



LONDON FIRE BRIGADE

London Fire Brigade Headquarters
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london-fire.gov.uk

Freedom of Information request reference number: 8963.1

Date of response: 17 September 2024

Request:

Planetree Path, Walthamstow, E17 7FW

Please can we be provided with all documents pertaining to the development, including the notice of deficiencies from April 2024.

Response:

In response, the LFB's Prevention and Protection (Fire Safety) department have provided me with copies of all the documents held in the Fire Safety file for Planetree Path, E17. This includes a copy of the Notice of Deficiency letter issued in April 2024.

I have attached copies of the following documents you are entitled to under the Freedom of Information act to this response:

Document/Email	Date
Fire Safety Audit Report: The result of this audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required and no notices were issued.	16-Aug-24
Notification of fire safety information - to station (email)	06-Aug-24
Notification of fire safety information - to fire safety	05-Aug-24
NOTIFICATION OF FIRE SAFETY DEFICIENCIES (NOD)	11-Apr-24
NOTIFICATION OF FIRE SAFETY DEFICIENCIES (NOD)	29-Sep-23
PIP Alert Notification (email)	12-Jul-23
Notification of fire safety information - to fire safety	11-Jul-23
Notification of fire safety information - to station	17-Apr-23
Change of Strategy (email)	06-Apr-23
Fire Safety Audit Report: The result of this audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and the premises was deemed low risk. This means that no enforcement action (informal or formal) was required and no notices were issued.	19-Oct-21

Please note, personal data has been redacted from the attached documents under [section 40 of the FOIA – Personal Information](#). I have also redacted a very small amount of information provided directly to/from the Responsible Person (RP) under [Section 31 of the FOIA - law enforcement](#) as, withholding the supporting information and evidence gathered during regulation activities balances the public interest in building safety and our ongoing regulatory involvement.

I have also withheld the following two documents from disclosure:

- A copy of the Fire Safety Audit Report dated 09 April 2024.

Where a Fire Safety audit results in a notice being issued by the LFB (the NOD is attached to this response), 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)).

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

- A copy of the [LGA Joint Inspection Team \(JIT\)](#) findings sent to the London Borough of Waltham Forest from a visit to the premises dated 18 March 2023.

It is my understanding that the local authority, London Borough of Waltham Forest, issued an improvement notice to this premises. Any supporting information held by the LFB that relates to other agencies enforcement action is exempt from access via the FOIA provisions. Again, we consider these to be exempt under [Section 31 of the FOIA \("law enforcement" – Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)\)](#).

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](#).



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 16 August 2024

Location summary

File No 13/264510
UPRN 5220004961961
Building Name
Address FLATS 1-9
 PLANETREE PATH
 WALTHAMSTOW
Borough Waltham Forest
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD HACK-ISL-HAV-RED-WF
Station Ground F36 - Walthamstow
Site Risk Score 4.25
Building Height band 18-25
Total Floors 7 **Basement floors** 0
Estimated number of sleeping 45
Special Features Secure Information Box (PIB)

Additional detail

PIB installed inside the main entrance and contains information, documents and plans of the building.

Sprinkler system within flats.

Brick slip cladding panels cover approximately 60% of the building's façade. EWI render system covers approximately 20% of the building's façade. Fibre cement cladding panels cover approximately 20% of the building's façade.

Premises Description

1-9 Planetree Path is a residential property consisting of a single end of terrace block housing 9 residential units on Ground to 6th floor. The height of the building is approximately 18m (calculated at 3m per floor as per PAS 9980-2022 section 3.1.22), constructed circa 2010. The building is internally constructed using Class "0" non-combustible materials such as concrete, brick and breeze block materials with skimmed plasterboard on the ceilings and walls of the access and escape routes. The external of the property offers a pitched roof and an exposed brick slip and insulated render facade. The main communal entrance opens into a lobby housing the access to the ground floor corridor housing the entry doors to the flat 1, a water intake cupboard with a cycle store and stairwell offering access to the flat entry doors on the 1st to 4th floors. (common parts only go to the 4th floor [REDACTED] [REDACTED]). The electrical intake cupboard is located on the ground floor with service risers on each floor within protected compartments (using FD120 fire doors). Flats have sprinklers installed.

Exterior Wall Cladding	Brick slips, Render system, Other
Exterior Wall Insulation	Mineral wool, PUR / PIR Foam, Phenolic foam, Polystyrene - EPS/XPS
Cladding/Insulation details confirmed by	Other specialist report
Environmental Risks	NONE
Features assisting fire spread	* Other
Site Reinspection date	
Heritage Building	No
Balconies present?	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	FLATS 1-9 PLANETREE PATH WALTHAMSTOW
Responsible team	FSD HACK-ISL-HAV-RED-WF
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	<u>4.25</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	16 July 2024
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Extremely Small <1399m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership	N/A
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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?	Yes
Sprinkler Type	Wet Pipe
Coverage %	80
False activations in past 3 years	0
Fire activations in past 3 years	0
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 - CHANGED

Name	Default Property
Address	Flats 1-9 Planetree Path Walthamstow London E17 7FW

Owner/Co-Owner

Name	Helpfavour Limited
Person	[REDACTED]
Position	Director & Company Secretary
Address	45-51 Wychtree Street Morrison Swansea SA6 8EX

Managing Agent - CHANGED

Name	Compton Property Management Limited
Person	[REDACTED]
Position	Property Manager
Address	45-51 Wychtree Street Morrison Swansea SA6 8EX
Telephone	[REDACTED] / [REDACTED]
Email	[REDACTED]@compton.group

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

After 3 visits in total now, after originally auditing on 4th April 2024, serving a NOD 3 (down from EN) on 11th April 2024 and allowing until 18th July 2024 for the work to be done. An FS16 Job was not left open so a new FS01 created to check on work:

Article 9

(continued)

An audit took place on 25th July and my finding are as follows:

In regard to an FRA, the FRA I saw in April (Type 3 FRA done in Nov 2023), would still be relevant and improvements have been made since, such as the fitting of detection in each flat connected to common part sounders.

A further visit on the 13th August to meet with the Fire Alarm Engineer has now baring on this Article.

Article 11 - Fire Safety Arrangements**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

After 3 visits in total now, after originally auditing on 4th April 2024, serving a NOD 3 (down from EN) on 11th April 2024 and allowing until 18th July 2024 for the work to be done. An FS16 Job was not left open so a new FS01 created to check on work:

An audit took place on 25th July and my finding are as follows:

Whilst various aspects of the NOD had been complied with, the Fire Stopping had not been done to a sufficient enough degree and the new Fire Alarm & Detection System that was fitted was showing faults with no action taken.

A further visit on the 13th August to meet with the Fire Alarm Engineer has shown that all faults are fixed and that remote monitoring (by Future Fire Mon to Friday to check for faults) is now in place. At the time of this audit it was seen that the Fire Stopping has also been approved.

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 +

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

After 3 visits in total now, after originally auditing on 4th April 2024, serving a NOD 3 (down from EN) on 11th April 2024 and allowing until 18th July 2024 for the work to be done. An FS16 Job was not left open so a new FS01 created to check on work:

An audit took place on 25th July and my finding are as follows:

This article was previously scored as Low Risk, due to the flats being sprinklered and there was a Part 6 (LD3) in the flats and a Part 1 (L5) in the common parts. The scoring was due to the requirement of heat detection in each room of each flat that has an opening that overlooks and external wall with combustible 'cladding' to support the SimEvac. This has now been put in

Article 13
(continued)

place. Whilst this system had faults showing, this did not mean the system wasn't working. The system had power and the addressable information stated that batteries in Unit 1 and Unit 9 (possibly flats [REDACTED]) were low. The panel is situation in the entrance lobby next to the original L5 common parts panel.

A final visit on the 13th August to meet with the Fire Alarm Engineer has shown that all faults are fixed and that remote monitoring (by Future Fire Mon to Friday to check for faults) is now in place.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

After 3 visits in total now, after originally auditing on 4th April 2024, serving a NOD 3 (down from EN) on 11th April 2024 and allowing until 18th July 2024 for the work to be done. An FS16 Job was not left open so a new FS01 created to check on work:

An audit took place on 25th July and my finding were as follows:

Previous scoring here (scored in both 14 & 17) was due to the flat front doors of flats [REDACTED] not closing fully into their frames. An occupant [REDACTED] opened the door, showing that the door now closes fully into its frame unassisted, the occupant confirmed that this was recently fixed. [REDACTED]

Doors to flats [REDACTED] were also inspected and they closed fully into their frame unassisted.

This issues were not inspected again on my final visit on the 13th August.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

After 3 visits in total now, after originally auditing on 4th April 2024, serving a NOD 3 (down from EN) on 11th April 2024 and allowing until 18th July 2024 for the work to be done. An FS16 Job was not left open so a new FS01 created to check on work:

An audit took place on 25th July and my finding are as follows:

Previous scoring here was due to confusion on the evacuation strategy [REDACTED] as well as there being 4 different FAN's in place, whilst 3 were very similar saying SimEvac, 1 said Stay Put.

[REDACTED] is it clear that all understand the evacuation strategy. The FAN saying Stay Put has now been removed.

This issue was not then inspected again on my final visit on the 13th August (no need).

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

After 3 visits in total now, after originally auditing on 4th April 2024, serving a NOD 3 (down from EN) on 11th April 2024 and allowing until 18th July 2024 for the work to be done. An FS16 Job was not left open so a new FS01 created to check on work:

An audit took place on 25th July and my finding are as follows: This article was previously scored due to the flat front doors (of flats [REDACTED] not closing fully into their frames. As per my comments in article 14, this has now been addressed. [REDACTED] work had taken place on [REDACTED] door and I saw it close well unassisted. Doors to flats [REDACTED] were also seen on this visit and both shut well unassisted.

On this audit, there were fault on the new AFD panel, however this doesn't mean the alarm was not subject to 6 monthly servicing, the fault showed 2 units had low batteries. **Withheld under FOI act 2000 - s31 Law enforcement.**

[REDACTED], this issue will be scored in Article 11 (and possibly here in Article 17 too) depending on information gathered.

On the final visit and meeting with the Fire Alarm Engineer, I am satisfied that the alarm is being suitably monitored and maintained. Confirmation was also given about the sytem being fully operational during the low battery faults etc.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

This is a second visit, after originally auditing on 4th April 2024, serving a NOD 3 (down from EN) on 11th April 2024 and allowing until 18th July 2024 for the work to be done. An FS16 Job was not left open so a new FS01 created to check on work:

An audit took place on 25th July and my finding are as follows:

[REDACTED] paperwork in the fire documents box for the 23rd April, 20th May, 17th June & 18th July. Each time there was evidence of checking the Emergency Lighting, Door Seals, Electrical Switches and Emergency Release Buttons as well as the general condition of the block. A separate sheet was available with matching dates suggesting that the AFD (by activating a smoke detector) was checked too. [REDACTED]

My final visit on the 13th August showed that the Fire Alarm Engineer from Future Fire now monitors the system remotely for faults [REDACTED]

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

After 3 visits in total now, after originally auditing on 4th April 2024, serving a NOD 3 (down from EN) on 11th April 2024 and allowing until 18th July 2024 for the work to be done. An FS16 Job was not left open so a new FS01 created to check on work:

An audit took place on 25th July and my findings are as follows: This situation has not changed. Every other aspect of the NOD issued has been addressed apart from this. There is still no separation in the dry riser cupboard. I will cut and paste my previous comments here as this simply hasn't changed.

Whilst there are various issues with the building that could fall under this article, such as the lack of fire resisting materials in the external wall, the lack of compartmentation due to inadequate cavity barriers and external wall penetrations that are not fitted with collars, these are being dealt with under an Improvement Notice by the Local Authority. Scoring here is for the lack of fire resisting materials used in the riser cupboards where cables pass through from electrical cupboard on each floor to the sprinkler risers.

During a final visit on the 13th August to meet with the Fire Alarm Engineer, it was seen that the Fire Stopping has also been approved.

FAILURE

Article 8 Potential fire spread via shafts, riser

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 electrical cables pass from the electrical riser cupboards on each floor into the sprinkler riser cupboards (that are shared with the dry risers) unprotected, meaning the products of combustion are not prevented from entering the common parts, as dry risers do not require smoke resisting doors.

REMEDY

Take the general fire precautions required to prevent fire and smoke spread by repairing any holes (where cables pass) between riser cupboards to provide the same level of fire separation that was intended from the electrical riser.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

Based on findings recorded in the other articles, it would be very harsh to say that the RP is not looking at preventative or Protective measures, having now complied with our NOD.

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

Not required in common parts

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

After 3 visits in total now, originally auditing on 4th April 2024, serving a NOD 3 (down from EN) on 11th April 2024 and allowing until 18th July 2024 for the work to be done. An FS16 Job was not left open so a new FS01 created to check on work:

An audit took place on 25th July and my finding are as follows:

As per my comments regarding Competent Persons in April, in brackets (it appears that Competent Persons - Future Fire & Tandis Sprinklers - are being used), Future Fire have been back since then to fit the new panel and HD in the flats along with MCP's - This was confirmed in an email from 3rd June showing a Commissioning Certificate from the 22nd May.

My final visit on the 13th August satisfies be that competent is now fully in place, with [REDACTED] of Future Fire now logging into the new AFD Panel remotely, to check for faults.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

It appears that staff are better informed post the serving of the NOD.

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

Safety Evaluation

Broadly Compliant

Observations

Any unfamiliar person will be able to understand to SimEvac and find their way out. Well illuminated, well signed MOE.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

After 3 visits in total now, originally auditing on 4th April 2024, serving a NOD 3 (down from EN) on 11th April 2024 and allowing until 18th July 2024 for the work to be done. An FS16 Job was not left open so a new FS01 created to check on work:

An audit took place on 25th July and my finding are as follows:

[REDACTED]

This has not changed after the visit on the 13th August.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

No issues here.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

N/A

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

SAFETY CRITICAL**Safety Evaluation**

Broadly Compliant

Observations

After 3 visits in total now, originally auditing on 4th April 2024, serving a NOD 3 (down from EN) on 11th April 2024 and allowing until 18th July 2024 for the work to be done. An FS16 Job was not left open so a new FS01 created to check on work:

An audit took place on 25th July and my finding are as follows: No further issues other than previously reported, about the Dry Riser cupboard, please see notes pasted from previous audit below.

Whilst the Dry Riser cupboards (the whole rising main) should be dedicated cupboards with no other services passing through them, it appears common practice these days for sprinkler risers to be beside them with no FR Separation. This in itself is of no real concern but the sprinklers do have an electric cable (The cable itself is FIRE RATED) going to them, this has been done by making holes in the wall that separate the sprinklers from the electric risers. This in turn means that smoke could travel to the riser cupboard (if a fire was in the electrical riser) and into the common parts and impact the operational crews. Mentioned here but scored in Article 8.

On the 3rd visit (13th August) this now appears to be address. I as content that smoke should not now be able to enter the DRM from the other risers.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
No (Compliant)	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

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

Date audit carried out

13th August 24

Time of audit

11:00

Reason for audit;

This visit was the 2nd of 2 follow up visits since serving the NOD (3rd visit in total). Raised at Step 10.10 but ideally would have been step 50 of an FS16.

Conclusion

██████████ the Managing Agent has now fully complied with the NOD. In fairness they had fully complied within the recommended timescales ██████████
██████████ other issued that occurred with the new AFD system, meant that a 2nd follow up (3rd visit in total) was required.

Times recorded will be for 2x travel, 2x follow up visits and against the post audit write up time: multiple calls and emails to the MA and their solicitor, as well as calls and emails with the Fire Alarm Engineer.

Extent of premises audited

Over the last 2 follow ups, a full inspection of the premises took place including every riser cupboard, bike store, plant room and bin store. FED's were checked on the original FS01 and again on the 1st of the 2 follow up visits.

Justification of audit outcome

As per detail given in the articles, there was patience shown and whilst 2 follow up visits took place, everything we (LFB) have asked for is now in place. The cladding will be on the building as long as it will be, the Local Authority have taken action on that. For now, the Sim Evac will be suitable due to the new detection system in place.

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	E - High Rise Residential Building (HRRB specific)
Life Risk	-11
Actual Risk Score	3.98
Risk Score	4.00

Customer Signature

Customer Name No actual member of the MA attended site for any of the 2 follow up visits.

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
180	240	540

From: LFB Inspecting Officer
To: LFB Local fire station
Cc: LFB; >HIGH RISE REFERRALS; >FSD-HACK-ISL-HAV-RED-WF
Subject: RE: A020 - Flats 1-9 Planetree Path - High Rise Revisit Walthamstow
Date: 06 August 2024 08:45:24
Attachments: Planetree Path - Zonal Plan for Printing.pdf

Good morning [REDACTED]

Your email has been passed onto myself, as I am currently dealing with the Flats at Planetree Path.

You may or may not be aware, but we served a Notice of Deficiencies (NOD) back in April, with a due date to complete the works (that we recommended) by the 18th July. I returned on the 25th July to find that they had complied with most of the NOD (only a minor issue with the Dry Riser outlets was not dealt with) but as you found, the new addressable Automatic Fire Detection (AFD) Panel was showing faults. **Withheld under FOI act 2000 - s31 Law enforcement.**

[REDACTED] It's actually the MA that informed the local MP after the LA served their Improvement Notice.

We are currently asking about the AFD, as well as the competence of those who are checking, recording and repairing it. Your email actually gives me the additional information about the repair (of lack of, in the short term), as it is now over a week since I reported it to them. This saves me having to return to the block again when we have so many to look at, thank you.

In regard to the points you raised:

- ?? No Waking Watch - as its only 9 flats and they are all sprinklered, there was no waking watch even before the correct AFD was in place.
- ?? No drop key access – this is not something we can enforce on, 'secured by design' has slowly decreased the use of these and we have to focus on residents getting out ,over crews getting in.
- ?? Gas Utilities Cupboard – [REDACTED] not FB keys, [REDACTED].
- ?? The new addressable AFD system – as mentioned above, we are trying to get them to give us more information, it may not be fully disabled.
- ?? Building Materials in the Sprinkler Cupboard – if you took pictures of this, it could assist us, but this wasn't the case on the 25th July.
- ?? [REDACTED]
- ?? Also in regard to point 6 above, we have picked up about the Zonal Plan not being updated – I have attached the new zonal plan, so crews can be aware, we have asked for it to be put up on site.

Kind Regards

[REDACTED]
Fire Safety Inspecting Officer
Fire Safety Regulation
Hackney, Islington, Havering, Redbridge & Waltham Forest



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **TeamLeader**
Cc: **FSRAdminSupport@londonfire.gov.uk**

From: **LFFGlover**
Email: [REDACTED]@london-fire.gov.uk Tel: 020:

Date: 05/08/2024

The under-mentioned premises have been identified as having special interest to fire safety personnel. Brief details are given below and further information can be obtained from the officer dealing.

Watch officer dealing: LFF [REDACTED] Tel: ext. [REDACTED]

Address of premises: **Flats 1-9 Planetree Path, Waltham Forest, Walthamstow, E177FW**

Detail of information or risk:

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- Poor management of fire engineered arrangements
- Prohibition notice not being complied with
- Inappropriate sleeping accommodation found (sleeping in commercial premises/beds in sheds)
- Repeated unwanted fire signals received (e.g. 3 or more within a week)
- Premises information box contents missing/inadequate
- Other (detail below)

Visited the address above and found the following areas for consideration:

1. No waking watch on the premises
2. No drop key access to the premises
3. Gas Utilities cupboard open
4. Second Alarm system (in-flat) has been disabled but the communal system is active.
5. Building materials being stored in the sprinkler cupboard.
6. No obvious stairs access to floor 5 & 6 indicated on the fire plan.

[REDACTED] The second alarm panel was deactivated and [REDACTED] this will be fixed by Sept 24th. [REDACTED] mentioned that the block had been raised by their MP in Parliament. Please see the web link attached; <https://hansard.parliament.uk/Commons/2023-01-30/debates/249D165D-F37E-4246-BC7C-BC1DCCBC2D14/BuildingSafety>

Please see the supporting photos below.

Action recommended by local station/Station Commander:

- Joint visit with local station
- Visit by fire safety
- Take necessary enforcement actions to remedy issues
- Information only, place on record
- Other (detail below)

Inform managing agents to take appropriate action to remedy identified issues.

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF



Notification of fire safety information - return to station

To: **Station Manager**
Cc: FSRAdminSupport@londonfire.gov.uk

From: **Team Leader**
Email

FS file:
Tel:

Date:

Acknowledgement of receipt and action taken by fire safety: (delete as applicable)

Joint visit carried out with local station
Visit carried out by fire safety
Verbal advice given to occupant
Written advice given to occupant
Formal enforcement action taken
Prohibition notice served
Information added to fire safety database
Other (detail below)

This form should be emailed to the relevant station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) and FSRAdmin (FSRAdminSupport@londonfire.gov.uk)

Note to FSRAdmin

Acknowledged copy must be placed on eFSF

The Company Secretary
Helpfavour Limited c/o Compton Property Management Limited
45-51 Wychtree Street
Morrison
Swansea
SA6 8EX

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

Date 11 April 2024
Our Ref 13/264510/SH

Dear Sir/Madam

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

Premises: Flats 1-9, Planetree Path, Walthamstow E17 7FW

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 (as amended) hereafter the Fire Safety Order (as amended) in London.

The Commissioner'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 the Fire Safety Order (as amended).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **18 July 2024**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order (as amended); 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 Commissioner's website 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 (as amended) 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 Commissioner may subsequently take regarding failures to comply with the Fire Safety Order (as amended).

Yours faithfully,

PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 0208 555 1200 ext [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

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 Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, 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 Commissioner.
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 Commissioner 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 Commissioner 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 Commissioner 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: Flats 1-9, Planetree Path, Walthamstow E17 7FW

FILE NUMBER: 13/264510

This schedule should be read in conjunction with the Commissioner's letter dated **11 April 2024**.

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 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that the current system is not compatible with the simultaneous evacuation strategy.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by providing a system in every flat, to incorporate heat detectors within each room that has a window that overlooks an area of external wall with an external wall system, where there is a risk that fire could spread into the combustible external cladding that results in a significant or notable fire hazard, except possibly toilets and bathrooms. Heat detectors should also be included in any other rooms, such as plant rooms and other ancillary facilities with windows or vents or non-fire-stopped penetrations, through which a fire could spread and ignite. This in turn should activate sounders in the common parts to alert all residents.
Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that: 1) One of the three residents spoken to was unaware of the current emergency plan. 2) One of the four different fire action notices told the residents to stay put.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by: 1) Implementing effective communication with all residents to ensure all are aware of the emergency plan. 2) Establishing a more coherent message, where all fire action notices telling residents about the simultaneous evacuation strategy.

Article 17	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person or management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The flat entrance doors to flats 2 and 3, did not close unassisted into their frames. Therefore the PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.</p>
Article 8	<p>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 electrical cables pass from the electrical riser cupboards on each floor into the sprinkler riser cupboards (that are shared with the dry risers) unprotected, meaning the products of combustion are not prevented from entering the common parts, as dry risers do not require smoke resisting doors.</p>	<p>Take the general fire precautions required to prevent fire and smoke spread by repairing any holes (where cables pass) between riser cupboards to provide the same level of fire separation that was intended from the electrical riser.</p>

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

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

The Company Secretary
Compton Property Management Limited
45-51 Wychtree Street
Morrison
Swansea
SA6 8EX

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

Date 29 September 2023
Our Ref 13/264510/SH

Dear Sir/Madam

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

Premises: Flats 1-9, Planetree Path, Walthamstow, London E17 7FW

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 (as amended) hereafter the Fire Safety Order (as amended) in London.

The Commissioner'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 the Fire Safety Order (as amended).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **24 November 2023**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order (as amended); 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 Commissioner's website 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 (as amended) 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:

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- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
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PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 0208 555 1200 ext [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: [REDACTED]@compton.group

Notes to accompany the Notification of Deficiencies schedule.

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ENVIRONMENT AND SAFETY INFORMATION ACT 1988

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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 Commissioner 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: Flats 1-9, Planetree Path, Walthamstow, London E17 7FW

FILE NUMBER: 13/264510

This schedule should be read in conjunction with the Commissioner's letter dated **29 September 2023**.

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 11	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 the fire risk assessment had not been monitored or reviewed.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that in the fire risk assessment under the property information section, additional information: 1) The passive fire protection description of the internal layout of the building did not match the actual internal layout of the building. 2) The active protection, the fire alarm system did not match up to the fire alarm system in the common parts of the building.	The fire risk assessment should be reviewed, with specific consideration given to: 1) A type 3 fire risk assessment should be carried out to ensure the internal layout of the building matches the description of the internal layout recorded within the fire risk assessment. 2) A type 3 fire risk assessment should be carried. The fire risk assessment should confirm the fire alarm system meets the requirements of the National Fire Chiefs Council's guidance to support a temporary change to a simultaneous evacuation strategy in purpose built blocks of flats.
Article 9	At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that the fire risk assessment was carried out on the 18 May 2022. An external wall survey was carried out on the 7 November 2022 which highlighted additional fire risks to the external wall system.	The fire risk assessment should be reviewed.

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

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

From: noreply@london-fire.gov.uk <noreply@london-fire.gov.uk>
Sent: 12 July 2023 22:20
To: FSR-AdminSupport <FSR-AdminSupport@london-fire.gov.uk>
Subject: PIP Alert Notification : PLANETREE PATH, WALTHAMSTOW E17 7FW

A visit was conducted at the above address on **11/07/2023** by **Walthamstow Green Watch** which involved the creation of a Premises Information Plate (PIP).

During this visit it was discovered that this **7** floor building has the following Fire Safety issue(s):

- No Fire Lift present

The address is in the borough of **WALTHAM FOREST**

Completing Officer: LFF(D) [REDACTED]

Approved By: SC [REDACTED]

This is an automated email from Brigade Diary - please do not reply.

London Fire Brigade

For advice about how to stay safe from fire and other emergencies, please go to london-fire.gov.uk/Safety

The information in this email may contain confidential or privileged materials. Please read the full email disclaimer notice at london-fire.gov.uk/EmailDisclaimer



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Leading Firefighter**
Email: [REDACTED]@london-fire.gov.uk Tel:

Date: **11/07/2023**

The under-mentioned premises have been identified as having special interest to fire safety personnel. Brief details are given below and further information can be obtained from the officer dealing.

Watch officer dealing: [REDACTED] **Tel:** [REDACTED]

Address of premises: Flats 1 to 9 Planetree Path, Walthamstow, London, E17 7FW

Detail of information or risk:

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- Poor management of fire engineered arrangements
- Prohibition notice not being complied with
- Inappropriate sleeping accommodation found (sleeping in commercial premises/beds in sheds)
- Repeated unwanted fire signals received (e.g. 3 or more within a week)
- Premises information box contents missing/inadequate
- Other (detail below)

Previous fire safety information held for the above address states ACM Cladding is present and Simultaneous Evacuation in place.
However, following a visit to the address on site information states cladding is Fibre Reinforced Cement Panels and there is a Stay Put Policy currently in place.
Full fire alarm, AOV and Sprinklers in each flat are present.

Action recommended by local station/Station Commander:

- Joint visit with local station
- Visit by fire safety
- Take necessary enforcement actions to remedy issues
- Information only, place on record
- Other (detail below)

Seeking clarification of cladding material and evacuation policy for the above-mentioned building to update ORD.

Notification of fire safety information - return to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file:
Tel:

Date:

Acknowledgement of receipt and action taken by fire safety:

- Joint visit carried out with local station
- Visit carried out by fire safety
- Verbal advice given to occupant
- Written advice given to occupant
- Formal enforcement action taken
- Prohibition notice served
- Information added to fire safety database
- Other (detail below)

This form should be emailed to the relevant station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader** [REDACTED] FS file: 13/264510
Email: [REDACTED] Tel: [REDACTED]

Date: 17th April 2023

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below, and further information can be obtained from the officer dealing.

Inspecting officer dealing: [REDACTED] **Tel:** [REDACTED]

Address of premises: Flats 1 to 9 Planetree Path, Walthamstow, London, E17 7FW

Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Transmission delay units and/or time-related fire alarm systems are installed
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Enforcement Notice served that contains risks to firefighters (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Sandwich panels are installed
- Premises information box installed (Gerda or similar – see FSIGN 505)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Places of public entertainment which may not already be known to stations
- Temporary changes to evacuation strategies and the application of interim measures in residential buildings
- Electric vehicle charging equipment or Battery Energy Storage Systems installed on or near the premises
- Other (detail below)

Today I carried out a fire safety audit at the above address following information from the High Risk Premises team that the evacuation strategy for the premises had changed from stay put to simultaneous evacuation.

The premises is a residential block of flats of 7 floors. The upper 3 floors have ACM cladding. Following an external wall survey the cladding was rated as B2 (remediation work required).

To facilitate a simultaneous evacuation a full fire alarm system has been installed which is linked to the buildings smoke ventilation system.

The Fire risk assessment has also identified that all flats are fitted with a sprinkler system.

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- Details to be added to ORD
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin: Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander**
Email:

FS file:
Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

From: LFB
To: pdasection; LFB; LFB >FSD-HACK-ISL-HAV-RED-WE; LFB
>NORTHEASTAREASUPPORTTEAM; *Walthamstow
Cc: LFB
Subject: Change of Strategy
Date: 06 April 2023 08:49:00

File No: 13/264510 FLATS 1-9 PLANETREE PATH WALTHAMSTOW

Good morning All

Due to a recent Fire Risk Assessment concerns for the ACM cladding were raised for the above premises, the RP has been advised that the Stay Put policy should be paused and a simultaneous evacuation strategy adopted.

FS01 JN: 2310611 has been raised for allocation to an IO. Could you please submit a Station Notification Form to the >HighRiseReferrals mailbox on completion of the audit.

Please add to the sim evac database.

Kind Regards

High Risk Premises Team
London Fire Brigade



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 19 October 2021

Location summary

File No 13/232148
UPRN 10009150738
Building Name 1-9 Planetree Path
Address 1 TOWER MEWS
 WALTHAMSTOW
 E17 7BF
Borough Waltham Forest
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Newham & Waltham Forest
Station Ground F36 - Walthamstow
Site Risk Score 4.25
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

The property is a purpose built residential block. Due to the construction and design of the property the evacuation strategy is 'stay put'. The building consists of 7 stories with 9 residential units across 1 block and was constructed circa 2018. [REDACTED]. The building is adjacent to the main shopping plaza in Walthamstow.

7 storeys with No basement level, approx. 18 residents at 2 per flat.
 [REDACTED]
 [REDACTED].

Premises Description

The building has a brick, concrete and structural steel composition with concrete floors and a flat roof. The means of escape is via a single protected stairwell centrally located leading directly to 2 ground floor exits located at the front and rear of the property.

Environmental Risks

NONE

Features assisting fire spread

NONE

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Compton Property Management Ltd
Address	1 TOWER MEWS WALTHAMSTOW E17 7BF
Responsible team	FSR Newham & Waltham Forest
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	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	1 April 2021
Total Capacity	0
Maximum number of people	<20
Property Size for use	Extremely Small <1399m 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	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	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Compton Property Management Ltd
Responsible Person	[REDACTED]
Position	Property Manager
Address	45-51 Wychtree Street, Morrleston, Swansea SA6 8EX
Telephone	Tel: [REDACTED] / Fax: [REDACTED]
Email	Email: [REDACTED]@compton.group

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FRA carried out by [REDACTED] of Cardinus Risk Management 23/02/21
To be reviewed 23/02/22

Carry out all items identified in the Fire Risk Assessment and the Risk Improvement summary

Items noted in FRA -
RISK

Advice For External Wall Systems / Cladding / Balconies Recommended
HIGH
PAT testing Recommended
MEDIUM

Smoking Recommended
MEDIUM

Hot works procedures. Recommended
MEDIUM

Fire doors held open Recommended
MEDIUM

Signage Recommended
MEDIUM

EL test and maintenance Recommended
MEDIUM

Smoke control Recommended
MEDIUM

Rising mains tests and maintenance Recommended
MEDIUM

Residential FAN Stay Put Recommended
MEDIUM

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Observations

No evidence of test and maintenance schedule for emergency lighting.

No evidence of testing and maintenance of smoke control system. Log book not updated since August 2019.

No evidence of inspection or testing of the rising mains.

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 there was

- 1). No evidence of test and maintenance schedule for emergency lighting.
- 2). No evidence of testing and maintenance of smoke control system. Log book not updated since August 2019.
- 3). No evidence of inspection or testing of the rising mains.

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

AFA and AFD in common parts
F/A zoned panel on ground floor.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Observations

EEL from 4th floor single stair no obstructions noted

EEL and signage provided.

No Exit signage provided for the front or rear exit

Ground floor fire doors within the common parts were wedged open

FAILURE

Article 14 Issues with emergency routes or exits

Article 14
(continued)

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

- 1). There was no exit signage at the ground floor.
- 2). Ground floor fire doors within the common parts wedged open.

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 ensuring that

- 1) Fire exit signage is provided where necessary.
- 2). That the ground floor fire doors within the common parts are not wedged open and any time.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

On display and to stay put/safe

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Fire doors installed in appropriate locations. A sample of flat front doors were visually inspected and found to be compliant, close fitting into frames. Based on an external visual inspection it is considered that the flat entrance doors in the premises are acceptable as they appear to comply with the specification required at the time of construction.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations

None

Article 8 - General fire precautions

Safety Evaluation

Low Risk

ObservationsUnable to check riser cupboards as non standard key locks fitted.

[REDACTED]**FAILURE****Article 8 FR Separation**

At the time of the audit the FIRE RESISTING separation in your premises was inadequate. [REDACTED]

REMEDY

Provide suitable FIRE RESISTING separation by removing [REDACTED] any combustible items on any of the balconies.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Not Applicable

Observations

None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	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
Broadly Compliant	<p>Dry Riser Inlet is at the rear of the property with no signage at the front entrance for FF.</p> <p>Provide signage to indicate to FF crews that the DRM Inlet is in Tower Mews at the rear of the property.</p> <p>RP informed along with the other items</p>

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

19/10/2021 15:01

[Redacted]

19/10/2021 15:01

Visited in April this year. [Redacted] Re visited again Oct 21 and found information.

Now information gained and a RP listed [Redacted]

19/10/2021 14:59

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	-6.9
Actual Risk Score	4.19
Risk Score	4.25

Audit Timings

Audit Duration
180

Travel Time
120

Post Audit Processing Duration
240