

**Freedom of Information request reference number:** 8556.1

**Date of response:** 19/04/2024

**Request:**

*We would like to request the following for Meath Court Estate in Hope Gardens, Ealing W3 8SF:*

- Records of visits and inspections of Meath Court from the LFB*
- Records of complaints made by Meath Court residents to the LFB*
- Fire risk assessments for Meath Court*
- Any notices that the LFB has served on Ealing Council for Meath Court*

**Response:**

Our Fire Safety Regulatory Team have advised that a Fire Safety Audit was carried out for this address in 2018.

The Fire Safety Audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) and as a result the premises were deemed broadly compliant with verbal action only.

I have included a copy of the Fire Safety Audit report. Please note, personal data has been removed from the document under [section 40 of the FOIA – Personal Information](#).

We have searched our complaints records for the address of the premises and can confirm that no complaints have been registered in respect of that address.

We do not hold a copy of a Fire Risk Assessment (FRA) for the premises. As the enforcing authority under the Regulatory Reform (Fire Safety) Order, 2005, (RRO) the Brigade does not provide, or carry out fire risk assessments (FRA) as this is the responsibility of the responsible persons (RP). Whilst on some occasions the RP may provide documents to the Inspecting Officer (IO) we are under no obligation to retain them.

We do not have any record of notices being served on Ealing Council for Meath Court.

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

## Fire Safety Audit Summary

### Audit Information

Audited By [REDACTED]  
Audit Completed 8 May 2018

### Location Summary

File No: 27/228966  
UPRN: 12183115  
Building Name: MEATH COURT  
Address: 12 HOPE GARDENS  
ACTON  
W3 8SF  
Use: D - Purpose Built Flats >=4 floors  
Borough: Ealing  
Responsible Team: FSR Brent & Ealing  
Station Ground: G26 - Acton  
Risk Score: 4.25  
Number of Floors: Total: 4 Basement: 0  
No. of Beds: 0  
Special Features: Modern Method of construction  
Premises is constructed of shipping containers of 4 storeys, units are 1 and 2 bedroom properties on a single level. Premises used as a short term accommodation (up to 9 months) for families. A on site management office is in place which is occasionally manned during the working day, but contact with residents is maintained regularly.  
Additional Detail:  
Environmental Risks:  
Site Reinspection Date:  
Heritage Building:  
Petroleum  
Redevelopment:  
Fire Fighter Risk:

### Inspected property summary

Occupier Contact:  
Address: MEATH COURT  
12 HOPE GARDENS  
ACTON  
W3 8SF  
Responsible Team: FSR Brent & Ealing

Occupancy Type:	Sole Occupier
Use:	D - Purpose Built Flats >=4 floors
Valuation Office:	R3 - Flats/Mais 4 Flrs and over PB
Risk Score:	4.25
Total Capacity:	0
Maximum Number of people:	100 - 999
Property Size for Use:	Medium In M <sup>2</sup> : 5001 to 8300
Environmental Risks:	
Building features that may assist fire spread:	
<b>Flammable Materials</b>	
Stored:	
Type:	

## Contacts

<b>Contact Type</b>	Occupier
<b>Sole Supplier Risk Name</b>	Default Property
<b>Responsible Person Position</b>	
<b>Address</b>	MEATH COUR12 HOPE GARDENSACTONW3 8SF
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Local Authority
<b>Sole Supplier Risk Name</b>	London Borough of Ealing
<b>Responsible Person Position</b>	
<b>Address</b>	Perceval House14-16 Uxbridge RoadEalingLondonW13
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	www.ealing.gov.uk

## 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: Minor deficiency; Non-Compliant

Observations: 08/05/2018 15:13:The FRA which was provided was generic in its nature and was not suitable and sufficient. This

was discussed with [REDACTED], [REDACTED] and [REDACTED] and the fire alarm design engineers from CMR fire prevention Ltd. The emergency plan was discussed and this should be reassessed between all concerned parties.

Article 9(1) FRA not suitable or sufficient

At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that the emergency plan should be reviewed.

Remedy:  
The fire risk assessment should be reviewed, with specific consideration given to the emergency plan.

## 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: 08/05/2018 15:22: At the time of the audit a good level of fire safety management was in place throughout the premises. The Alarm system within the premises is monitored by the fire alarm monitoring service which can detect faults and activations. The premises has policies put in place with regards to smoking and information to the residents on their arrival.

## 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: 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:

## 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: 08/05/2018 16:18: All routes were clear at the time of the audit. All flats are accessed via a balcony approach, the design of the building places all windows at the front of the flats and no

windows are located on the escape route. Emergency lighting is placed throughout the routes.

## 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: 08/05/2018 16:11: The fire alarm the present is a L2 alarm system without manual call points. The system is monitored and has a time period of 3 minutes prior to going into full alarm. It will go into full alarm on the event of a heat detector or a second smoke detector.

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

### SAFETY CRITICAL

**Are there adequate procedures for serious and imminent danger and for danger areas?**

*"The responsible person must establish & where necessary give effect to, procedures, to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"*

Compliance Level: Broadly Compliant

Observations: 08/05/2018 16:24: The all out policy is suitable for the premises

## 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: 08/05/2018 16:32

audit carried out at the request of the RP (London Borough of Ealing)

100% of common parts inspected in the company of [REDACTED] and members of the local authority

Premises scored broadly compliant

08/05/2018 16:24

Initial Expectation: Verbal action

## Specific instructions for Admin to action

## Audit Calculation & Signature

Management Compliance Level:

1 - Well above average

Property Risk Group:

B - Sleeping familiar or Licensed Premises

Life Risk:

-6.1

Relative Risk:

4.24

Signature of Occupier:

Date Completed