

Freedom of Information request reference number: 8043.1

Date of response: 21 November 2023

Request:

Please can you provide a copy of (a) the premises information and (b) the latest fire risk assessment you hold for 22 Enterprise Way in London. This is a 6 storey residential building with 36 apartments.

Response:

Please see our response to your request in turn below:

Please can you provide a copy of (a) the premises information

Please see attached below on page 2 a copy of the electronic premises information plate record.

and (b) the latest fire risk assessment you hold for 22 Enterprise Way in London

Please note as the enforcing authority under the Regulatory Reform (Fire Safety) Order, 2005, (RRO) the Brigade does not provide, or conduct fire risk assessments (FRA) as this is the responsibility of the responsible persons (RP). Whilst on some occasions the RP may provide a copy to the Inspecting Officer (IO) we are under no obligation to retain them.

Our Fire Safety Regulatory team have confirmed that we do not hold a Fire Risk Assessment for Enterprise Way.

We have a record of a fire safety audit, carried out in 2017 that resulted in an Informal Notification of Deficiencies (NOD) being issued.

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

A copy of the NOD is attached on pages 3 to 8 of this document. Personal data has been removed from the NOD document under [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](#)

22 ENTERPRISE WAY

LFB
LONDON FIRE BRIGADE

FLOORS

14

DIMENSIONS

20m x 43m
Height: 36m

FLATS: 2L

Level



DRYRISER: 2L

Starts: 1st Floor
Outlets: All floors

HYDRANT

H1 o/s 27 Enterpris Way
H2 o/s Chapelier House

LIFTS

F1 - All floors

H2 4L

Flats

13-Duplex of Flats on Floor 12

12-1201-1203

11-1101-1104

10-1001-1004

9-901-906

8-801-806

7-701-708

6-601-604

5-501-504

4-401-404

3-301-304

2-201-204

G-Lobby/
Office Units

Shared Ownership

Entrance

6-605-610

5-505-510

4-405-410

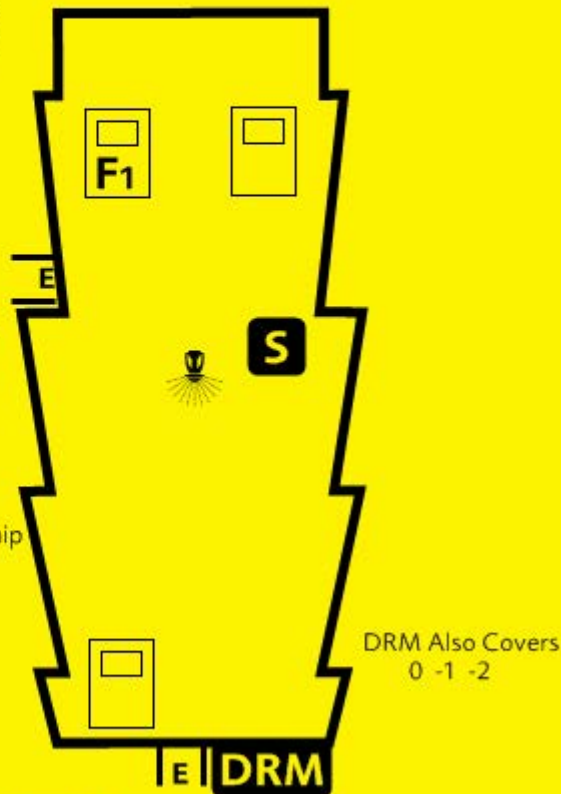
3-305-310

2-205-210

1-101-106

G-Lobby

EASTFIELDS AVENUE



DRM Also Covers
0 -1 -2

H1 3L

ENTERPRISE WAY



The Company Secretary
Frasers Riverside Quarter Limited
81 Cromwell Road
London
SW7 5BW

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 27 July 2017
Our Ref 10/223590

F.A.O.:

Dear Sir/Madam,,

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

Premises: 22 Enterprise Way, London SW18 1FZ

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 **21 September 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 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 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

cc.: [REDACTED] Optivo Housing, Grosvenor House, 125 High Street, Croydon CR0 9XP

Reply to [REDACTED]

Direct T 0208 555 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: 22 Enterprise Way, London SW18 1FZ

File Number: 10/223590/PO

This schedule should be read in conjunction with the Authority's letter dated **27 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:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 21	At the time of the audit, your employees had not been provided with adequate safety training. It was found that when questioning the Head Concierge, other concierges and some residents understood that the evacuation policy is not suitably explained. Some of the concierge and residents believed that the building had a 'stay put' policy while others believed it was a simultaneous evacuation. It was recommended that all residents are given clear follow-up guidance regarding the fire safety policy when moving in (to include a form they signed to show they have read the policy). It was also recommended that fire safety training is given to all staff on site during an induction process, which is recorded and updated regularly.	Provide your staff with adequate safety training. In particular that fire safety training is given to all staff on site during an induction process, which is recorded and updated regularly. That refresher sessions are held and recorded. Explanation/training in the evacuation strategy is passed to the residents.
Article 38	At the time of the audit, a suitable system of maintenance of the fire-fighting measures was not in place. It was found that there was no access to the dry riser outlets on the protected staircase.	Arrange initial and ongoing maintenance to ensure fire-fighting measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring that dry riser outlets are accessible to fire fighters.

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.