

Freedom of Information request reference number: 8967.1

Date of response: 11/09/2024

Request:

I require an LFB scrutiny of the landlord's (Notting Hill Genesis) Fire Risk Assessment. I wish to be receive the outcome of LFB's inspection of 15 Nevern Road, SW5 9PQ carried out in January 2024. I wish to have a comparison between a temporary fire alarm system, Grade F, and the main fire alarm system installed at 15 Nevern Road, which has been out of action for the majority of 2024, and how successfully the temporary alarm system would cover the layout of four Victorian/Edwardian buildings converted into 40 plus flats in the 1970s. I wish to know the legal responsibilities of landlords, regarding maintenance of fire alarm systems which have been installed in buildings such as 15 Nevern, Road, ie not a purpose built block of flats for which current regulations differ - alarm systems being unnecessary, fire safety being covered in building regulations governing new builds. I wish to know LFBs advice regarding evacuation from older, converted buildings where alarm systems are installed - should occupants evacuate themselves upon hearing the alarm, or should they remain in their homes until LFB personnel arrive to evacuate them. I wish to know what arrangements landlords/LFB should make regarding evacuation of elderly people in case of fire.

Response:

I require an LFB scrutiny of the landlord's (Notting Hill Genesis) Fire Risk Assessment.

The London Fire Brigade does not hold the Fire risk assessment. This is the responsibility of the responsible person (RP). <https://www.gov.uk/government/publications/fire-safety-risk-assessment-means-of-escape-for-disabled-people> This link will take you to the guidance for Fire safety risk assessment – means of escape for disabled people.

I wish to be receive the outcome of LFB's inspection of 15 Nevern Road, SW5 9PQ carried out in January 2024. I wish to have a comparison between a temporary fire alarm system, Grade F, and the main fire alarm system installed at 15 Nevern Road, which has been out of action for the majority of 2024, and how successfully the temporary alarm system would cover the layout of four Victorian/Edwardian buildings converted into 40 plus flats in the 1970s

Please see below attached Audit report dated 15th February 2024 where the outcome was deemed low risk. This audit report details the fire alarm system at 15 Nevern Road.

I wish to know the legal responsibilities of landlords, regarding maintenance of fire alarm systems which have been installed in buildings such as 15 Nevern, Road, ie not a purpose built block of flats for which current regulations differ - alarm systems being unnecessary, fire safety being covered in building regulations governing new builds.

Our website has some information on Fire alarm systems and the fire safety law. You can find this here [Fire alarms-Property management | London Fire Brigade \(london-fire.gov.uk\)](https://www.london-fire.gov.uk/fire-alarms-property-management)

I wish to know LFBs advice regarding evacuation from older, converted buildings where alarm systems are installed - should occupants evacuate themselves upon hearing the alarm, or should they remain in their homes until LFB personnel arrive to evacuate them. I wish to know what arrangements landlords/LFB should make regarding evacuation of elderly people in case of fire.

The emergency evacuation policy of a block of flats is determined by the Fire Risk Assessment (FRA). The responsible person (RP) has a responsibility to inform tenants of what the evacuation plan is. The house of commons library has some information on Fire safety in houses and flats. This can be found here <https://commonslibrary.parliament.uk/research-briefings/cbp-9770/>

It will commonly be one of 2:

Stay Put

Simultaneous Evacuation

The Fire risk assessment will advise of the evacuation plan.

If the fire is in the occupants flat, then they leave and raise the alarm if the alarm has not actuated.

Other occupants are advised to stay put if the fire is not in their flat.

If the fire is in the common parts, then the emergency evacuation plan will normally advise tenants to stay put on hearing the alarm. The LFB will evacuate them if necessary.

Some premises do have a simultaneous evacuation policy. On hearing the alarm, tenants are advised to leave. Some flats have 2 types of alarm. One for the flat and one for the rest of the building.

All evacuation plans are the responsibility of the RP, who must inform all tenants.

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website:

<https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 15 February 2024

Location summary

File No 12/083220
UPRN 217058367
Building Name Building 15
Address 15 NEVERN ROAD
 LONDON
 SW5 9PQ
Borough Kensington and Chelsea
Use G - House converted to flat
Responsible Team FSD K&C-H&F-KING-RICH
Station Ground G33 - Kensington
Site Risk Score 4.25
Building Height band <18
Total Floors 5 **Basement floors** 1
Estimated number of sleeping 0
Special Features
Additional detail **NONE**

Premises Description

A mid terraced house converted into flats with one basement level, ground, 2 mezzanine floors with additional 2nd, 3rd and 4th floor. One main entrance with a single staircase that serves ground and upwards. Every flat bar flat 18 is lobbied off from the staircase. There is access to a block 11 2 doors down via the 4th floor where occupants can use this as a secondary exit. The basement has an electrical cupboard and a separate exit into a lightwell.

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 Normal

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	15 NEVERN ROAD LONDON SW5 9PQ
Responsible team	FSD K&C-H&F-KING-RICH
Occupancy Type	Sole Occupier
Property Use	G - House converted to flat
Valuation Office	R5 - Houses converted to flats=>3 flrs
Original Risk Score	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	8 January 2024
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Medium 401m ² to 500m 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	Access to neighbouring block on 4th floor
# 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	15 NEVERN ROAD LONDON SW5 9PQ

Owner/Co-Owner - NEW

Name	Nottinghill Genesis
Address	Kings Cross Office, Bruce Kenrick House, 2 Killick Street, London N1 9F
Email URL	Rapid Response Team <RRT@nhg.org.uk> https://www.nhg.org.uk/

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the FRA was supplied at a later date on 08/02/2024 completed from Savills by [REDACTED]. The fra identifies this as a hosue converted with a simultaneous evacuation policy in place. The FRA noted that the alarm system was in fault. This was actioned and a new certificate was provided on 08/02 of a full working alarm system to BS 5839-1. They sampled flat 33 and 29 and found that there doors were suitable and had a suitable and sufficient self closing device. The cross corridor door to the neighbouring block as an additional exit was requested to be upgraded to an FD60 door. This was being changed on the day of my audit by a fire door fitter. Identified 2 escape routes with 2 flats being accessed externally only. There was also a comment under issues which stated which ones were completed and which ones were in process.

This document was live for 1 year with a review for 2024 required.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit,

There was wayfinding signgagge opposite the lift entrance with the flat details and directional arrows to indicate which side the flats were on. The font was clear and contrasting to the background In line with building fire safety act 2022.

There was an updated maintenance record for the fire alarm produced due to being pointed out by myself to Nottinghill genesis after my audit. A photo and report was sent to myself via email confirming the panel was fixed.

Article 11
(continued)

There was no SIB to review.

There was no confirmation of building regs 2022 updates. There was no evidence of annual door checks or 3 monthly communal fire door checks. This building flats between 11 and 18 and has 2 or more domestic premises within.

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 building regulation 2022 had not been organised and implemented. Ensure there are annual checks of the flat front doors and quarterly checks on communal fire doors.

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**

At the time of the audit,

There was a common parts only detection system that had a ground floor fire panel and MCP'S noted at each level off the staircase.

The panel was turned off and had no power. This was reported via Station notification as faulty also the day before on 08/01/2024. There was a log book with a fire alarm zone chart which indicated the detection was only for the common areas and did not extend to the flats.

On 09/02/2024 I received a certificate that the panel was now working and tested to BS 5839-1. Conducted by RGE services on 23/01/2023. MCPS on each floor and signed.

Article 14 - Emergency routes and exits**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, there were 3 available total exits. One main exit on the ground floor, one basement exit and one secondary exit on the 4th floor through to 'block 11' and down the single staircase. This route was separate by a fire resisting door FD30 (s).

Communal fire doors were sampled and were of FD30 (S) standard with Georgian glass vision panels and self closing devices in the form of levered arms.

Each flat bar flat 18 were lobbied off from the single staircase to provide 2 door protection. There was no ventilation in the common parts MOE however a manual AOV was apparent at the head of the stair on the top floor.

Flat front doors apart from flat 18 were FD30 doors with a self closer on the outside of the door. Residents did not answer so I was unable to look inside at the doors.

Article 14
(continued)

Emergency lighting was provided along the means of escape. Green diodes observed along the staircase route. Signage was suitable with fire escape signage provided on the staircase.
Openable vent at the head of the stair with natural ventilation applied.

There was 1 passenger lift serving all floors.

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 was a sim evacuation policy in place as noted by 2 fire action notices on the ground floor. This was supported by a common parts fire alarm. There are no PEEPS available for review or SIB noted within the premises.

Fire action notices were displayed on the ground floor with directions of a simultaneous evacuation.

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

At the time of the audit,
The fire alarm had faults but was repaired on 23/01/2024 with certificate received to BS5839-1.
The emergency lighting was active with green diodes displayed. Certificate was not received for the monthly testing. records re held centrally but the FRA states the EL is tested to bs 5266 annually.
There are no extinguishers as is suitable for a house converted.
Flat front doors were FD30 (S) with positive action self closing devices. Door 33 samples as suitable with strips and seals and a self closing mechanism.
Cross corridor doors are FD30 doors with georgian glass wiring vision panels. They were sampled as self closing into their frame.

Article 21 - Training**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit,
Suitable training is given to building managers in regards to fire safety.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit,
Fire stopping evident by Horbury who have placed fire rated mastik on older vents around the means of escape and left a certificate at each event. No other compartmentation issues were observed vertically not affecting the MOE.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, there were no smoking signs and a rubbish collection system in place. Information was showed on a notice board on the ground floor about risk reduction.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

At the time of the audit, this was not applicable.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, there were no fire extinguishers which is suitable for this type of premises.

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

Safety Evaluation

Not Applicable

Observations

At the time of the audit, there were no dangerous substances to asses.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit,
Suitable persons employed to maintain the fire provisions and conduct an annual fire risk assesment.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

None

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

Safety Evaluation	Observations
Broadly Compliant	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	At the time of the audit, this was a sole occupancy with the same occupier for the adjacent block 11.

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	At the time of the audit, this was not checked.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	At the time of the audit, this was not applicable.

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

Safety Evaluation	Observations
Broadly Compliant	At the time of the audit, the drop key entrance worked when tested and entrance was granted. There were no other firefighting facilities or equipment to audit.

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**

09/01/2024

Time of audit

10:30

Reason for audit;

Station notification sent due to alarm system not working.

Conclusion

At the time of the audit, I attended the premises alone and did not meet a representative. I communicated my findings and received reports [REDACTED] from the Compliance Delivery Officer | Fire | Compliance Team. I received the fire risk assessment and updated fire alarm maintenance report on 07/02/2024. The alarm system had 1 fault and 1 alarm silenced on 09/01 but since then the alarm system has now been fixed and maintained to BS 5839-1. The findings within the fire risk assessment had been quoted or actioned and marked on the fire risk assessment. There are manual call points on each floor.

There was a simultaneous evacuation in place which is suitable for a house converted to flats. The flat front doors are of FD30 (S) standard and flat 33 was sampled as suitable and sufficient. The communal fire doors are also of the same standard but have Georgian glass wiring vision panels.

There was one main exit and an additional exit through the 4th floor which came down through the neighbouring property. Suitable emergency lighting was provided along the means of escape.

The Building regs 2022 had not yet been implemented/ evidence has not yet been provided that annual door checks are in place.

I have replied to Station Officer [REDACTED] with my findings following his referral from an earlier visit.

Pre audit checks include Imapping, Farynor and the primary authority register.

Extent of premises audited

Full. Not the roof space or inside any of the flats.

Justification of audit outcome

Although the panel was fault on the 9th of January an engineer repaired the items and sent their report on the 27/01/2024.

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration
70

Travel Time
80

Post Audit Processing Duration
300