



LONDON FIRE BRIGADE

London Fire Brigade Headquarters
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Freedom of Information request reference number: 7785.1

Date of response: 01 September 2023

Request:

I would like to request any internal reports or documents held about a fire in Holborn in 2015, as reported here: <https://www.theguardian.com/uk-news/2015/apr/02/central-london-electrical-fire-still-burning-underground>

I would like to request all documents from the date of the fire beginning, April 1, 2015, to the date this request is received.

Response:

The LFB incident number for this fire is: 38314151 (01 April 2015).

The Prevention and Protection (Fire Safety) team record for the premises is: Farynor File Number: 02/012730.

Please see details below for information held on the incident and the premises:

Incident reports

The LFB publish details of every incident responded to since January 2009 through the London Datastore. These can be accessed via the following link: <https://data.london.gov.uk/dataset/london-fire-brigade-incident-records>

For fire incidents, individuals and organisations affected by the incident can request a 'fire report' which, for fires that involve buildings, vehicles, or those that cause injuries, provides more details about the incident and the cause of the fire where known.

Fire reports are not available under the freedom of information act (FOIA) as they are considered a chargeable service and, as such, will incur a fee. As a result they are exempt via [Section 21](#) of the FOIA - Information accessible to applicant by other means.

If you do want to go ahead and request a copy of any fire reports held, I must also advise that you may not be eligible to receive a copy. Further information about how to obtain a LFB incident report is published on our website and can be accessed through the following link: <https://www.london-fire.gov.uk/about-us/services-and-facilities/services-we-offer/incident-reports/>

Prevention and Protection (Fire Safety) Information

On 09 April 2015, a post-fire inspection was carried out at the premises following the fire.

The results of this 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

I have attached a copy of the Fire Safety Audit report to this response. Please note, personal data has been removed from this report under [section 40 – Personal Information](#) of the FOI act.

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 PREMISES INSPECTION AND DATA COLLECTION FORM

1. Location Detail Tab

File No:	02/012730	
UPRN:	5085867	
Building Name:	CAA House	
	45-59	
	KINGSWAY	
Address:	Camden	
	LONDON	
	WC2B 6TE	
Use:	Office	
Borough:	Camden	
Borough Fire Safety Team:	FSR Camden	
Station Ground:	A24 - Soho	
Risk Score:	99	
SIC Code:		
Number of Floors:	Total: 16	Basement: 2
Floor Area (m2):	Total 40000	Average: 2495
No. of Protected Staircases:	6	
No. of Beds:	0	
% Open Plan:	30	
Special Features:		
Additional Detail:	Office space with a rotunda office space behind connected by an enclosed bridge.	
Environmental Risks:		
Reinspection Date:	1991-04-04	
Heritage Building:	<input type="checkbox"/>	
Petroleum Redevelopment:	<input type="checkbox"/>	
Fire Fighter Risk:	Low	
Unwanted Fire Signals Count:	0	

2. Protection Tab

Fire Alarm

Alarm Type:Auto Fire Alarm (AFA)

Management Standard:Standard

BS Compliance

Material Deviations from Brigade preferred standard

Call Point Type:Break Glass

Sounder Type:Bell/Sounder

Power Supply Type:Mains

Automatic Fire Detection

Type:Smoke (Point, Aspirating)

Management Standard:Standard

Remotely Monitored

BS Compliance

Smoke Ventilation

Type:None

Management Standard:

BS Compliance

Sprinklers

Type:Wet Pipe

Management Standard:Standard

% Covered 10

Domestic Installation

BS Compliance

General

Fire Instructions Displayed

Fire Drills And Training

Brigade Appliance Access

Special Features:

Number of Firefighting Shafts: 0

BS Applies

Engineering Solution Applies

Trade Off Measures

Other Legislation:

3. Alias Tab

Alias Address

4. Property Detail Tab

Occupier Contact:

Address:

Responsible Team:

Common Parts

45-59

KINGSWAY

Camden

LONDON

WC2B 6TE

FSR Camden

Occupancy Type: Occupier - multi or single occupancy
 Use: Office
 Valuation Office: Office
 Risk Score: 9
 Re-inspection Date: 1991-04-04
 Total Capacity: 0
 Floor Capacity: 0
 Property Size for Use: Extremely Large
 In M²: >9401
 Is Non Ambulant:
 Occupancy Times: 24 Hours
 Exceptional Value:
 Environmental Risks:
Flammable Materials
 Stored:
 Type:

5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	0 < 20	0 < 20
04:00 - 08:00	0 < 20	0 < 20
08:00 - 12:00	100 - 999	50 - 99
12:00 - 16:00	100 - 999	50 - 99
16:00 - 20:00	100 - 999	50 - 99
20:00 - 24:00	0 < 20	0 < 20

6. Contacts Tab

Contact Type Occupier
Sole Supplier Risk Name Default Property
Responsible Person Position
Address 45-59 KingswayCamdenLONDONWC2B 6TE
Telephone
Fax
Email
URL
Contact Type Managing Agent
Sole Supplier Risk Name Civil Aviation Authority
Responsible Person XXXXXXXXXX
Position Building Operations Manager
Address 45-59 KingswayCamdenLONDONWC2B 6TE
Telephone XXXXXXXXXX
Fax
Email
URL
Contact Type Owner

Sole Supplier Risk	
Name	Almacantar Ltd
Responsible Person	[REDACTED]
Position	CE
Address	3 Quebec Mews London W1H 7NX
Telephone	[REDACTED]
Fax	
Email	
URL	

Abstracts

Part B - Fire Safety Audit

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"

Observations: A fire risk assessment has been carried out and is suitable and sufficient. A clear emergency plan is in place and is recorded where required. Reviews are planned following major incident in vicinity.

Compliance Level: Broadly Compliant

Article 10 - Principles of prevention to be applied

SAFETY CRITICAL
Have any preventative and protecting measures been implemented?

"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"

Observations: The representative has a good understanding of the principles of prevention and is able to demonstrate this to the Inspecting Officer.

Compliance Level: Broadly Compliant

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"

Observations: There is an auditable management system in place which is understood by the representative and this is recorded where required.

Compliance Level: Broadly Compliant

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"

Observations: Maintenance measures in place and there is evidence to support this, such as maintenance records and contracts.

Compliance Level: Broadly Compliant

Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

SAFETY CRITICAL

Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?

"Where necessary, to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure facilities, equipment and devices provided, use by or protection of fire-fighters, suitable system of maintenance, maintained, working order and in good repair"

Compliance Level: Not Applicable Observations:

Article 19 - Provision of information to employees

Is adequate provision made to provide information to employees?

"The responsible person must provide his employees with comprehensible and relevant information"

Compliance Level: Broadly Compliant

Observations: Information is provided to employees as required by this Article and is comprehensible, relevant and sufficient

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

Is adequate information provided to employers and employees from outside undertakings?

"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"

Compliance Level: Broadly Compliant

Observations: Information is provided as required by this Article and is comprehensible, relevant and sufficient

Article 22 - Co-operation and co-ordination

Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?

"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"

Compliance Level: Broadly Compliant

Observations: The level of co-operation and coordination as required by this article is adequate

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: There is evidence to demonstrate that suitable training has taken place.

Article 12 - Elimination or reduction of risks from dangerous substances

SAFETY CRITICAL

Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?

"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"

Compliance Level:Broadly Compliant

Observations: The risk assessment details the risk reduction measures, control measures and the measures to mitigate the effects of fire from the dangerous substances.

Article 16 - Additional emergency measures in respect of dangerous substances

Are there suitable additional emergency measures provided to safeguard all relevant persons from an accident, incident or emergency related to dangerous substances in or on the premises?

"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable warning and other communication systems are established, escape facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"

Compliance Level:Broadly Compliant

Observations: The representative has a good understanding of these additional measures and is able to demonstrate this to the Inspecting Officer.

Article 18 - Safety assistance

Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?

"The responsible person must appoint competent persons to assist him in undertaking preventive and protective measures"

Compliance Level:Broadly Compliant

Observations: The representative has a good understanding of the need and requirement for competent persons and is able to demonstrate this to the Inspecting Officer.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Is effective means of escape provided and maintained?

"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"

Compliance Level:Broadly Compliant

Observations: All the components of the means of escape are present. On inspection of the risk critical component this is confirmed.

Article 8 - General Fire Precautions

SAFETY CRITICAL

"The responsible person must - Take such general precautions as will ensure, so far as is reasonably

Are employers carrying out their general fire precaution responsibilities?

practicable, the safety of any of his employees or relevant persons"
(see Article 4, meaning of general fire precautions)

Compliance Level: Broadly Compliant

Observations: The majority of articles have been broadly complied with and little risk to relevant persons is created by the deficiencies found.

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL
Are effective fire warning arrangements provided?

"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: The systems required by this article are suitable and sufficient

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: The equipment required by this article is suitable and sufficient.

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

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

"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: Staff are trained and nominated and there is evidence to support this. Where there are danger areas, these have been adequately assessed.

Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches? "Prescribed voltage" means: 1000v AC or 1500v DC between two conductors. 600 v AC or 900 v Dc between conductor and earth

"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"

Compliance Level: Not Applicable

Note This article does not apply to licensed premises authorised to for the exhibition of a film

Observations:

Article 23 - General duties of employees at work

Are employees carrying out their

"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform

general duties while at work? *their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"*

Compliance

Level: Broadly

Compliant

Observations: Employees are complying with their duties .

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken

No (Compliant)

Article 29 - Current alterations notices

Has the Responsible Person failed to comply with any alterations notice served on the premises where a prosecution has **not** been taken

Not Applicable

Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken

Not Applicable

Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken

Not Applicable

Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken

Not Applicable

Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions

Not Applicable

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal action



Considered EMM

Confirmed Action: Verbal action

Audit Conclusion: The majority of articles have been broadly complied with and little risk to relevant persons is created by the deficiencies found.

This job was raised following a large main electrical fire in the street outside and the building had to be evacuated.

The management are well aware of the requirements of the RRO and run a very tight ship regards fire safety.

Main concern was the very high voltage cabling running in underground tunnelling adjacent to the basement of the building.

The management have no access to the tunnelling but are in contact with the power company to ensure the buildings continued safety.

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works

Peak Activity Inspections required:

General Notes (eg Instructions to Admin)

Ā

Reactive visit following a major fire adjacent to the building. Please save and close.

Non-Farynor required detail:

History Of Fires

Fire Setting In Area

Appliance Access:

Average

Water Supplies: Average

Occupants Predominant
Type:

Average Mobility

Fire Warning System: Adequate

Fire Loading:

Average

Features Assisting Fire Spread:

- Atrium
- Unprotected Voids
- Unprotected Ducts
- Other

Audit Calculation & Signature

Management Compliance
Level:

1 - Well above average

Property Risk Group: D - Workplace familiar

Life Risk:

2

Relative Risk:

3.78

Signature of Occupier:

Name: Not Available.

Date Completed

09 April 2015