

Freedom of Information request reference number: 7621.1

Date of response: 20/07/2023

Request:

Please could you share with me the following information under the Freedom of Information Act? Reports relating to FS01 audit inspections of Blake Tower EC2Y 8AF on 9th May 2022 and 6th March 2023. I am a resident of Blake Tower and have been worried about the lack of visibility on the resolution of the issues outlined here.

Response:

Further to your request, a Fire Safety audit was carried out on the 9th May 2022. The premises were deemed Low Risk and a Notice of Deficiencies (NOD) was issued. A Fire Safety Audit was also carried out on the 6th March 2023. The premises were also deemed Low Risk on this occasion and issued with Verbal action.

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)). This information should be protected from publication to preserve the safe space for good regulation principles where any withheld information could be used at a later date as part of formal enforcement action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.

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.

It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

Please see below for a copy of the NOD and Fire Audit report for 6th March 2023. Personal information has been removed from the NOD and report under [section 40 of the FOIA – Personal Information](#).

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



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

Minicom 020 7960 9629
london-fire.gov.uk

The Company Secretary
James Andrew Residential Limited
Fairchild House
Redbourne Avenue
London
N3 2BP

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

Date 25 May 2022
Our Ref 00/015284/EB

Dear Sir/Madam

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

Premises: Blake Tower, 2 Fann Street, London EC2Y 8AF

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

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

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **21st December 2022**.

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

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

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

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

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

Yours faithfully,

██████████

for Assistant Commissioner (Fire Safety)
Directorate of Operations

████████████████████

Reply to Inspecting Officer ██████████
Direct T 020 8555 1200 ██████████

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

Cc: ████████████████████

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

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

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

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

If an Inspector:

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

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

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

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

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

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

ENVIRONMENT AND SAFETY INFORMATION ACT 1988
SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Blake Tower, 2 Fann Street, London EC2Y 8AF

FILE NUMBER: 00/015284

This schedule should be read in conjunction with the Commissioner's letter dated **25 May 2022**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that the installation of 'winter gardens' have been installed directly neighbouring the external staircase. Fire separation wasn't present between the 'winter garden' and external escape route, with only non-FIRE RESISTING glass panelling seen.	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 competing remediation works and install fire separation between the 'winter gardens' and the external staircase to a minimum of 120 minutes FIRE RESISTANCE, this ensures that a PROTECTED ROUTE isn't compromised and is always available for escape.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Upon inspection of flat front doors, I have seen the following deficiencies which will need rectifying:	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.

Article 17 continued	<p>1) Easily accessible locks not installed to the flat front doors the only way to open the doors is through the use of a key.</p> <p>2) Rebate missing around the letter box, smoke brushes also missing with the letter box void.</p> <p>3) The flat front doors haven't been correctly installed, as standard fitting of hinges would require two at the top of the door set to stop the door from dropping, this isn't present and allowing the door to drop creating visible gaps at the top of the door.</p>	
Article 9	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that fire risk assessment has failed to highlight the deficiencies with the flat front doors including, no thump turns installed to the back of the door, hinges incorrectly installed and smoke brushes missing from letter boxes.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to ensuring that a thorough inspection of flat front doors is completed at the time of the fire risk assessment.</p>

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

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

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



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 6 March 2023

Location summary

File No 00/015284
UPRN 200000075295
Building Name Blake Tower
Address BLAKE TOWER
 2 FANN STREET
 LONDON
 EC2Y 8AF
Borough City of London
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground A2B - Dowgate
Site Risk Score 5.00
Building Height band Unknown
Total Floors 19 **Basement floors** 2
Estimated number of sleeping 0
Special Features

Additional detail Was Known as the Barbican YMCA now redeveloped by Redrow into 154 flats.

Premises Description This premises is a purpose built block of flats consisting of 19 floors (2 lower ground levels, Ground floor and 16 upper floors). The premises is constructed from traditional materials including brick and concrete floors with a pebble dash finish to the external facia. The premises has one external staircase serving all floors, this leads into the ground floor entrance lobby where ultimate escape can be achieved. There is also an alternative final exit to the -1 lower ground floor leading straight out of the premises.

The responsible person employs a day concierge, also cleaners are on site throughout the day.

Exterior Wall Cladding Render system

Exterior Wall Insulation Unknown

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date	9 May 2025
Heritage Building	YES - Grade II*
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	BLAKE TOWER 2 FANN STREET LONDON EC2Y 8AF
Responsible team	FSD B&D-CITY-NEW-THAM
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	9 May 2025
Last Inspection	30 January 2023
Total Capacity	0
Maximum number of people	>100
Property Size for use	Very Large 10301m ² to 12600m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	YES
Smoke ventilation	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	70
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0

Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	DEFAULT PROPERTY
Address	BLAKE TOWER 2 FANN STREET LONDON EC2Y 8AF

On Site Representative

Name	James Andrew Residential
Person	[REDACTED]
Position	Senior Property Manager
Address	72-75 Marylebone High Street London W1U 5JW
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]
URL	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The last fire risk assessment was undertaken by Ark workplace Risk, completed on 20/12/2022, the fire risk assessment is a type 3. Concerns highlighted in the fire risk assessment includes

- (1) the risk of slips, trips and falls within the external staircase, starting from the third floor, mitigation measures have been put in place as concierge staff are instructed to apply salt to the staircase in cold conditions. (no concerns seen on the audit)
- (2) concerns with drainage, as the external staircase leads into the entrance lobby and there is a risk of slips, trips and falls. Since the fire risk assessment there has been an improvement for the drainage, mitigation has been put in place by the installation of cleaning staff who are on site Monday-Friday.
- (3) improving signage throughout common parts including to the roof access, wayfinding signage to the staircase, this had been completed by the responsible person.
- (4) copies of maintenance and local inspections and tests were not made available to the fire risk assessor during their visit to the premises.
- (5) premises information box be installed to the ground floor entrance lobby, this has recently been installed, verbal advice was given that PIB do not need to be installed to every floor.

Article 9
(continued)

(6) storage was found in service riser cupboards, this was found on the audit, however was removed upon discovery.

(7) faulty emergency lighting found in communal areas, this has been fixed by the responsible person with the emergency lighting found in good working order.

(8) concerns highlighted regarding the push bars to the third floor, this was a two stage process as relevant person would need to push a green override in order to escape. This was seen on the audit and scored in Article(s) 14 and 8

No concerns highlighted on the audit which would contradict the fire risk assessment.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

During the audit process the responsible person has failed to produce recordable evidence showing regular and ongoing maintenance for the fire safety arrangements, including the fire alarm, emergency lighting, automatic opening ventilation system and the sprinklers. All of the panels are located as the concierge desk and these were all found in good working order. On the audit I did find that the escape routes and all other communal areas were found free of combustible storage.

No other concerns were highlighted affecting this article.

FAILURE**Article 11 FS arrangements not maintained**

At the time of the audit your preventative and protective measures had not been planned and organised where required. It was found that no evidence was seen for the on-going maintenance for the fire alarm, emergency lighting, automatic opening ventilation system and sprinklers had been planned and organised.

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

The communal premises has been fitted with automatic detection and warning however this is isolated to plant rooms and concierge areas. The flats have been fitted with a Part 6 system supporting the defend in place evacuation procedure. The fire alarm panel is located next to the concierge desk and was found in good working order at the time of the audit.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

The premises has one emergency escape staircase which serves all floors, the staircase is internal till the third floor where there are fire escape doors fitted with push bar devices leads out to an external staircase which leads to the ground floor entrance lobby. As identified by the last fire risk assessment, I have found the following concerns;

Article 14
(continued)

(1) the fire escape doors on the third can only be opened by a combination of two easy accessible locks, a push bar and green override button, advice was given to the responsible person to remove one of these as a fire escape door needs to be opened with the use of one easy openable lock.

(2) fire escape signage is required on Lower Ground -1 within the staircase directing relevant persons to the alternative escape route located within Lower Ground -2, although not essential this would stop any risk of merging flows.

(3) gaps were found around the flat front doors and letter boxes on various levels, this issue was identified within the previous audit however the responsible person has been able to demonstrate that there is schedule of works in place to rectify this issues and has commissioned a flat front door survey which will highlight any significant findings for the responsible person to action.

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 the fire escape doors on the third can only be opened by a combination of two easy accessible locks, a push bar and green override button.

REMEDY

Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by removing one of the easy accessible locks to ensure relevant person can use these doors with the use on once easy accessible lock.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The premises has a 'defend in place' evacuation procedure as confirmed by the latest fire risk assessment and responsible person. Fire action notices to the ground floor notifying residents of the evacuation procedure. The responsible person has newly installed a premises information box which is installed to the ground floor this will hold details of any residents who can't self-evacuate the premises and access keys.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

During the audit process the responsible person has failed to produce recordable evidence showing regular and ongoing maintenance for the fire safety arrangements, including the fire alarm, emergency lighting, automatic opening ventilation system and the sprinklers. All of the panels are located as the concierge desk and these were all found in good working order. On the audit no issues were identified apart from the gaps found around the flat front doors and letterboxes. This issue was found on various floors, the responsible person has been able to demonstrate that there is schedule of works in place to rectify this issues and has commissioned a flat front door survey which will highlight any significant findings for the responsible person to action.

Article 14
(continued)

(1) the fire escape doors on the third can only be opened by a combination of two easy accessible locks, a push bar and green override button, advice was given to the responsible person to remove one of these as a fire escape door needs to be opened with the use of one easy openable lock.

(2) fire escape signage is required on Lower Ground -1 within the staircase directing relevant persons to the alternative escape route located within Lower Ground -2, although not essential this would stop any risk of merging flows.

(3) gaps were found around the flat front doors and letter boxes on various levels, this issue was identified within the previous audit however the responsible person has been able to demonstrate that there is schedule of works in place to rectify this issues and has commissioned a flat front door survey which will highlight any significant findings for the responsible person to action.

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 the fire escape doors on the third can only be opened by a combination of two easy accessible locks, a push bar and green override button.

REMEDY

Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by removing one of the easy accessible locks to ensure relevant person can use these doors with the use on once easy accessible lock.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The premises has a 'defend in place' evacuation procedure as confirmed by the latest fire risk assessment and responsible person. Fire action notices to the ground floor notifying residents of the evacuation procedure. The responsible person has newly installed a premises information box which is installed to the ground floor this will hold details of any residents who can't self-evacuate the premises and access keys.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

During the audit process the responsible person has failed to produce recordable evidence showing regular and ongoing maintenance for the fire safety arrangements, including the fire alarm, emergency lighting, automatic opening ventilation system and the sprinklers. All of the panels are located as the concierge desk and these were all found in good working order. On the audit no issues were identified apart from the gaps found around the flat front doors and letterboxes. This issue was found on various floors, the responsible person has been able to demonstrate that there is schedule of works in place to rectify this issues and has commissioned a flat front door survey which will highlight any significant findings for the responsible person to action.

Article 17
(continued)**FAILURE****Article 17(1) Flat doors-Common parts exit routes**

The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.

During audit it was found that the Responsible Person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route.

Gaps were identified around flat front doors and letterboxes on various floors, an assessment of this gaps will need to be made by competent persons, and to complete any remedial actions.

REMEDY

Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape.

Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance.

Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The responsible person has been able to demonstrate a good understanding for fire safety throughout the fire safety audit process. I was also able to question staff who also showed a good understanding and were able to correctly understand their role and what they would do in the event of a fire.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

On the audit a 90% inspection was completed of all the service riser cupboards which includes all service risers to the upper levels, I have found that the services risers have been installed with a FD60s fire door and also have been

Article 8
(continued) installed with suitable fire stopping around the cabling and soil pipes leading throughout the risers and towards the sleeping accommodation. An inspection was also completed of plant rooms where I have found the good fire stopping had been installed.

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

SAFETY CRITICAL Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

07/03/2023 15:40

This audit was completed upon the request of the City of London following numerous complaints from residents regarding fire separations issues within the premises, including between flats. I have explained the compartmentation walls between flats doesn't come under our enforcement powers and a meeting was completed alongside [REDACTED]. The residents have undertaken a separate fire separation survey completed by Savills which has highlighted all the issues, however residents are reluctant to share this with the responsible person and therefore they are unable to complete the remedial works. On the audit I have found a couple of minor deficiencies highlighted in Article(s) 11, 14 and 17 however due to the good understanding shown by the responsible person and the schedule of works in place this audit will result in Level 1 Verbal action.

07/03/2023 15:39

Initial Expectation: Verbal action

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
95	75	165