

Freedom of Information request reference number: 7461.2

Date of response: 17 April 2024

Request:

I'd like to request a copy of the report from a Fire Safety Audit conducted on 18th November 2022 for a flat block in Bledlow Close, SE28 8HF.

..... Bledlow Close have several ongoing issues with the managing agency, HML. I would like a copy of the report to make sure they have since followed the recommendations given in the report.

*Please can I have an update on the audit that was apparently completed last year?
If this report was not completed, please can I arrange for a second audit to be done?*

Response:

Our Fire Safety Regulatory Team have advised the last Fire Safety Audit was carried out in 2023.

The Fire Safety Audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) and as a result the premises were deemed broadly compliant with verbal action only.

I have included a copy of the Fire Safety Audit report. Please note, personal data has been removed from the document 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](#)



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 12 January 2024

Location summary

File No 93/261934
UPRN 10023303628
Building Name
Address 18-36 BLEDLOW CLOSE
 LONDON
 SE28 8HF
Borough Bexley
Use H - Other sleeping accommodation
Responsible Team FSD SOUTH-LEW-GREEN-BEX
Station Ground E25 - Plumstead
Site Risk Score 4.25
Building Height band <18
Total Floors 3 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Signage indicates that cladding remediation is to take place.
 A hardwired, interlinked, domestic alarm system is installed across the flats to serve as detection and warning.
 Windows within the staircase can be used to manually ventilate the means of escape.
 No ventilation provided within the lobby for flats, however travel distance from the front doors does not exceed 4.5 m.

Premises Description

3 Level block of flats, ground floor used for entry way, garages and 2 flats.
 Upper levels contain 4 flats each. All flats are on a separate corridor, and do not open directly into the staircase.

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	0

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	18-36 BLEDLOW CLOSE LONDON SE28 8HF
Responsible team	FSD SOUTH-LEW-GREEN-BEX
Occupancy Type	Sole Occupier
Property Use	H - Other sleeping accommodation
Valuation Office	R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	17 July 2023
Total Capacity	0
Maximum number of people	<20
Property Size for use	Large 361m ² to 1500m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No

Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	18-36 BLEDLOW CLOSE LONDON SE28 8HF

Managing Agent - NEW

Name	HML PM Ltd
Person	[REDACTED]
Position	Property Manager
Address	HML Suite 3 Leonard Place Business Centre 1-2 Westerham Road Keston BR2 6HQ
Telephone	[REDACTED]
Email	[REDACTED]@hmlgroup.com
URL	hmlgroup.com

Other relevant contact - NEW

Name	HML PM Ltd
Position	Company Secretary
Address	9-11 The Quadrant Richmond Surrey TW9 1BP
Telephone	0333 032 5955
URL	hmlgroup.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

A copy of the fire risk assessment was requested, however it has not been received.

FAILURE

Article 9(3) Failure to Review

At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that while a copy of the fire risk assessment had been requested, it has not been received.

REMEDY

The fire risk assessment should be reviewed.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Verbal Advice Given

Observations

Fire safety checks including fire doors, means of escape and final exits are regularly checked and maintained with any issues reported and actioned, with information provided to residents, visible on the notice boards.
 At the time of the audit, it was found that residents had not kept the means of escape clear, storing bikes within the staircase on the first and second levels.

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 that residents had not kept the means of escape clear, storing bikes within the staircase on the first and second levels.

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

Documentation on site shows that a hardwired, domestic system had been installed within all the flats, with these being interlinked. This system does not conform to a standard grade. This system is serviced by Fireguard One.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Verbal Advice Given

Observations

There is a single emergency exit, and the fire exit door and escape routes are of sufficient and adequate widths for the number of people who may be required to use them.
 The fire exits and doors on escape routes open in the correct direction for the number of people using the premises.
 The designated emergency escape routes all lead to an ultimate place of safety
 Exits and doors on escape routes are where required fitted with simple door fastenings and emergency overrides.
 At the time of the audit there is signage available and an emergency lighting system installed.
 However, at the time of the inspection, it was found that residents had been storing bikes within the means of escape. This contributes to unnecessary fire loading within the means of escape, as well as restricting egress. These bikes were found within the stairwell on the first and second floors.

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 residents had stored bikes within the means of escape on the first and second floors, which increases fire loading, and can restrict egress.

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 reminding residents of the importance of keeping the means of escape clear and sterile.

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

At the time of the audit, there are procedures in place for evacuation in case of fire. Residents are informed by signage of how to raise the alarm in the event of an incident occurring, and the appropriate action to be taken on hearing the alarm.

There is a system in place for calling the Fire Service, of which residents are aware of by signage. The system in place is designed so that any incident is managed and to ensure the quick and safe evacuation of all relevant persons. The interlinked fire detection and warning system at the time of the audit, supports the emergency plan adopted by the Responsible Person.

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

The facilities, equipment and devices contained within the premises are maintained in an efficient state to ensure that they are in good working order and in a good state of repair.

The Fire doors are visually in good condition with each door fitted with fire strips and seals.

Escape lighting is maintained on a regular basis, with the last annual service conducted 11/11/2022.

Article 21 - Training**SAFETY CRITICAL**
Safety Evaluation
Not Applicable**Observations**

None

Article 8 - General fire precautions**Safety Evaluation**
Broadly Compliant**Observations**

At the time of the audit there were no compartmentation or separation issues identified.

Article 10 - Principles of prevention to be applied**Safety Evaluation**
Broadly Compliant

Verbal Advice Given**Observations**

During the inspection it was found that residents had left electrical meter cupboards unlocked. These should be shut and locked after use. These were found unlocked across all floors.

FAILURE**FAILURE:Article 10 The principles of prevention**

At the time of the audit the risk reduction and prevention principles of the Order had not been applied in the correct sequence. It was found that residents had left meter cupboards open and unlocked.

Article 10
(continued)**REMEDY**

Apply the principles of prevention contained in Schedule 1 Part 3 of the Order in the priority set out in that schedule. In particular residents should be reminded to keep their meter cupboards locked and shut after use.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable**Observations**
None**Article 13 - Fire Fighting Equipment**

Safety Evaluation
Not Applicable**Observations**
None**Article 16 - Measures for dealing with dangerous substances affecting general fire precautions**

Safety Evaluation
Not Applicable**Observations**
None**Article 18 - Safety assistance**

Safety Evaluation
Broadly Compliant**Observations**

All records available onsite showed that the competent persons responsible for the individual protective and preventative measures in place had the required documentation to undertake the tasks required.

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable**Observations**
None**Article 20 - Provision of information to employers and the self employed from outside undertakings**

Safety Evaluation
Not Applicable**Observations**
None**Article 22 - Co-operation and co-ordination**

Safety Evaluation
Not Applicable**Observations**
None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

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

Date audit carried out

07:09:2023

Time of audit

11:45

Reason for audit;

Demand led inspection - reinspection. IO [REDACTED] inspected the premises 31/07/2023 following a complaint from a resident. The original audit form was rejected. A FOI request was made for the audit report, however as IO [REDACTED] was on extended leave, [REDACTED] was unable to amend the form. For this reason, the premises was inspected again.

Conclusion

The extent of the audit was to be led and conducted by myself. This inspection was conducted alone as I had limited information regarding who manages the premises prior to the reinspection.

Pre-audit research consisted of using Farynor, the FS Portal, IMapping, Google and Apple Maps, and the ORD. The audit was divided into three distinct areas. Firstly, to inspect all relevant records kept on the premises regarding fire safety. This included the equipment maintenance, fire alarm maintenance, and emergency lighting records. The documents detailed that a hardwired, domestic grade interlinked detection system had been installed into all flats to support the simultaneous evacuation strategy. A request was made for a copy of the fire risk assessment; however, none was received.

Signage within the entrance lobby of the flats indicated that the building is to have work completed regarding the external façade.

This was a sampling inspection, looking at the entirety of the staircase, and each flat lobby. All doors we passed through were checked for strips and seals. It was found that meter cupboards across all floors had not been closed and locked by residents. It was also found that on the first and second floors, residents had been storing bikes within the means of escape. Details of the managing agent had been collected from signage within the building.

The audit conclusion was led and conducted by me over the phone with Building Manager [REDACTED] whom I informed of the audit findings.

Extent of premises audited

This was a sampling inspection, checking all levels of the staircase, all flat lobbies and the entrance hallway.

Justification of audit outcome

Detection and warning system present to give early warning, managing agent has placed up to date fire safety information on the notice board of the entrance lobby.

Verbal Advice Given

Advice given on article(s) 9, 10, 11, 14

Advice issued can be found under relevant articles (Articles 9, 10, 11 and 14).

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	A - Sleeping Unfamiliar
Life Risk	1
Actual Risk Score	4.32
Risk Score	4.25

Audit Timings

Audit Duration
90

Travel Time
130

Post Audit Processing Duration
270