-1703  
 2 CADMIUM SQUARE  
 LONDON  
 E2 0FG  
**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** 19 **Basement floors** 1  
**Estimated number of sleeping** 260  
**Special Features** Linked Means of Escape  
Additional detail basement car park  
 purpose built block  
 Concierge located at Regalia Point who are on duty from 07:00 -19:00.

### Premises Description

Commercial area on ground floor. Construction is concrete frame with met sec panels and brick facing.  
 Residential sprinkler system fitted from floor 2 upwards.

#### Update

Following initial and subsequent reports undertaken by Ensure Safety and Compliance (October and November 2019). The following recommendations have been made:-

#### Recommendation 1

It is recommended the stripping of the entirety of the cladding system and replaced with an appropriate A1 or A2 - s1 d0 rated cladding system incorporating mineral wool insulation.

#### Recommendation 2

That the timber decking used in the construction of the individual suspended balconies and penthouse external areas are replaced with a material that is non - combustible - classified A1 or A2 - s1 - d0.

**Environmental Risks** NONE

**Features assisting fire spread** NONE

<b>Site Reinspection date</b>	29 January 2023
<b>Heritage Building</b>	No



<b>Petroleum redevelopment?</b>	No
<b>Known firesetting in area?</b>	No
<b>Site lone worker risk</b>	

## Property Detail (DEFAULT PROPERTY)

<b>Occupier Contact</b>	Default Property
<b>Address</b>	GRAND REGENT TOWER G01-1703 2 CADMIUM SQUARE LONDON E2 0FG
<b>Responsible team</b>	FSR Tower Hamlets & Newham
<b>Occupancy Type</b>	Sole Occupier
<b>Property Use</b>	D - Purpose Built Flats >=4 floors
<b>Valuation Office</b>	R3 - Flats/Mais 4 Flrs and over PB
<b>Original Risk Score</b>	5.00
<b>Reinspection Date</b>	29 January 2023
<b>Last Inspection</b>	11 February 2021
<b>Total Capacity</b>	0
<b>Maximum number of people</b>	>100
<b>Property Size for use</b>	Very Large 10301m <sup>2</sup> to 12600m <sup>2</sup>
<b>Environmental Risks</b>	NONE
<b>Occupant Mobility</b>	Average
<b>Fire Loading</b>	Average
<b>Additional detail</b>	

### Specific lone worker risk

<b>Primary Authority Partnership</b>	Direct - London Fire Brigade
--------------------------------------	------------------------------

## Protection Data (SHARED)

<b>Fire Protection &amp; Warning</b>	Adequate
<b>Unwanted fire signals count</b>	0
<b>AFD remote monitoring</b>	No
<b>Smoke ventilation</b>	Natural
<b>Covers MOE/Common areas?</b>	Yes
<b>Sprinklers Installed?</b>	No
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Average
<b>Special Features</b>	
<b># Fire fighting shafts</b>	0
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

## Contacts

### Occupier

**Name** Default Property  
**Address** GRAND REGENT TOWER G01-1703  
 2 CADMIUM SQUARE  
 LONDON  
 E2 0FG

### Managing Agent

**Name** The Guinness Partnership Limited  
**Responsible Person** [REDACTED]  
**Position** Director of Building Safety  
**Address** The Guinness Partnership, 30 Brock Street, London, NW1 3FG  
**Mobile** [REDACTED]  
**Email** [REDACTED]@guinness.org.uk

### Other relevant contact

**Name** Guinness Partnership  
**Responsible Person** [REDACTED] - off site  
**Position** Director of Health and Safety  
**Address** 30 Brock Street  
 London  
 NW1 3FG  
**Telephone** [REDACTED]  
**Email** [REDACTED]@guinness.org.uk

## Enforcement history

## Articles

### Article 9 - Risk assessment

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

#### Observations

FRA seen covers all areas makes recommendations regarding current building façade/insulation

### Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Low Risk

#### Observations

compartmentation issues from underground carpark into riser cupboards

#### FAILURE

#### Article 11 FS arrangements not maintained

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 Fire stopping within riser cupboards had not been monitored or controlled (compartmentation breaches from basement car park into riser cupboards )

#### REMEDY

**Article 11**  
(continued) Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

### Article 13 - Detection and warning

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

Common Area alarm will be extended into flats waking watch at premises.

### Article 14 - Emergency routes and exits

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

escape routes at time of audit were clear of obstruction and combustibles.  
covered by EL

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

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

sim evacuation in place residents have been informed of the change in evacuation strategy and there is a waking watch on site that will initiate evacuation

### Article 17 - Maintenance

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

Service records seen all up to date.

### Article 21 - Training

---

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

Waking Watch had received training concierge at Regalia Point had received some fire safety training and could explain what action they should take when asked

## Article 8 - General fire precautions

---

### Safety Evaluation

Low Risk

### Observations

Compartmentation breaches from basement car park into riser cupboards not suitably filled

### FAILURE

#### Article 8 FR Separation

At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that penetrations from the basement car park into riser cupboards had not been filled with suitable fire resisting material

### REMEDY

Provide suitable FIRE RESISTING separation by filling penetrations with suitable fire stopping materials installed by a competent person.

## 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	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**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

---

<b>Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	Dry Riser maintained

**Article 24 - Power to make regulations**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 27 - Powers of inspectors**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 29 - Current alterations notices**

---

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 30 - Current enforcement notices**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 31 - Current prohibition notices**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 32 - Offences**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Overall safety standard**

Low Risk

**Management compliance level**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion**

18/02/2021 14:56

Guinness Partnership are in a primary authority partnership with LFB and appear to be taking their responsibilities toward fire safety seriously. Waking watch in place work being carried out to extend the communal alarm into the flats of resident before removal and rectification of cladding and compartmentation issues.

Flats have sprinklers

All escape routes walked all riser seen, issues at base of some rises with large holes in floor leading to basement car parks this has been brought up with Guinness Partnership .

18/02/2021 14:55

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**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	1
<b>Actual Risk Score</b>	5.03
<b>Risk Score</b>	5.00

**Audit Timings****Audit Duration**

240

**Travel Time**

60

**Post Audit Processing Duration**

60



**Subject:** Palmers Road Waking Watch  
**Date:** 03 March 2022 17:25:57  
**Attachments:** [Palmers Road Waking Watch.docx](#)

**Please note:** This attachment is included in this response.

---

Fire Safety,

Following a visit today at the request of [REDACTED] (Group Commander - Tower Hamlets), for some suspected poor waking watch practices, I discovered just that. The attached form should explain the situation, and as you see I have requested a joint visit back to these four adjacent premises to make some progress on improving their waking watch practices. Please let me know if you require anything further.

Regards,

[REDACTED]

[REDACTED]

London Fire Brigade  
Bethnal Green W/W

**Subject:** FW: Station Notification Grand Regent Tower E2 OFG file 05/203461  
**Date:** 18 January 2022 10:29:00  
**Attachments:** [station notification Grand Regent Tower file 05.203461.docx](#)

**Please note:** This attachment is included in this response.

---

**File No: 05/203461 (UPRN:6192088) GRAND REGENT TOWER G01-1703 2 CADMIUM SQUARE LONDON E2 0FG**

Dear All

Please see attached Station Notification Form, for your information.

██████████  
Premises is on the sim evac database.

Kind Regards

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

---

**From:** ██████████@london-fire.gov.uk>  
**Sent:** 10 January 2022 14:31  
**To:** \*Bethnal Green <BETHNALGREEN@london-fire.gov.uk>  
**Cc:** ██████████@london-fire.gov.uk>; ██████████  
██████████@london-fire.gov.uk>; South East Area Support Team  
<SouthEastPerformanceManagementTeam@london-fire.gov.uk>; >HIGH RISE REFERRALS  
<HighRiseReferrals@london-fire.gov.uk>; FSR-AdminSupport <FSR-AdminSupport@london-  
fire.gov.uk>  
**Subject:** Station Notification Grand Regent Tower E2 OFG file 05/203461

All

Please see attached Station Notification FYI and necessary action.

Regards

██████████ ██████████ | **Fire Safety Inspecting Officer** | ██████████  
London Fire Brigade | 90 Old Town | Croydon | CR0 1AR

**From:** [REDACTED]  
**To:** [\\*Bethnal Green](#)  
**Cc:** [REDACTED]; [South East Area Support Team](#); [>HIGH RISE REFERRALS](#); [FSR-AdminSupport](#)  
**Subject:** Station Notification Grand Regent Tower E2 OFG file 05/203461  
**Date:** 10 January 2022 14:31:04  
**Attachments:** [station\\_notification\\_Grand\\_Regent\\_Tower\\_file\\_05.203461.docx](#) **Please note:** This attachment is included in this response.

---

All

Please see attached Station Notification FYI and necessary action.

Regards

[REDACTED] [REDACTED] | **Fire Safety Inspecting Officer** | [REDACTED]  
London Fire Brigade | 90 Old Town | Croydon | CR0 1AR

**From:** [REDACTED]  
**To:** [>HIGH RISE REFERRALS](#)  
**Cc:** [REDACTED]; [>NORTHEASTAREASUPPORTTEAM](#); [REDACTED]; [FSR-AdminSupport](#); [FSR-LowerHamletsNewham](#)  
**Subject:** Station Notification Simultaneous evacuation strategy at Titanium Point Regalia Point Graphite Point and Grand Regent Tower Palmers Road  
**Date:** 22 February 2021 17:15:23 **Please note: This attachment is included in this response.**  
**Attachments:** [Station Notification Simultaneous evacuation strategy at Titanium Point Regalia Point Graphite Point and Grand Regent Tower Palmers Road.docx](#)

---

Please find attached the returned station notification form with updated actions.

Regards

[REDACTED]  
**Station Commander**

**From:** [REDACTED]  
**To:** [>HIGH RISE REFERRALS](#)  
**Cc:** [REDACTED] [>NORTHEASTAREASUPPORTTEAM](#); [REDACTED]; [FSR-AdminSupport](#); [FSR-LowerHamletsNewham](#)  
**Subject:** Station Notification Simultaneous evacuation strategy at Titanium Point Regalia Point Graphite Point and Grand Regent Tower Palmers Road  
**Date:** 22 February 2021 17:15:23

---

Please find attached the returned station notification form with updated actions.

Regards

[REDACTED]

**Station Commander**

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [>HIGH RISE REFERRALS; FSR-AdminSupport](#)  
**Subject:** Station notification: simultaneous Evac strategy / waking watch at Palmers Road premises  
**Date:** 22 February 2021 13:54:14  
**Attachments:** [Station Notification Simultaneous evacuation strategy at Titanium Point, Regalia Point, Graphite Point and Grand Regent Tower, Palmers Road.docx](#) **Please note: This attachment is included in this response.**

---

All,

Please find a station notification detailing a simultaneous evacuation strategy supported by a waking watch at various buildings on Palmers Road, E2

**Titanium Point** 05/224870  
**Regalia Point** 05/224872  
**Graphite Point** 05/224869  
**Grand Regent Tower** 05/203461

Regards,

[REDACTED]  
Team Leader – Fire Safety Regulation

**From:** [REDACTED]  
**To:** [FSR-AdminSupport](#)  
**Subject:** Job Creation  
**Date:** 11 February 2021 15:23:17

---

Good afternoon Admin

Could you please create me some demand lead audits for cladding jobs at

Graphite Point 05/224869 - 2104495

Titanium Point 05/224870 - 2104496

Regalia Point 05/224872 - 2104497

Grand Regent Tower 05/ 203461

King regards

[REDACTED]

[REDACTED]  
Fire Safety Inspecting Officer

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [FSR-AdminSupport; >HIGH RISE REFERRALS](#)  
**Subject:** RE: Station notification: Regalia Point - failure of smoke extract system & increase to waking watch 05\_224872  
**Date:** 08 February 2021 16:09:15  
**Attachments:** [Station notification Mechanical smoke extraction system repaired @ Regalia Point 30 PALMERS ROAD LONDON E2 0FO 05\\_224872.docx](#) **Please note: This attachment is included in this response.**

---

All,

Please find a station notification advising that the mechanical smoke extract system at Regalia Point 30 Palmers Road E2 0FQ (05/224872) has now been repaired.

Regards,

[REDACTED]  
Team Leader – Fire Safety Regulation

---

**From:** [REDACTED]  
**Sent:** 01 February 2021 14:05  
**To:** [REDACTED]  
**Cc:** [FSR-AdminSupport; >HIGH RISE REFERRALS](#)  
**Subject:** Station notification: Regalia Point - failure of smoke extract system & increase to waking watch 05\_224872

All,

Please find attached a station which details the identification of a failure in the smoke extract system at Regalia Point (05/224872) and increase in existing waking watch cover to compensate while repairs are investigated and carried out.

Regards,

[REDACTED]  
Team Leader – Fire Safety Regulation



**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [FSR-AdminSupport; >HIGH RISE REFERRALS](#)  
**Subject:** Station notification: Regalia Point - failure of smoke extract system & increase to waking watch 05\_224872  
**Date:** 01 February 2021 14:04:50  
**Attachments:** [Station notification Failure of Mechanical smoke extraction system @ Regalia Point, 30 PALMERS ROAD, LONDON, E2 0FO 05\\_224872.docx](#) **Please note: This attachment is included in this response.**

---

All,

Please find attached a station which details the identification of a failure in the smoke extract system at Regalia Point (05/224872) and increase in existing waking watch cover to compensate while repairs are investigated and carried out.

Regards,

[REDACTED]  
Team Leader – Fire Safety Regulation

**From:** [REDACTED]  
**To:** [FSR-TowerHamletsNewham](#)  
**Subject:** Reminder due 22/06/20. Premises Risk Assessment Alert from Station Diary 05/203461  
**Date:** 08 June 2020 11:42:12

---

Good Morning,

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

The file number is 05/203461 and the last audit was on 29/01/2020, job number 1946390.

Please can you forward an email response (including this email) to the FSR-Admin Support mailbox by the 22/06/20 to let us know what action, if any, you intend to take.

Kind Regards,

[REDACTED]  
**FSR Administration Assistant – Enforcement & Prohibitions**

---

**From:** Do Not Reply  
**Sent:** 07 June 2020 19:33  
**To:** FSR-AdminSupport  
**Subject:** Premises Risk Assessment Alert from Station Diary

A Premises Risk Assessment was carried out at:

GRAND REGENT TOWER G01-1703

2 CADMIUM SQUARE  
LONDON  
E2 0FG

On **07/06/2020** at **14:30** by Bethnal Green Green Watch

This notification has been generated for the following reason(s):

**304 - Large Sleeping Risk (over 100 persons)**

**London Fire Brigade**

For advice about how to stay safe from fire and other emergencies, please go to [london-fire.gov.uk/Safety](https://london-fire.gov.uk/Safety)

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The Brigade is committed to using personal data in a responsible and transparent way. To find out more visit [london-fire.gov.uk/privacy](https://london-fire.gov.uk/privacy)

**From:** [REDACTED]  
**To:** [FSR-TowerHamletsNewham](#)  
**Subject:** Reminder due 09/06/20. Premises Risk Assessment Alert from Station Diary 05/203461  
**Date:** 26 May 2020 16:31:03

---

Good Afternoon,

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

The file number is 05/203461 and the last audit was on 29/01/2020, job 1946390.

Please can you forward an email response (including this email) to the FSR-Admin Support mailbox by the 09/06/20 to let us know what action, if any, you intend to take.

Kind Regards,

[REDACTED]  
**FSR Administration Assistant – Enforcement & Prohibitions**

London Fire Brigade

---

**From:** Do Not Reply  
**Sent:** 24 May 2020 16:08  
**To:** FSR-AdminSupport  
**Subject:** Premises Risk Assessment Alert from Station Diary

A Premises Risk Assessment was carried out at:

GRAND REGENT TOWER

2 CADMIUM SQUARE  
LONDON  
E2 0FG

On **24/05/2020** at **15:00** by Bethnal Green White Watch

This notification has been generated for the following reason(s):

**304 - Large Sleeping Risk (over 100 persons)**

**London Fire Brigade**

For advice about how to stay safe from fire and other emergencies, please go to [london-fire.gov.uk/Safety](https://london-fire.gov.uk/Safety)

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**From:** [REDACTED]  
**To:** [FSR-TowerHamletsNewham](#)  
**Subject:** Reminder due 26/05/20. Premises Risk Assessment Alert from Station Diary 05/203461  
**Date:** 12 May 2020 14:39:59

---

Good Afternoon,

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

The file number is 05/203461 and the last audit was on 29/01/2020, job number 1946390.

Please can you forward an email response (including this email) to the FSR-Admin Support mailbox by the 26/05/20 to let us know what action, if any, you intend to take.

Kind Regards,

[REDACTED]  
**FSR Administration Assistant – Enforcement & Prohibitions**

London Fire Brigade

---

**From:** Do Not Reply  
**Sent:** 10 May 2020 17:22  
**To:** FSR-AdminSupport  
**Subject:** Premises Risk Assessment Alert from Station Diary

A Premises Risk Assessment was carried out at:

GRAND REGENT TOWER G01-1703

2 CADMIUM SQUARE  
LONDON  
E2 0FG

On **10/05/2020** at **15:15** by Bethnal Green Red Watch

This notification has been generated for the following reason(s):

**304 - Large Sleeping Risk (over 100 persons)**

**London Fire Brigade**

For advice about how to stay safe from fire and other emergencies, please go to [london-fire.gov.uk/Safety](https://london-fire.gov.uk/Safety)

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**From:** [REDACTED]  
**To:** [FSR-AdminSupport](#)  
**Subject:** FW: Station Notification response - Sprinkler work at Suttons Wharf Estate Palmers Road E2 OTA 05\_224870  
**Date:** 04 May 2020 07:24:44 **Please note: This attachment is included in this response.**  
**Attachments:** [Station Notification - Sprinkler work at Suttons Wharf Estate Palmers Road E2 OTA 05\\_224870.docx](#)

---

Hi Admin,

Can you please upload the station response to File 05/224870

Regards,

[REDACTED]  
Team Leader – Fire Safety Regulation

London Fire Brigade

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**From:** [REDACTED]  
**Sent:** 02 May 2020 09:29  
**To:** FSR-TowerHamletsNewham; >NORTHEASTAREASUPPORTTEAM  
**Cc:** [REDACTED]; [REDACTED]  
**Subject:** Station Notification - Sprinkler work at Suttons Wharf Estate Palmers Road E2 OTA 05\_224870

Please find the attached return for the attached station notification.

Regards

[REDACTED]  
**Station Manager**



**From:** [REDACTED]  
**To:** [FSR-TowerHamletsNewham](#)  
**Subject:** REMINDER DUE 11/05/2020 Premises Risk Assessment Alert from Station Diary  
**Date:** 27 April 2020 09:21:56

---

Good Morning,

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

The file number is 05/203461 and the last audit was on 29/01/2020, job number 1946390.

Please can you forward an email response (including this email) to the FSR-Admin Support mailbox by the 11/05/2020 (14 days reminder date) to let us know what action/ if any, you intend to take.

Regards  
Fire Safety Regulation Helpdesk  
London Fire Brigade HQ

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**From:** Do Not Reply  
**Sent:** 29 March 2020 12:11  
**To:** FSR-AdminSupport  
**Subject:** Premises Risk Assessment Alert from Station Diary

A Premises Risk Assessment was carried out at:

GRAND REGENT TOWER  
2 CADMIUM SQUARE  
LONDON  
E2 0FG

On **17/01/2020** at **10:30** by Bethnal Green White Watch

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

**From:** [REDACTED]  
**To:** [REDACTED]; [FSR-AdminSupport](#); [FSR-TowerHamletsNewham](#); [REDACTED]  
[>NORTHEASTAREASUPPORTTEAM](#)  
**Subject:** Station Notification Suttons Wharf E2 waking watch  
**Date:** 05 February 2020 17:50:09  
**Attachments:** [Station Notification Suttons Wharf E2 waking watch.docx](#)

---

**Please note:** This attachment is included in this response.

Please see the attached return and actions taken.

Regards

[REDACTED]  
**Station Manager**

**From:** [REDACTED]  
**To:** [REDACTED]; [FSR-AdminSupport](#); [FSR-TowerHamletsNewham](#); [REDACTED];  
[>NORTHEASTAREASUPPORTTEAM](#)  
**Subject:** 4 x Station Notification Suttons Wharf E2 waking watch  
**Date:** 05 February 2020 17:50:09  
**Attachments:** [Station Notification Suttons Wharf E2 waking watch.docx](#)

**Please note:** This attachment is included in this response.

---

Please see the attached return and actions taken.

Regards

[REDACTED]  
**Station Manager**

**From:** [REDACTED]  
**To:** [FSR-AdminSupport](#)  
**Subject:** RE: REMINDER DUE 26/09/2017 Premises Risk Assessment Alert from Station Diary 05/203461  
**Date:** 13 September 2017 07:29:39

---

Hi Admin

NFA on this. The audit of last week will suffice.

Regards

[REDACTED]  
Team Leader – Fire Safety Regulation

---

**From:** [REDACTED] **On Behalf Of** FSR-AdminSupport  
**Sent:** 12 September 2017 14:22  
**To:** FSR-TowerHamlets  
**Subject:** REMINDER DUE 26/09/2017 Premises Risk Assessment Alert from Station Diary 05/203461

Good Afternoon,

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

The file number is 05/203461 and the last audit was on 4 September 2017

Please can you forward an email response (including this email) to the FSR-Admin Support mailbox by the 26/09/2017 to let us know what action/ if any, you intend to take.

Fire Safety Regulation Helpdesk  
London Fire Brigade HQ

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**From:** Do Not Reply  
**Sent:** 11 September 2017 16:51  
**To:** FSR-AdminSupport  
**Subject:** Premises Risk Assessment Alert from Station Diary

A Premises Risk Assessment was carried out at:

High Rise - Grand Regent Tower  
GRAND REGENT TOWER G01-1703  
2 CADMIUM SQUARE  
LONDON  
E2 0FG

On **11/09/2017** at **15:00** by Bethnal Green Green Watch

This notification has been generated for the following reason(s):

**304 - Large Sleeping Risk (over 100 persons)**

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