

Freedom of Information request reference number: 9035.1

Date of response: 02/10/2024

Request:

Newham council are considering using 90 Greengate Street, Newham, London E13 0AS which has 22 studio flats to rehouse our residents, please advise if the building is compliant with the current Fire & Safety regulations and if any prohibition order has been served in the last 5 years.

Response:

Public Notices issued by the LFB are published on the LFB website and can be viewed here:
<https://www.london-fire.gov.uk/community/public-notices/>

Please see below the notices that have been issued on 90 Greengate Street, Newham, London E13 0AS within the last five years:

- **Notification of Deficiencies (NOD) issued 24th October 2022.**
- **Article 31 Prohibition Notice issued 10th July 2023. (This Prohibition notice is no longer in force – compliance confirmed 12th September 2024).**
- **Enforcement Notice issued 19th August 2024.**

The prohibition notice issued on 10th July 2023, is no longer in force. I have attached the letter issued to the Responsible Person confirming this.

Please note, following the issue of the Prohibition Notice, an Enforcement Notice regarding the above premises has also been issued and the Responsible Person for this premises is still required to comply with the matters specified in the Enforcement Notice even though the Prohibition Notice is no longer in force.

I have attached copies all of the above mentioned notices to this response. Personal data has been removed from the attached documents 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>

The Company Secretary
Home Holdings 1 Limited
6th Floor, Bastion House
140 London Wall
London
EC2Y 5DN

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

Date 24 October 2022
Our Ref 17/011515/[REDACTED]

Dear Sir/Madam

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

Premises: 90 Greengate Street, Plaistow, London E13 0AS

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 (as amended) hereafter the Fire Safety Order (as amended) 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 the Fire Safety Order (as amended).

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 **16 January 2023**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order (as amended); 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 (as amended) 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 (as amended).

Yours faithfully,

██████████

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer ██████████

Direct T 020 8555 1200 ██████████

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

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: 90 Greengate Street, Plaistow, London E13 0AS

FILE NUMBER: 17/011515

This schedule should be read in conjunction with the Commissioner's letter dated **24 October 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 11	<p>At the time of the audit your preventative and protective measures had not been planned, controlled monitored or reviewed where required. It was found that;</p> <ol style="list-style-type: none">1) Maintenance of the emergency escape lighting had not been planned and organised.2) The use of wedges holding open fire doors had not been controlled.3) Smoking within the protected staircase had not been monitored and controlled.4) Unsuitable storage of a bicycle found at the head of the protected staircase had not been controlled or monitored.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that;</p> <ol style="list-style-type: none">1) There was storage of a bicycle at the head of the protected staircase, blocking the exit width and would obstruct relevant persons from making their escape.2) The electrical intake cupboard located at the bottom of the protected staircase next to the main entrance was not encased in FIRE RESISTING materials, if ignited this would affect the means of escape to relevant persons.	<p>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:</p> <ol style="list-style-type: none">1) Removing the bicycle and ensuring the exit width is sufficient for the number of persons that may use it.2) Ensuring the FIRE RESISTING construction around the electrical intake is instated.

Article 14 continued	3) Emergency lighting installed within the basement wasn't working at the time of the fire safety audit, this would be required as there is no provision for borrowed light in this area.	3) Ensuring emergency lighting is maintained and in good working order.
Article 15	At the time of the audit, your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that the current evacuation procedure is not suitable and should be changed to a simultaneous evacuation as the premises is not built as a purpose build block of flats therefore, the fire separation cannot be relied upon.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by removing and replacing the evacuation notices with those which detail a simultaneous evacuation.
Article 17	At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that: 1) The emergency lighting system was not being suitably maintained. 2) The self closers on the staircase fire door to the third floor was missing and therefore not closing the door fully into the frame	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by: 1) Ensuring the emergency lighting system is maintained and in efficient working order. 2) Repairing or replacing the self closers on the staircase fire doors.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that; 1) Electrical intake cupboard located at the bottom of the protected staircase next to the main entrance was not encased in FIRE RESISTING materials. If ignited, this would affect the means of escape to relevant persons. 2) Fire action notices stimulate a defend in place evacuation procedure, this is incorrect advice. The premises should operate a Simultaneous evacuation as the fire separation cannot be relied upon as the premises was not built as a purpose build block of flats.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Ensuring the electrical intake cupboard is constructed from FIRE RESISTING construction ensuring no smoke or fire can escape into the ground floor entrance lobby and compromise means of escape. 2) Ensuring the FIRE RESISTANCE of all walls, floors, ceilings and doors is sufficient and has not been compromised and is subject to suitable maintenance to ensure the defend in place is still suitable

*****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.

The Company Secretary
Chrome Residential Ltd
16 High Holborn
London
WC1V 6BX

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

Date 13 July 2023
Our Ref 17/011515/[REDACTED]

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)

Premises: 90 Greengate Street, Plaistow, London E13 0AS

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 (as amended) (The Order) in London.

Following an inspection of the above-mentioned premises carried out on **10 July 2023** by **Senior Fire Safety Officer [REDACTED]**, the Commissioner is of the opinion that the use of these premises involves or will involve a risk to persons on the premises in case of fire so serious that the use of the premises ought to be prohibited or restricted.

I therefore enclose a Prohibition Notice, issued under Article 31 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), prohibiting or restricting the use of the premises as detailed in the Notice.

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

Yours faithfully,

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 [REDACTED]

Encl. – Prohibition Notice



LONDON FIRE BRIGADE

PROHIBITION NOTICE

NOTICE ISSUED UNDER ARTICLE 31 OF THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)

Premises to which this notice relates: 90 GREENGATE STREET, PLAISTOW, LONDON E13 0AS

Use of the premises to which this notice relates: Hostel

Name of responsible person: *Chrome Residential*

Address of responsible person: *16 High Holborn, London WC1v 6BX*

Name of authorising officer: 

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 (as amended), hereafter referenced as 'The Order', in London.

A duly authorised representative of the Commissioner is of the opinion that the use of the premises to which this notice relates involves, or will involve, a risk to relevant persons so serious that the use of the premises ought to be prohibited.

The duly authorised representative of the Commissioner is of this opinion because

- Fire separation between floors is insufficient.**
- Fire protection for the means of escape is insufficient.**
- The means of giving warning in case of fire is insufficient.**

The Commissioner hereby directs that the use of the premises to which this notice relates is prohibited or restricted as follows:

The whole of 90 GREENGATE STREET, PLAISTOW, LONDON E13 0AS must not be used until the matters identified above as giving rise to serious risk have been remedied.

In the opinion of the Commissioner the risk of serious personal injury to relevant persons is imminent. The prohibition or restriction specified in this notice has immediate effect.

This notice continues in force until the matters identified above as giving rise to serious risk have been remedied or the Commissioner withdraws it. Further works or measures may be required to achieve compliance with The Order. Where necessary, these will be detailed in a separate enforcement notice.

Signature:



Date: 10/7/23

“Assistant Commissioner / Deputy Assistant Commissioner”
(The Officer appointed for the purpose)

PROHIBITION NOTICE

NOTES

1. Contravention of any prohibition or restriction imposed by a prohibition notice is an offence under Article 32 (2) (h) of The Order and renders the offender liable, on a summary conviction, to a fine not exceeding the statutory maximum or, on conviction on indictment, to a fine or imprisonment for a term not exceeding two years, or both.
2. In any proceedings for an offence referred to in note 1, where the person charged is a person other than the person on whom the prohibition notice was served, it shall be a defence for that person to prove that he/she did not know and had no reason to believe the notice had been served.
3. The person on whom the notice is served has a responsibility to take all reasonable steps to ensure compliance with the notice and is advised to make the effect of the notice known to those who might work on or resort to the premises. Failure to take such steps may constitute a contravention of the terms of the notice and render the person on whom the notice is served liable to the penalties described in note 1.
4. Your attention is drawn to the provision for appeal to a magistrates' court against this notice in Article 35 of The Order.

A person on whom a prohibition notice is served may appeal to the court within 21 days from the date on which the prohibition notice is served.

The bringing of an appeal does not have the effect of suspending this notice, unless on the application of the appellant, the court so directs (and then only from the giving of the direction).

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

The above Act requires the Commissioner to maintain public registers of notices issued under Article 31 of The Order, (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 Assistant Commissioner, Fire Safety, within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

The Company Secretary
Chrome Residential Ltd
16 High Holborn
London WC1V 6BX

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

Date 12th September 2024
Our Ref 17/011515/[REDACTED]

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED) - ARTICLE 31

Premises: 90 Greengate Street, Plaistow, London E13 0AS

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 (as amended) (The Order) in London.

Following the Commissioner's officers visits to the above premises on **12th September 2024**, I write to confirm that the Prohibition Notice issued under Article 31 of the Regulatory Reform (Fire Safety) Order 2005 (as amended) is:

- NO LONGER IN FORCE. SUFFICIENT REMEDIAL WORKS TO REDUCE THE IMMEDIATE RISK HAVE BEEN TAKEN.

Following the issue of the Prohibition Notice, an Enforcement Notice regarding the above premises may also have been issued. Should that be the case I would remind you that you are still required to comply with the matters specified in the Enforcement Notice.

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

Signed:

[REDACTED]

Assistant Commissioner
(The Officer appointed for the purpose)

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 [REDACTED]

Cc: management@chromeresidential.com

[REDACTED]



LONDON FIRE BRIGADE

Fire Safety Regulation, North East 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Chrome Residential Ltd
16 High Holborn
London
WC1V 6BX

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

Date 19 August 2024
Our Ref 17/011519

ENFORCEMENT NOTICE

**Notice requiring steps to be taken under Article 30 of the
Regulatory Reform (Fire Safety) Order 2005 (as amended)**

TO :

Name: **Chrome Residential Ltd**

Address: **16 High Holborn, London WC1V 6BX**

Concerning Premises at: **90 Greengate Street, Plaistow, London E13 0AS**

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 (as amended), hereafter referenced as ('The Order') in London.

I Craig Carter, Assistant Commissioner (Fire Safety) on behalf of the Commissioner hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **11 November 2024** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

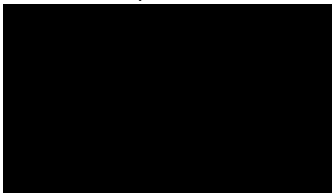
If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

- a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
- b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** [REDACTED].

Signed:



Dated: 19 August 2024

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, 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.

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 [REDACTED]
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03_01a
FS03_01b
FS03_06

Cc: The Company Secretary, Big Help Group Ltd, Hope House, 212h Boaler Street, Liverpool L6 6AE
The Company Secretary, Home Holdings 1 Limited, 6th Floor, 125 London Wall,
London EC2Y 5AS

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 (as amended), (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).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

1. Words 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 during the course of the notice, to ensure the dates within this plan are being followed.
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 the attached 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.

SCHEDULE

PREMISES: 90 Greengate Street, Plaistow, London E13 0AS

FILE NUMBER: 17/011515

This schedule should be read in conjunction with the Commissioner's Notice dated **19 August 2024**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), 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 11	<p>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:</p> <ol style="list-style-type: none">1) Maintenance of the fire alarm, emergency lighting and ventilation systems for the premises had not been planned and organised, with no commissioning certification provided.2) The emergency plan had not been reviewed to take into account the change of use.3) The suitability of the fire alarm system has not been reviewed following the change of use to the premises.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that fire doors leading to the bedrooms on multiple floors, were seen to have excessive gaps between the fire doors and the door frames, that could allow smoke and fire to escape from the rooms compromising the means of escape.	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 appointing a competent person to carry out a door survey and act upon the findings.
Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that the emergency plan did not take into account the change of use to the premises.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing the emergency plan to take into account any changes of use of the premises.

<p>Article 17</p>	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:</p> <p>1) A new fire alarm system has been installed but no commissioning / maintenance certificate provided.</p> <p>2) Items used to pin the Automatic Opening Vent (AOV) window open had been removed, but no maintenance certificate provided to show the adequacy of the AOV system.</p> <p>3) New emergency lights had been installed but no maintenance certificate provided, to show the adequacy of the emergency lights.</p> <p>4) There were fire doors on multiple floors, that were seen to have screws missing from the hinges, resulting in the fire doors not being adequately maintained.</p> <p>5) The door jamb to the electrical intake cupboard within the basement, was seen to be missing, showing this had not been sufficiently maintained.</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by:</p> <p>1) Ensuring the fire alarm system is maintained in efficient working order.</p> <p>2) Ensuring the ventilation system for the premises is maintained and in working order at all material times.</p> <p>3) Ensuring the emergency lighting for the premises is maintained by a competent person.</p> <p>4) Appointing competent persons to complete a fire door survey and act upon the findings.</p> <p>5) Appointing competent persons to reinstate the door jamb, resulting in the integrity being restored.</p>
<p>Article 18</p>	<p>At the time of the audit you had not appointed any competent person(s) to assist you in undertaking your identified preventive and protective measures. It was found that:</p> <p>1) The fire safety manager did not demonstrate an understanding of fire safety requirements. In particular when questioned they could not explain the purpose of a fire risk assessment and the importance of having one implemented.</p> <p>2) The fire safety manager could not explain the purpose of the new fire alarm, and the importance of having the correct fire alarm installed for the use of the premises.</p>	<p>Appoint one or more competent persons to provide you with safety assistance. This can be achieved by:</p> <p>1) Appointing a person with the appropriate training and experience or knowledge and other qualities to undertake the role of fire safety manager.</p> <p>2) Appointing a person with the appropriate training and experience or knowledge and other qualities to undertake the role of fire safety manager as well as contracting a fire alarm engineer qualified to issue commissioning certificates in accordance with BS5839.</p>

<p>Article 9</p>	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that:</p> <ol style="list-style-type: none"> 1) The impact on the safety of the premises due to areas of higher fire risk such as from rooms occupied by residents with higher fire risk behaviours has not been adequately identified or considered. 2) The fire risk assessment has not taken into consideration the installation of a new fire alarm and its suitability for the use of the premises. 3) The fire risk assessment has not taken into consideration the installation of new emergency lights and its suitability for the use of the premises. 4) The fire risk assessment has not taken into consideration the evacuation strategy and its suitability for the premises. 	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <ol style="list-style-type: none"> 1) The impact for relevant persons of fire in a higher risk flat or flat with higher fire loading, including the impact for any staff response and means by which the risks may be reduced at source through cooperation with the resident, family and other interested parties. 2) Ensuring the fire risk assessment has reviewed the installation and suitability of the new fire alarm. 3) Ensuring the fire risk assessment has reviewed the installation and suitability of the new emergency lights. 4) Ensuring the fire risk assessment has reviewed and implemented a suitable evacuation strategy for the use of the premises.
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*****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.