

Freedom of Information request reference number: 7794.1

Date of response: 05/09/2023

Request:

1) Full address of the site–
Wellington Court, 55-67 Wellington Road, London, NW8 9TB

2) Did an inspection officer recommend/put enforcement action in place?
We are not sure. We do have some information on record, however the information about the potential lack of fire escapes has been passed on to us by our Head Porter, who has been at the site for about 15 years. He is certain however that the information came from LFB.

3) Is there a specific reason we're looking to have the property inspected/re-inspected now?
This block had a fire last year which has brought under control, but has left us, the directors and the residents extremely aware of any fire risks. If there are any safety issues inside the block we and the Board of Directors for the building want to be sure that they have all possible options to ensure that the occupants of any effected flats would have a safe, alternate exit route during a fire are exhausted.

I wonder if you would be able to advise if you have any records of previous inspections/visits by LFB that you would be able to forward.

We are also making sure that fire risk assessments are being carried out fully, but we are keen to make sure nothing is missed, and to make sure we use all the available information to safeguard the residents.

Response:

Further to your request, with regards to Wellington Court, 55-67 Wellington Road, London, NW8 9TB, a Fire Audit report was completed on the 28 February 2019. The outcome of the report was Low Risk. Please see below for a redacted copy of the report. Personal data has been redacted in accordance with [section 40 of the FOIA – Personal Information](#).

Question 2

I can confirm there are no Enforcement notices issued against this property.

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 28 February 2019

Location Summary

File No: 01/174240
UPRN: 100023619364
Building Name: Wellington Court
WELLINGTON COURT
Address: 55-67 WELLINGTON ROAD
LONDON
NW8 9BF
Use: D - Purpose Built Flats >=4 floors
Borough: Westminster
Responsible Team: FSR Westminster
Station Ground: A21 - Paddington
Risk Score: 4.5
Number of Floors: Total: 7 Basement: 0
No. of Beds: 400
Special Features:
Additional Detail: Purpose built blocks of 6 in total, Block 1 has a basement level in addition, Blocks 1-5 all have Penthouses as their 6th floor accommodation, Block 6 is G-6 floors of flats.
Environmental Risks:
Site Reinspection Date:
Heritage Building:
Petroleum
Redevelopment:
Fire Fighter Risk: Low

Inspected property summary

Occupier Contact:
WELLINGTON COURT
Address: 55-67 WELLINGTON ROAD
LONDON
NW8 9BF
Responsible Team: FSR Westminster
Occupancy Type: Occupier - multi or single occupancy
Use: D - Purpose Built Flats >=4 floors

Valuation Office: R3 - Flats/Mais 4 Flrs and over PB
 Risk Score: 4.5
 Total Capacity: 0
 Maximum Number of people: 100 - 999
 Property Size for Use: Very Large
 In M²: 10301 to 12600

Environmental Risks:
 Building features that may assist fire spread:

Flammable Materials

Stored:

Type:

Contacts

Contact Type Managing Agent
Sole Supplier Risk

Name Trust Premier
Responsible Person TPM Property Manager
Position [REDACTED]
Address Trust House PO Box 63020 London NW9 1H
Telephone [REDACTED]
Fax
Email
URL

Contact Type Occupier
Sole Supplier Risk

Name Default Property
Responsible Person
Position
Address WELLINGTON COURT55-67 WELLINGTON ROADLONDONNW8 9BF
Telephone
Fax
Email
URL

Contact Type On Site Representative
Sole Supplier Risk

Name [REDACTED]
Responsible Person
Position Head Porter
Address WELLINGTON COURT Flat 1a 55-67 WELLINGTON ROAD LONDON NW8 9BF
Telephone [REDACTED]
Fax
Email
URL

Contact Type Architect

Sole Supplier Risk	
Name	The Occupier
Responsible Person	
Position	
Address	Wellington Court55-67 Wellington CourtLondonNW8 9TD
Telephone	
Fax	
Email	
URL	

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"

Observations: 20/02/2019 12:05:FRA not available at the time of the audit. EEL and alarm system in place. 24hr concierge in place. However, the emergency plan and alarm system conflict with each other. Stay put policy with full fire alarm and detection system in place sounding on detection.

Compliance Level: Minor deficiency; Non-Compliant

Failure to review the fire risk assessment

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 FRA has not addressed the issue with the installation of the fire alarm system that has been installed, conflicting with the emergency plan of stay put.

Remedy:

The fire risk assessment should be reviewed.

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:

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: 20/02/2019 12:00: equipment and alarm system tested by onsite personnel. Who also explained the emergency escape lighting, alarms are maintained by an external company.

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: Broadly Compliant
 Observations: 17/02/2019 07:37: Staff are given induction training and this is updated regularly. 24hr staff presence with 2 hour walk rounds.

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: 17/02/2019 07:36: Access stairs serve as a means of escape, with external means of escape provided for all flats. However, at present there are refurbishment works being carried out on the rear external means of escape and as such these are not available for use. All residents have been provided with a letter explaining this and are due to re-open April/May.

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL
Are effective fire warning arrangements provided? *"Where necessary, the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"*

Compliance Level: Broadly Compliant
 Observations:

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

SAFETY CRITICAL
Are there adequate procedures for serious 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: Non Compliant
 Observations: 20/02/2019 12:02: Detection and sounders sound in the event of activation. This was questioned at time of the audit and there was confusion over the stay put policy vs the detection and alarm system sounding. 17/02/2019 07:38: EEL in place Signage in place
 Article 15(1) No emergency plan created/implemented
 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 Detection and sounders sound in the event of

activation. This was questioned at time of the audit and there was confusion over the stay put policy vs the detection and alarm system sounding.

Remedy:

Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by updating the emergency plan and fire risk assessment to confirm the emergency plan vs the alarm system so these do not conflict with each other.+

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: 20/02/2019 12:14

The audit took place with the building manager [REDACTED] and 30 % of the building was inspected including:

Mans of escape, office and rear means of escape

This was a planned audit and the following articles were scored with minor deficiencies:

9 - FRA need updating to look and conflict in emergency plan vs alarm system.

The following articles were scored as non-compliant:

15 - Emergency plan not working with alarm system

The remedial actions required include: update FRA and emergency plan

Verbal action scored and agreed

20/02/2019 12:11

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:	1
Relative Risk:	5.03
Signature of Occupier:	
Date Completed	