

Freedom of Information request reference number: 8191.1

Date of response: 09/01/2024

Request:

Detailed information/documentation on any fire incidents reported in the above property (1-160 Southfleet (Cons), NW5 4DD). The LFB reports on those incidents.

-Detailed information/documentation on any site visits conducted by yourselves in the above mentioned property and their outcome.

-Any other information regarding the fire safety of the building that is kept with the LFB and is not available in public or within our organization

Response:

Further to your request, I can confirm a Fire Audit Report was completed on 11 December 2015 and also on 5 January 2018 for 1-160 Southfleet, NW5 4DD. The outcome for the Fire Audit Report on the 5 January 2018 was Low Risk. Please find below a copy of both Fire Audit Reports. The other information that is available is the email request for a Fire Audit Report. Personal data has been redacted in accordance with [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/>

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM

1. Location Detail Tab

File No:	02/211572	
UPRN:	5105545	
Building Name:	Southfleet	
Address:	SOUTHFLEET	
	MALDEN ROAD	
	LONDON	
	NW5 4DD	
Use:	Purpose Built Flats >=4 floors	
Borough:	Camden	
Borough Fire Safety Team:	FSR Camden	
Station Ground:	A43 - Kentish Town	
Risk Score:	0	
SIC Code:		
Number of Floors:	Total: 5	Basement: 0
Floor Area (m2):	Total 5000	Average: 1000
No. of Protected Staircases:	6	
No. of Beds:	0	
% Open Plan:	0	
Special Features:		
Additional Detail:	Purpose built block of flats with open balconies	
Environmental Risks:		
Reinspection Date:		
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: None

Management Standard:

- BS Compliance
- Material Deviations from Brigade preferred standard

Call Point Type:

Sounder Type:

Power Supply Type:

Automatic Fire Detection

Type: None

Management Standard:

- Remotely Monitored
 BS Compliance

Smoke Ventilation**Type:**Natural**Management Standard:**

- BS Compliance

Sprinklers**Type:**None**Management Standard:****% Covered** 0

- 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:	SOUTHFLEET MALDEN ROAD LONDON NW5 4DD
Responsible Team:	FSR Camden
Occupancy Type:	Occupier - multi or single occupancy
Use:	Purpose Built Flats >=4 floors
Valuation Office:	Flats/Mais 4 Flrs and over PB
Risk Score:	
Re-inspection Date:	
Total Capacity:	0
Floor Capacity:	0
Property Size for Use:	Medium In MA ² : 5001 to 8300
Is Non Ambulant:	<input type="checkbox"/>
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	50 - 99	50 - 99
04:00 - 08:00	50 - 99	50 - 99
08:00 - 12:00	50 - 99	50 - 99
12:00 - 16:00	50 - 99	50 - 99
16:00 - 20:00	50 - 99	50 - 99
20:00 - 24:00	50 - 99	50 - 99

6. Contacts Tab

Contact Type	Occupier
Sole Supplier Risk Name	Default Property
Responsible Person Position	
Address	SOUTHFLEEMALDEN ROADLONDONNW5 4DD
Telephone	
Fax	
Email	
URL	
Contact Type	Owner
Sole Supplier Risk Name	Southfleet
Responsible Person Position	LB Camden
Address	housing provider LB Camden St Pancras squareLondonN1C 4AG
Telephone	
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?

Compliance Level: Broadly Compliant

"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 in 2012 and is suitable and sufficient. Significant findings have been highlighted.

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"

Compliance Level: Broadly Compliant

Observations: scored under other articles

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL

Is there effective Fire Safety Management?

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

Compliance Level: Broadly Compliant

Observations: A fire risk assessment has been carried out. LB camden are responsible for the building. No detection in common parts but stay put policy in place . There is EL in the MOE but no evidence provided that this is being maintained. See article 17

Article 17 - Maintenance

SAFETY CRITICAL

Are fire safety provisions being adequately maintained?

"Where necessary in order to safeguard the safety of relevant persons.the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance.in an efficient state.in efficient working order and in good repair"

Compliance Level: Minor deficiency; Non-Compliant

Observations: No evidence provided that the emergency lighting is being maintained
Article 17(1) Facilities/equipment not maintained
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 the emergency lighting is being suitably maintained.
Remedy:
Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring the emergency lighting is maintained in efficient working order.

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: Non Compliant

Observations: Dry risers are not being maintained
Article 38 Failure to ensure that the premises and any facilities, equipment and devices provided for use by or

protection of fire fighters is maintained in efficient state, in efficient working order and in good repair.
 No evidence provided that the dry risers are not being maintained
 Remedy:
 Ensure dry risers are being maintained

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:Not Applicable Observations:

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:Not Applicable Observations:

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:Not Applicable Observations:

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:Not Applicable Observations:

Article 16 - Additional emergency measures in respect of dangerous substances

Are there suitable additional emergency measures provided to *"The responsible person subject to the risk assessment, must ensure that information on*

safeguard all relevant persons from an accident, incident or emergency related to dangerous substances in or on the premises? *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:Not Applicable Observations:

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: competent persons have been appointed to carry out FRA

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 routes clear during audit. Each block has two means of escape.

Article 8 - General Fire Precautions

SAFETY CRITICAL Are employers carrying out their general fire precaution responsibilities? *"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons" (see Article 4, meaning of general fire precautions)*

Compliance Level:Minor deficiency; Non-Compliant Observations: The significant findings of the fire risk assessment have been carried out. Dry risers are not being maintained
Article 8 FRA findings not implemented
At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that the dry risers are not being maintained
Remedy:
Implement the significant findings of your fire risk assessment, in particular provide maintenance of the dry risers

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL Are effective fire warning arrangements provided?	<i>"Where necessary.the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"</i>
Compliance Level:Broadly Compliant	Observations: No detection in common parts

Article 13 - Fire Fighting Equipment

Are effective fire fighting equipment arrangements provided?	<i>"Where necessary.the responsible person must ensure that the premises are equipped with appropriate..fire-fighting equipment"</i>
Compliance Level:Broadly Compliant	Observations: No FFE

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?	<i>"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"</i>
Compliance Level:Broadly Compliant	Observations: EP in place. Stay put policy in place

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	<i>"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"</i>
Compliance Level:Not Applicable	Observations:
Note This article does not apply to licensed premises authorised to for the exhibition of a film	

Article 23 - General duties of employees at work

Are employees carrying out their general duties while at work?	<i>"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"</i>
Compliance Level:Not Applicable	Observations:

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: Audit carried out following post fire incident. Occupier in flat [redacted] caught his shirt alight whilst cooking. The building is a traditional purpose built block of flats over 4 floors. EP in place. Stay put policy. No detection in common parts but some of the flats have their own installed but cannot confirm this. LB Camden are the owners of the building. MOE clear during audit. No evidence provided that the dry risers and emergency lighting are being maintained. Have spoken to LB Camden who have informed me that they will send the documents over but I am still waiting. BRDO checked prior to audit 100% of the common parts audited. Audit carried out with IO [redacted], therefore audit time has been doubled

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)

Ä

Admin Please close FS01 job

Non-Farynor required detail:

<input type="checkbox"/> History Of Fires		<input type="checkbox"/> Fire Setting In Area	
Appliance Access:	<input type="text" value="Average"/>	Water Supplies:	<input type="text" value="Average"/>
Occupants Predominant Type:	<input type="text" value="Average Mobility"/>	Fire Warning System:	<input type="text" value="Adequate"/>
Fire Loading:	<input type="text" value="Average"/>	Features Assisting Fire Spread:	
		<input type="checkbox"/> Atrium	
		<input type="checkbox"/> Unprotected Voids	
		<input type="checkbox"/> Unprotected Ducts	
		<input type="checkbox"/> Other	
Audit Calculation & Signature			
Management Compliance Level:			<input type="text" value="1 - Well above average"/>
Property Risk Group:			<input type="text" value="B - Sleeping familiar or Licensed Premises"/>
Life Risk:			<input type="text" value="-4"/>
Relative Risk:			<input type="text" value="4.42"/>
Signature of Occupier:			
Date Completed			<input type="text" value="11 December 2015"/>

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By 47078M
Audit Completed 5 January 2018

Location Summary

File No: 02/211572
UPRN: 5105545
Building Name: Southfleet
SOUTHFLEET
Address: MALDEN ROAD
LONDON
NW5 4DD
Use: D - Purpose Built Flats >=4 floors
Borough: Camden
Responsible Team: FSR Camden
Station Ground: A43 - Kentish Town
Risk Score: 4.5
Number of Floors: Total: 7 Basement: 0
No. of Beds: 0
Special Features:
Additional Detail: Purpose built block of flats with open balconies
Environmental Risks:
Site Reinspection Date:
Heritage Building:
Petroleum Redevelopment:
Fire Fighter Risk: Low

Inspected property summary

Occupier Contact:
SOUTHFLEET
Address: MALDEN ROAD
LONDON
NW5 4DD
Responsible Team: FSR Camden
Occupancy Type: Occupier - multi or single
occupancy
Use: D - Purpose Built Flats >=4
floors
Valuation Office: R3 - Flats/Mais 4 Flrs and
over PB
Risk Score: 4.5
Total Capacity: 0

Maximum Number of people:	100 - 999
Property Size for Use:	Medium In M ² : 5001 to 8300
Environmental Risks:	
Building features that may assist fire spread:	
Flammable Materials	
Stored:	<input type="checkbox"/>
Type:	

Contacts

Contact Type	Occupier
Sole Supplier Risk Name	Default Property
Responsible Person Position	
Address	SOUTHFLEEMALDEN ROADLONDONNW5 4DD
Telephone	
Fax	
Email	
URL	
Contact Type	Local Authority
Sole Supplier Risk Name	
Responsible Person Position	
Address	London Borough Camden Council5, Pancras SquareN1C 4AG
Telephone	
Fax	
Email	
URL	

Enforcement History

Articles

Article 9 - Risk Assessment

SAFETY CRITICAL	
Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?	<i>"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"</i>
Compliance Level: Broadly Compliant	Observations: 05/01/2018 12:16:I have reviewed the Fire Safety Risk Assessment that was produced December 2012.This is suitable and sufficient.

Article 10 - Principles of prevention to be applied

SAFETY CRITICAL	
Have any preventative and protecting measures been implemented?	<i>"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"</i>

Compliance Level:Broadly Compliant Observations:

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: 05/01/2018 12:25:While at the premises I tested all Fire Control door entry panels, fire lifts, and dry risers, all appeared satisfactory. 2 x Electrical riser cupboards were not locked or properly identified.

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; Electrical riser cupboards adjacent to flats [REDACTED] were not secured, when opened the doors were obstructed by light fittings.

Remedy:
Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.Ensure all electrical riser cupboards are properly secured.London Borough of Camden notified by email

Compliance Level:Minor deficiency; Non-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: 05/01/2018 12:45:The premises is fitted with emergency lighting.Fire lifts, fire control door entry systems and dry riser examined and appeared to be ok.Dry riser was tested July 17.Issues recorded under Article 11 pertaining to riser cupboards have been addressed with LBCC.

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:Broadly Compliant 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:

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:

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:

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: Not Applicable
Observations: 05/01/2018 12:47: This is a well maintained purpose built block of flats. There were no significant causes for concern, I concluded that the premises caretaker who was not on site is adequately trained.

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:

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 *"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*

emergency related to dangerous substances in or on the premises? *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:

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:

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: 05/01/2018 12:39:I walked all common parts and all balconies are open air. Emergency lighting is provided on the balconies and staircases.Electrical riser cupboards require some attention as outlined in Article 11. No further issues were identified.

Article 8 - General Fire Precautions

SAFETY CRITICAL
Are employers carrying out their general fire precaution responsibilities? *"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons" (see Article 4, meaning of general fire precautions)*

Compliance Level:Broadly Compliant Observations:

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: 05/01/2018 12:29:The premises operates a defend in place / stay put policy.

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:

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

<p>SAFETY CRITICAL Are there adequate procedures for serious and imminent danger and for danger areas?</p>	<p><i>"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"</i></p>
<p>Compliance Level: Broadly Compliant</p>	<p>Observations: 05/01/2018 12:41: The evacuation policy is defend in place / stay put in this purpose built block of flats. The premises is well maintained, no risks identified.</p>

Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

<p>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</p>	<p><i>"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"</i></p> <p>Note This article does not apply to licensed premises authorised to for the exhibition of a film</p>
<p>Compliance Level: Broadly Compliant</p>	<p>Observations:</p>

Article 23 - General duties of employees at work

<p>Are employees carrying out their general duties while at work?</p>	<p><i>"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"</i></p>
<p>Compliance Level: Broadly Compliant</p>	<p>Observations:</p>

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
 No (Compliant)

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
 No (Compliant)

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

No (Compliant)

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

No (Compliant)

Article 24 - Power to make Regulations

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

No (Compliant)

Overall Safety Standard

Low Risk

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action

Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion: 05/01/2018 12:58

I completed this audit on the afternoon of 4th January.

My audit included the testing of fire lifts, fire control door entry systems and inspecting the dry risers.

All facilities appeared to be in good order and well maintained.

An issue with electrical riser cupboards being left unlocked has been raised with London Borough of Camden Council by email.

No other issues were identified that gave cause for concern in what appeared to be a well maintained block of flats.

05/01/2018 12:49

Initial Expectation: Verbal action

Other authorities to notify (if required) LBCC notified of defects with Electrical Riser Cupboards by email.

Specific instructions for Admin to action

No further action required.

Audit Calculation & Signature

Management Compliance Level:

1 - Well above average

Property Risk Group:

B - Sleeping familiar or Licensed Premises

Life Risk:

-4

Relative Risk:

4.42

Signature of Occupier:

Date Completed

From: [REDACTED]
To: [FSR-AdminSupport](mailto:FSR-AdminSupport@london-fire.gov.uk)
Subject: RE: REMINDER DUE ON 25/10/2017: Premises Risk Assessment Alert from Station Diary 02/211572
Date: 11 October 2017 15:43:02
Attachments: [image001.jpg](#)
[image002.jpg](#)

Please raise FS01 to [REDACTED] for an audit to be carried out.

From: [REDACTED] **On Behalf Of** FSR-AdminSupport
Sent: 11 October 2017 15:12
To: FSR-Camden
Subject: REMINDER DUE ON 25/10/2017: Premises Risk Assessment Alert from Station Diary 02/211572

Hello,

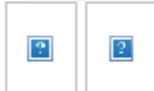
Please see the below Premises Risk Assessment Alert form for your attention.

The file number is 02/211572 and the last audit was on 15/12/2015.

Please can you forward an email response (including this email) to the FSR-Admin Support mailbox by the 25/10/2017 to let us know what action/ if any, you intend to take.

Fire Safety Regulation Helpdesk
London Fire Brigade HQ
169 Union Street
London
SE1 0LL

T: T: Helpdesk 020 8555 1200 [REDACTED]
E: FSR-AdminSupport@london-fire.gov.uk



Email disclaimer

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From: Do Not Reply
Sent: 10 October 2017 19:22
To: FSR-AdminSupport
Subject: Premises Risk Assessment Alert from Station Diary

A Premises Risk Assessment was carried out at:

(HIGH RISE) Southfleet
Southfleet
Malden Road
LONDON
NW1 9YN

On 09/10/2017 at 14:00 by Kentish Town Red Watch

This notification has been generated for the following reason(s):
304 - Large Sleeping Risk (over 100 persons)

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