

Freedom of Information request reference number: 9010.1

Date of response: 16/01/2025

Request:

1. A record of all fire safety issues relating to Spectrum Building in Dagenham (address 22 Freshwater Rd, Dagenham RM8 1EH) since 2020 (broken down by year)
2. A record of all fire safety complaints made by residents since 2020 (broken down by year)
3. Any record of LFB's proposals to the building's management to remedy these issues, or record of the building's management breaching fire safety regulations since 2020 (broken down by year)

Response:

Our Fire safety regulatory team have confirmed we hold no correspondence for the year 2020.

In 2021 an audit was carried out on 7th September 2021. The outcome of the fire safety audit was broadly compliant' and a copy of the audit report is attached below. Please note, personal data has been redacted from the attached documents under [section 40 of the FOIA – Personal Information](#).

There is no correspondence for the year 2022.

In 2023 a fire safety audit was carried out on the 22nd February 2023. The outcome of this report was that an enforcement notice was issued. This is published on the public register and can be found here <https://www.london-fire.gov.uk/community/public-notices/public-notice-detail/?id=7582>

It is not LFB's role as a regulatory body to make proposals to a building's management or the responsible/accountable person, on how to remedy fire safety issues that are identified (this will be for the responsible/accountable person to engage a competent person, noting that advice may be provided).

Where a Fire Safety Audit results in a notice being issued by the Brigade, the reports themselves are exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

When the LFB identifies any safety concerns, we make this information available to the public by supplying copies of any informal notification of fire safety deficiencies (NOD) issued, and through access to [the public register](#) of any formal enforcement action. We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place.

It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the

audit forms) and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

I can confirm that our fire safety regulatory team received one email from a resident in 2024.

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 7 September 2021

Location summary

File No 16/226850
UPRN 10090633555
Building Name SPECTRUM BUILDING
Address SPECTRUM BUILDING
 22 FRESHWATER ROAD
 DAGENHAM
 RM8 1EH
Borough Barking and Dagenham
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Redbr, B&D, Havering & Walth Forest
Station Ground F41 - Dagenham
Site Risk Score 5.00
Total Floors 8 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

This premises was re-visited on request from the BRR team.

The Façade Survey was carried out on the 21.12.20 by [REDACTED] from Ark Sustainability. The following materials are installed in the building.

- 1) Thermal Insulation Celotex (PL4000) Polyisocyanurate (PIR)
- 2) High Pressure Laminate Panel Trespa Meton Compressed Wood Fibres
- 3) Fibrewood Cellulose Wood Fibres
- 4) White Foam Insulation Polystyrene
- 5) Brown Insulation Wool

Façade Report and Fire Risk Assessor recommendations are found in points 6.1 - 6.3 as below:

6.1 Short-term actions

- Building owners to inform fire and rescue service to the nature of the external wall / cladding systems.
- Confirm that the junction between the existing external wall and the existing structural floor is adequate to ensure compartmentation.
- Review fire risk assessment given the nature of the external wall cladding / systems.
- Review fire risk assessment to ensure the management procedures are in place to ensure an effective simultaneous evacuation and that strategies are in place to identify and manage evacuation for vulnerable occupants. NFCC8 guidance should be considered.
- Strategies to minimise the likelihood of an external fire igniting timber

decking should be implemented. All ignition sources (such as smoking, BBQ, heaters) should be removed from balconies.

6.2 Medium-term actions

The options available are as follows:

1. If evidence can be provided that the external wall / cladding system (Type 3) used on the Spectrum Building has been subject to a BR135 classification, a detailed survey must be undertaken to identify the as build construction and ensure the integrity of the external wall system from an external fire spread perspective is as per the classified system (including cavity barriers).
2. Undertake a holistic fire engineering analysis to determine the additional fire safety measures necessary to ensure an adequate level of fire safety accounting for the cladding system (Type 3) on the top 2 levels. This assessment should be undertaken in consultation with the fire and rescue service, building insurer and the residents of the Spectrum Building.
3. Remove External wall / cladding system and replace with materials that achieve Class A2-s3,d2 or better, to demonstrate external wall / cladding system meets the MHCLG advice.

Irrespective of the option selected, the spandrel panel (type 4), timber decking to balconies and HPL privacy screens should be replaced with materials that meets the MHCLG advice.

6.3 Long-term action

Given that the Building Safety Bill is highly likely to be legislated over the next 1-2 years, it is recommended that the actions undertaken should ensure that Spectrum Building, 22 Freshwater Road, Dagenham, RM8 1EH will be in a position to demonstrate structural and fire safety against the new legislation and regulations such as:

- Development of a Safety Case.
- Collection and presentation of the necessary building information in a digital format.

Premises Description

8 Storey block consisting of a basement storage area, ground floor commercial units and six upper residential floors. This block was converted from an office block in 2016 when two extra wooden construction floors were added to the premises.

Full AFA system capable of simultaneous evacuation is fitted throughout all areas of the block.

Two protected staircases provided which serve all floors.

Staircases and corridor provided with ventilation activated by detection
Emergency Lighting provided throughout

FF lift and DRM provided to all floors

Roof area has been constructed as a roof terrace. This area is covered by

external sounders to provide warning of fire alarm actuation. Solar panels have been installed. Both staircases continue to roof level to provide possible escape. Dry riser outlet on all floors.

Environmental Risks NONE

Features assisting fire spread * Other

Site Reinspection date 25 November 2022

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address SPECTRUM BUILDING
 22 FRESHWATER ROAD
 DAGENHAM
 RM8 1EH

Responsible team FSR Peak Activity Team
Occupancy Type Sole Occupier
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 25 November 2022
Last Inspection 1 April 2021
Total Capacity 0
Maximum number of people >100
Property Size for use Large
 8301m² to 10300m²

Environmental Risks NONE
Occupant Mobility Average
Fire Loading Higher than 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 YES
Smoke ventilation Mechanical
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

Name	Default Property
Address	SPECTRUM BUILDING 22 FRESHWATER ROAD DAGENHAM RM8 1EH

Managing Agent

Name	London Block Management Ltd
Responsible Person	[REDACTED]
Position	Senior Portfolio Manager
Address	4th Floor 9 White Lion Street London N1 9PD
Telephone	[REDACTED]
Email	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Fire Risk Assessment took place on 26/04/21 by Fire Risk Assessor [REDACTED] from Whale Fire

It covers risk in regards to fire safety arrangements in place (prevention & risk reduction measures), early Warning, means of escape, emergency plan, maintenance.

This was a Type 1 FRA, which is acceptable for this premises type.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Through Q&A and the review of documentation it was established that there is suitable and sufficient fire safety arrangements are in place.

Fire alarm - 08/12/20

EEL - 08/12/20

AOV - 08/12/20

Dry Riser - 13/11/20

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The detection and warning system for these premises is suitable and sufficient.

The flats are constructed to building regulations and do not require fire detection in the common area. The smoke vent is controlled by a smoke head in the common parts.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Suitable & maintained emergency routes & exits both internally & externally.

Provisions in place for the evacuation strategy appear to be suitable.

All of the escape routes and exits were clear at the time of the audit.

The emergency routes adequately protected (where required) and exits lead directly as possible to a place of ultimate safety.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Suitable and sufficient procedures for serious and imminent danger are in place.

Simultaneous evacuation strategy in place.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Through Q&A and documentation it was demonstrated that maintenance of fire safety provisions is suitable and sufficient.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Suitable and sufficient, no training required in this premises.

Article 8 - General fire precautions

Safety Evaluation
 Low Risk

Observations

Not suitable and sufficient. Significant Findings in the Fire Risk Assessment has not been undertaken. Fire stopping required within the service intake cupboard on all floors.

FAILURE

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 FIRE RESISTING separation in your premises was inadequate. It was found that there were visible holes in the service intake cupboard on the all floors.

REMEDY

Implement the significant findings of your fire risk assessment, in particular reinstating the 30-minute FIRE RESISTING within the service cupboard

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

Suitable and sufficient. Following a meeting with several stake holders, and the responsible person it was indicated that Block Management Ltd have a schedule of works in place following the Fire Risk Assessment.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

No firefighting extinguishers are required for this building.

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Not Applicable

Observations

None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
No (Compliant)	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
No (Compliant)	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
No (Compliant)	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
No (Compliant)	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

07/09/2021 16:25

Initial Expectation: Verbal action

02/09/2021 12:43

Times are justified by reading the Façade, FRA reports along with telephone conversations and multiple emails to [REDACTED] regarding the premises.

02/09/2021 12:40

I requested clarification on the Façade report [REDACTED]

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BRR form completed and forwarded.

Façade, EWS1, Email and FRA uploaded to portal.

02/09/2021 12:36

Initial Expectation: Verbal action

10/05/2021 15:06

This audit was carried out following a request from the BRR team. BRR form completed and sent.

10/05/2021 15:05

Audited premises under Active Risk Targeting. I carried out the pre audit check using the following

- Farynor searching previous information regarding audits etc.
- E-fit to research recent documents.
- IMS for previous fire incidents at this location.
- ORD to research the information entered by local station
- Primary Authority Register to see if the company is within a partnership
- Google Maps
- I mapping
- Company House

This audit was carried out during COVID-19. I did not meet the responsible person (RP) and I did not inspect the front doors of these premises but did inspect the I service cupboards. I inspected 100% of all floors and staircase.

The outcome of the audit was Verbal advise and I informed [REDACTED] of the outcome.

10/05/2021 15:04

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

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
145

Travel Time
70

Post Audit Processing Duration
250