

**Freedom of Information request reference number:** 7959.1

**Date of response:** 26/10/2023

**Request:**

1. *The dates and type of notices given to estuary housing in respect of 93 Vickers House, RM1 2BP*
2. *I would like a copy of those notices*
3. *Subsequent to the notice provided in 2017 did the London fire brigade revisit the property and check if they had remediated the property and if so what was the outcome ?*
4. *Does the London fire brigade have an explanation as to why Estuary where allowed to remove unsafe cladding and replace it with equally unsafe cladding which had to subsequently be removed as it had failed an ews1 inspection? Without any apparent intervention by the London fire brigade*

**Response:**

Please see my response to each of your queries in turn below:

*The dates and type of notices given to estuary housing in respect of 93 Vickers House, RM1 2BP*

Since 2015, our Prevention and Protection (Fire Safety) team have a record of issuing one notice to Estuary Housing Association in 2017:

A fire safety audit took place at 93 Vickers House in July 2017. The result of the audit confirmed that some fire safety matters required attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters needed to be addressed to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises.

When issuing a NOD the expectation is that the issues are minor enough that they can be rectified without needing any formal intervention from the LFB (which is different to an [Enforcement Notice](#)). As such, it would be for the Responsible Person(s) of the premises to be satisfied the deficiencies noted are addressed appropriately and within the recommend time frame. The LFB will then check these issues when the property is visited at the next routine inspection (according to the level of risk).

*I would like a copy of those notices*

I have attached a copy of the notice of deficiencies letter issued to Estuary Housing on 27 July 2017 to this response.

Personal data has been removed from the attached document under [section 40 of the FOIA – Personal Information](#).

*Subsequent to the notice provided in 2017 did the London fire brigade revisit the property and check if they had remediated the property and if so what was the outcome?*

Our Prevention and Protection and Protection team have a record of conducting two further fire safety audits at 93 Vickers House after the notice of deficiencies letter was issued in 2017.

The first audit took place on 23 January 2019 and the outcome of this audit was recorded as 'Low Risk'.

The second audit took place on 23 June 2022 and the outcome of this audit was recorded as 'Broadly Compliant'.

The results of both these audits confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found. This means that no enforcement action (informal or formal) was required and, as a result, no notices were issued to Estuary Housing following the audits.

I have attached copies of the Fire Safety Audit reports for both audits to this response.

Personal data has been removed from these attached documents under [section 40 of the FOIA – Personal Information](#).

**Note for requestor:** *the 2019 fire safety audit form includes all information recorded by the Inspecting Officer at the time the audit took place. Where you can see a '+' sign in some of the entries, this does not mean there is more information that can be expanded. As the outcome of the audit did not result in a notice being issued, there is no remedy action required to be input on that part of the audit record.*

*Does the London fire brigade have an explanation as to why Estuary were allowed to remove unsafe cladding and replace it with equally unsafe cladding which had to subsequently be removed as it had failed an ews1 inspection? Without any apparent intervention by the London fire brigade*

This question is not fully covered under Freedom of Information. A Freedom of Information request you make to the Brigade (or any public authority) must be a request for recorded information we potentially hold.

We hold a copy of a letter sent to Estuary Housing on 26 October 2017 and a copy of a record of consultation letter sent to Quadrant Building Control on 15 March 2022 which both reference the building cladding. Therefore, I have attached a copy of these letters (information held) to this response.

Personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

However, please note the FOI process is not a way of asking and receiving responses to questions, unless those questions are seeking recorded information we might hold. This question can be passed to our fire service admin department to answer direct as a matter of customer service and Fire Safety advice. Please let us know if you would like us to do this or, alternatively, you could send your question to [FSR-AdminSupport@london-fire.gov.uk](mailto:FSR-AdminSupport@london-fire.gov.uk) directly if you prefer.

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  
Estuary Housing Association Limited  
8<sup>th</sup> -9<sup>th</sup> Floor,  
Maitland House  
Warrior Square  
Southend on Sea  
Essex  
SS1 2JY

London Fire and Emergency Planning  
Authority runs the London Fire Brigade

Date 27<sup>th</sup> July 2017  
Our Ref 15/169564/RP

Dear Sir/Madam

## **REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES**

**Premises: Vickers House, 365 South Street, Romford RM1 2BP**

The Authority'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 Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). The matters that need to be addressed, together with the Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **25<sup>th</sup> August 2017**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; 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 Authority's web-site at [www.london-fire.gov.uk](http://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 can be found at [www.Gov.uk](http://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 Authority may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

**for Assistant Commissioner (Fire Safety)**

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Enc: Form FS03\_01b Legislation Extracts  
Form FS03\_06 Definitions of standard terms  
Guidance Note 66

c.c. [REDACTED] Estuary Housing Association Limited, 8<sup>th</sup> and 9<sup>th</sup> Floor, Maitland House,  
Warrior Square. Southend on Sea SS1 2JY

Reply to [REDACTED]

Direct T 020 8555 1200 [REDACTED]

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 Authority may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the fire authority, 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 Authority.
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 fire authority 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 and Emergency Planning Authority 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 Fire Authority 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:** Vickers House, 365 South Street, Romford RM1 2BP

**File Number:** 15/169564/RP

This schedule should be read in conjunction with the Authority's letter dated **27<sup>th</sup> July 2017**.

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:

<b>Article</b>	<b>Area of Concern</b>	<b>Steps Considered necessary to remedy the contravention.</b>
Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that there were visible holes around services between compartments throughout the premises.	Take the general fire precautions required to prevent fire and smoke spread by repairing any holes and fire stopping around all services and breaches in compartmentation to provide adequate FIRE RESISTANCE. A compartmentation survey is recommended and all works should be completed by a competent person
Article 9	At the time of the audit you did not provide evidence that a fire risk assessment had been undertaken.	Carry out a fire risk assessment. (See guidance note No.66).
Article 11	At the time of the audit your preventative and protective measures had not been planned, organized, controlled monitored or reviewed where required. It was found that the service riser cupboards were not being managed correctly and had been allowed to contain refuse/storage on all floors.	Arrangements identified as not suitably addressed must be effectively planned, organized, controlled, monitored or reviewed.
Article 14.	At the time of the audit the emergency routes or exits were inadequate. It was found that the FIRE RESISTING construction protecting the corridor around various fire doors to the riser cupboards had been poorly fitted with inadequate fire stopping to the frame.	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 ensuring that all doors leading onto the protected corridor have 30 minute FIRE RESISTANCE. A compartmentation survey is recommended and all works should be completed by a competent person.

**\*\*\*RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE\*\*\***

The Authority 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 Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.



# LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

## Fire Safety Audit Summary

### Audit Information

Audited By [REDACTED]  
Audit Completed 23 January 2019

### Location Summary

File No: 15/169564  
UPRN: 10024389667  
Building Name: Vickers House  
VICKERS HOUSE  
Address: 365 SOUTH STREET  
ROMFORD  
RM1 2BP  
Use: D - Purpose Built Flats >=4 floors  
Borough: Havering  
Responsible Team: FSR Redbr, B&D, Havering & Walth Forest  
Station Ground: F39 - Hornchurch  
Risk Score: 5  
Number of Floors: Total: 10 Basement: 0  
No. of Beds: 0  
Special Features:  
Additional Detail: ACM Cladding New built flats. Lower 2 floors car park  
Environmental Risks:  
Site Reinspection Date:  
Heritage Building:  
Petroleum Redevelopment:   
Fire Fighter Risk: Low

### Inspected property summary

Occupier Contact:  
Address: VICKERS HOUSE  
365 SOUTH STREET  
ROMFORD  
RM1 2BP  
Responsible Team: FSR Redbr, B&D, Havering & Walth Forest  
Occupancy Type: Sole Occupier  
Use: D - Purpose Built Flats >=4 floors  
Valuation Office: R3 - Flats/Mais 4 Flrs and over PB  
Risk Score: 5  
Total Capacity: 0

Maximum Number of people: 100 - 999  
Property Size for Use: Large  
In M<sup>2</sup>: 8301 to 10300

Environmental Risks:  
Building features that may assist fire spread:

**Flammable Materials**

Stored:



Type:

**Contacts**

<b>Contact Type</b>	Managing Agent
<b>Sole Supplier Risk</b>	
<b>Name</b>	Estuary Housing Association
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Health & Safety Manager
<b>Address</b>	Maitland Hous8th and 9th FloorsWarrior SquareSouthend on SeaSS1 2JY
<b>Telephone</b>	[REDACTED]
<b>Fax</b>	
<b>Email</b>	info@estuary.co.uk
<b>URL</b>	https://www.estuary.co.uk/
<b>Contact Type</b>	Occupier
<b>Sole Supplier Risk</b>	
<b>Name</b>	Default Property
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	VICKERS HOUSE365 SOUTH STREETROMFORDRM1 2BP
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Owner/Co-Owner
<b>Sole Supplier Risk</b>	
<b>Name</b>	Estuary Housing
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Director
<b>Address</b>	Maitland House 8th & 9th Floor Warrior Square Southend -on -sea SS1 2jy
<b>Telephone</b>	[REDACTED]
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	

**Enforcement History**

**Articles**

## 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"*

Compliance Level: Broadly Compliant

Observations: 23/01/2019 10:16:Satisfactory FRA provided post inspection.

## 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: 23/01/2019 10:16:Generally satisfactory.

## 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: 23/01/2019 10:25:Maintenance records provided post inspection. All FF ventilation override switches tested. The following vents did not operate. 7th Floor rear stair lobby, 6th Floor rear stair lobby, Rear staircase vent with switch at the LG level not operating.

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 +  
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 +

## 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:

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.

At the time of the audit a suitable system of maintenance of the fire-fighting measures was not in place. It was found that +

Remedy:

Arrange initial and on-going maintenance to ensure fire-fighting measures are kept in an efficient state, working order and good repair. This can be achieved by +

## 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 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: Minor deficiency; Non-Compliant

Observations: 23/01/2019 10:21: Fire door at basement level into the car park was missing the intumescent strip and seal. 23/01/2019 10:18: Adequate signage and emergency lighting provided. 23/01/2019 10:18: All exit routes walked and found to be available. Survey of riser cupboards and compartmentation carried out and all areas previously highlighted under the HRTF visit have now been sealed correctly.

Article 14 Issues with emergency routes or exits

At the time of the audit the emergency routes or exits were inadequate. It was found that +

Remedy:

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 +

## 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:

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

**SAFETY CRITICAL**  
**Are there adequate procedures for serious**

*"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*

**and imminent danger and for danger areas?** *persons to implement procedures, inform & instruct relevant persons concerned"*

Compliance Level: Broadly Compliant Observations: 23/01/2019 10:18: Stay put policy in place.

### Overall Safety Standard

Low Risk

Observations:

### Management Compliance Level

Management Compliance Level: 2 - Above average

**Initial Expectation:** Notification of Minor Deficiencies

Considered EMM

**Confirmed Action:** Verbal Action

The confirmed action is different from the initial expectation; please indicate why this action has been chosen: Downgraded to a NOFSD. Defects forwarded to the RP and are being actioned. No need for a NOFSD letter.

Audit Conclusion: 23/01/2019 10:33

Post fire audit carried out on 21.1.19 following incident number 002456 [REDACTED].

There was very limited smoke damage to the common parts. As this was an unannounced visit the RP was not contacted until after the inspection. I have forwarded details of the inspection to [REDACTED] of Estuary Housing Association. No further action required.

Downgraded to a level 1 compliance . DH

23/01/2019 10:29

Justification: Downgraded to a NOFSD. Defects forwarded to the RP and are being actioned. No need for a NOFSD letter.

23/01/2019 10:28

Initial Expectation: Notification of Minor Deficiencies

### Specific instructions for Admin to action

### Audit Calculation & Signature

Management Compliance Level: 2 - Above average

Property Risk Group: B - Sleeping familiar or Licensed Premises

Life Risk: 1.1

Relative Risk: 5.07

Signature of Occupier:

Date Completed



## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED] ([REDACTED])  
**Audit Completed** 23 June 2022

### Location summary

**File No** 15/169564  
**UPRN** 10024389667  
**Building Name** Vickers House  
**Address** VICKERS HOUSE  
 365 SOUTH STREET  
 ROMFORD  
 RM1 2BP  
**Borough** Havering  
**Use** D - Purpose Built Flats >=4 floors  
**Responsible Team** FSD HACK-ISL-HAV-RED-WF  
**Station Ground** F39 - Hornchurch  
**Site Risk Score** 5.00  
**Building Height band** Unknown  
**Total Floors** 10 **Basement floors** 0  
**Estimated number of sleeping** 0  
**Special Features**  
**Additional detail** ACM Cladding is now removed with current ongoing work on Cavity Barriers in progress. Estimated completion date on May 2023.

#### Premises Description

Purpose built block of ten storeys consisting of two open sided car park levels (Lower ground and Upper ground) and 8 storeys of flats. Two protected staircases provided, one is FF shaft.

AOV's provided at the head of the stair and within lobby areas. AFA system provided to operate ventilation. Flats have mains powered SD in common areas and HD in the kitchen area. DRM provided to all floors. Photovoltaic Cells located on the roof.

24 hour / 2 person Waking Watch and Radio linked detection in common parts to assist W/W.

#### Exterior Wall Cladding

Metal Sheet Panels, Brick, Other

#### Exterior Wall Insulation

Mineral wool

**Cladding/Insulation details confirmed by** BBA certificate

**Environmental Risks** NONE

**Features assisting fire spread** NONE

<b>Site Reinspection date</b>	23 January 2022
<b>Heritage Building</b>	No
<b>Balconies present?</b>	Yes

Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

## Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	VICKERS HOUSE 365 SOUTH STREET ROMFORD RM1 2BP
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Occupier - multi occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	23 January 2022
Last Inspection	13 May 2022
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m <sup>2</sup> to 10300m <sup>2</sup>
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

### Specific lone worker risk

Primary Authority Partnership N/A

## Protection Data (SHARED)

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



## Contacts

### Occupier

<b>Name</b>	Default Property
<b>Address</b>	VICKERS HOUSE 365 SOUTH STREET ROMFORD RM1 2BP

### Owner/Co-Owner

<b>Name</b>	Estuary Housing
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Director
<b>Address</b>	Maitland House 8th & 9th Floor Warrior Square Southend -on -sea SS1 2jy
<b>Telephone</b>	[REDACTED]

### Managing Agent

<b>Name</b>	Estuary Housing Association
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Health & Safety Manager
<b>Address</b>	Maitland House 8th and 9th Floors Warrior Square Southend on Sea SS1 2JY
<b>Telephone</b>	[REDACTED]
<b>Email</b>	info@estuary.co.uk
<b>URL</b>	https://www.estuary.co.uk/

## Enforcement history

## Articles

### Article 9 - Risk assessment

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

#### Observations

The FRA (by Frankham RMD dated September 2021) had identified the issues and the remedial work is now ongoing. The FRA has not been updated since the last findings and rightly so as work is still ongoing. A new FRA will be completed when the remedial work had ceased.

An EWS1 Report (March 2020) had previously given an outcome of B2 and the ACM was apparently removed. Yet the workmen onsite at the time of audit confirmed they had removed it all more recently.

Either way, despite the delay (from original EWS1) the FRA is now being adhered to and work is on going.

## Article 11 - Fire Safety Arrangements

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**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

Fire Safety Management here is fine. I've had all records (AFD, EEL, AOV, Dry Risers, FF Lifts) all sent and all are in date.

## Article 13 - Detection and warning

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**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

The premises was built with the correct Part 6 AFD in the Flats with only Part 1 detection in common parts for AOV. However wireless detection and sounders are now in place throughout the assist the 2 person Waking Watch. As additional common parts detection is now in place, the W/W are mainly there to assist the Evacuation Management. Yet they do still patrol internally and externally.

## Article 14 - Emergency routes and exits

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**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

All escape routes were clear (with the exception of a door mat or two). EEL & AOV in place, regularly tested & working to assist safe egress.

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

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**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

No concerns here, residents are aware. Please see other articles to show that MOE is Clear and the W/W know their role which assists the procedures.

## Article 17 - Maintenance

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**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

All maintenance records provided post audit.

## Article 21 - Training

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**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

The Waking Watch were questioned during my time on site and they understood their roles.

## Article 8 - General fire precautions

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**Safety Evaluation**  
Broadly Compliant

### Observations

Whilst on site all risers cupboards were inspected to see a good level of Fire Resisting Separation between floors.

I also went out on the Scaffolding with the building and the Fire Safety Surveyor to see the Cavity Barrier work and to see a sample of the new cladding which is not ACM but solid metal sheets (H28). Where required, Rockwall Firestop Insulation was added.

**Article 10 - Principles of prevention to be applied**

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**Safety Evaluation**

Broadly Compliant

**Observations**

The RP appears to be doing all they can to protect the residents and apply preventative materials where required.

**Article 12 - Elimination or reduction of risks from dangerous substances**

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**Safety Evaluation**

Not Applicable

**Observations**

None

**Article 13 - Fire Fighting Equipment**

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**Safety Evaluation**

Broadly Compliant

**Observations**

FFE in plant rooms only

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

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**Safety Evaluation**

Not Applicable

**Observations**

None

**Article 18 - Safety assistance**

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**Safety Evaluation**

Broadly Compliant

**Observations**

Competent Persons have been used.

**Article 19 - Provision of information to employees**

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**Safety Evaluation**

Broadly Compliant

**Observations**

The W/W are aware.

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

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**Safety Evaluation**

Broadly Compliant

**Observations**

Signage in place to assist any unfamiliar persons on site.

**Article 22 - Co-operation and co-ordination**

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**Safety Evaluation**

Broadly Compliant

**Observations**

No issues here

**Article 23 - General duties of employees at work**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

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<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	Firefighting lift in place and dry risers on each floor. Servicing seen. Drop Lift key entrance to each floor but fobs provided by W/W.

**Article 24 - Power to make regulations**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 27 - Powers of inspectors**

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<b>Safety Evaluation</b>	<b>Observations</b>
No (Compliant)	None

**Article 29 - Current alterations notices**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 30 - Current enforcement notices**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 31 - Current prohibition notices**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 32 - Offences**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Overall safety standard**

Broadly Compliant

**Management compliance level**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion**

23/06/2022 10:40

Over 2 hours spend on site with the Fire Risk Surveyor ( [REDACTED] ). Initially we went out on the scaffolding with the builders to see the work, then after walking all floors and checking risers etc, we finished off speaking to and having a Q&A session with the 2 person waking watch.

The reading of the FRA and EWS1 report will be added to the audit time as they came in the day before. The reviewing of all record and subsequent emails will be added to the post audit time as they came slowly over the week after the audit.

No UwFs / No PAP / No requirement for Companies House checks etc.

23/06/2022 10:32

Initial Expectation: Verbal action

**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**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	E - High Rise Residential Building (HRRB specific)
<b>Life Risk</b>	1
<b>Actual Risk Score</b>	5.03
<b>Risk Score</b>	5.00

**Customer Signature**

Customer Name [REDACTED]

**Audit Timings**

**Audit Duration**  
180

**Travel Time**  
90

**Post Audit Processing Duration**  
120

## Potential Ops Risks

### Identified Potential Issues

Premises Information Box installed

OTHER

### Additional Information

There is still a Sim Evac in place, however the ACM has been removed.

The Sim Evac will be the Fire Floor, then the floor above, then the floor below etc.

Work on cavity barriers is on going but internal Fire Stopping is very good.

Quadrant Building Control  
30 Great Guildford street  
London  
SE1 0HS

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

Date 15 March 2022  
Our Ref 15/169564  
Your Ref 21-62791

Dear Sir/Madam

**RECORD OF CONSULTATION/ADVICE GIVEN**

**THE BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010**

**SCOPE OF WORKS: Replacement external wall insulation/cladding and brickwork with associated remedial works to the existing residential flat building**

**PREMISES: Vickers House, 365 South Street, Romford, RM1 2BP**

**PLAN NUMBER(S) (if any): As per online application.**

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 (The Order) in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations:-

**The Commissioner is satisfied with the proposals subject to the Approved inspectors comments being satisfactorily addressed.**

Any queries regarding this letter should be addressed to [REDACTED]. 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]

Assistant Commissioner (Fire Safety Regulation)

Reply to [REDACTED]

Direct T 020 8555 1200 [REDACTED]



The Company Secretary  
Estuary Housing Association Limited  
8<sup>th</sup> -9<sup>th</sup> Floor,  
Maitland House  
Warrior Square  
Southend on Sea  
Essex  
SS1 2JY

London Fire and Emergency Planning  
Authority runs the London Fire Brigade

Date 26 October 2017  
Our Ref 15/169564/PO

Dear Sir/Madam,

**Premises: Vickers House, 365 South Street, Romford RM1 2BP**

Fire Safety Officers from this Authority attended the above premises on **20 October 2017**. The premises had previously been identified as utilising combustible Aluminium Composite Material (ACM).

The purpose of our officers attendance was to assess whether the recommendations made by the Department for Communities and Local Government (CLG) to minimise fire risks to occupiers have been acted on. Those recommendations are contained in CLG's letter to Local Authority Chief Executives and the Chief executives of Housing Associations dated 22 June 2017.

I can confirm that, on the basis of:

- what was observed;
- evidence provided during our attendance; and
- actions taken by the responsible person for the premises,

at the time officers left the premises:

- The CLG recommendations were considered to have been acted on.
- Arrangements for the ongoing fire safety management of the site were being operated.

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 SIGNATURE]

Assistant Commissioner  
(The Officer appointed for the purpose)

Reply to [REDACTED]  
Direct T 0208 555 1200 [REDACTED]