

Freedom of Information request reference number: 8604.1

Date of response: 09/05/2024

Request:

We would like to receive all records you hold in relation to One Park Drive, a residential building in Canary Wharf's Wood Wharf district, from between 2021 to the current date (10th April 2024)

We would like these records to include the following:

- Communications internally about the building
- Communications with building management, and any other Canary Wharf teams, about fire safety and any other matters specifically relating to One Park Drive.
 - o In the case of phone calls, we would like timestamps of said calls, and where available, a summary of what was discussed
- Records of fire attendance to the building (including inspections and emergency callouts with fire engine presence), including reports generated from any/all of these visits
- Any other communication or record held relating to the building, by the London Fire Brigade

Response:

Please see my response to your request in turn below:

- *Communications internally about the building*
- *Communications with building management, and any other Canary Wharf teams, about fire safety and any other matters specifically relating to One Park Drive.*
 - o *In the case of phone calls, we would like timestamps of said calls, and where available, a summary of what was discussed*
- *Any other communication or record held relating to the building, by the London Fire Brigade*

Our Prevention and Protection (Fire Safety) team have provided me with the correspondence held on the Fire Safety case file for One Park Drive for the period between 2021 to the date of your FOI request received on 10 April 2024.

I have reviewed the correspondence and have attached the information you are entitled to under the FOI act. This includes an Audit report dated 26 September 2021. 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. An audit report dated 13 June 2022 which was deemed low risk with verbal action only and an Alterations notice dated 13 January 2022. The Alterations notice can also be found on our website under public notices here

<https://www.london-fire.gov.uk/community/public-notices/public-notice-detail/?id=7104>

Please note, personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

There is some further correspondence held on the Prevention and Protection (Fire Safety) team case file for One Park Drive for the period between 2021 to the date of your FOI request received on 10 April 2024. This correspondence relates to supporting information at One Park Drive in this period. I believe that this correspondence is exempt from disclosure to you under [Section 31 of the FOIA \("law enforcement" – Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)\)](#)

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

Separately, you may also be interested in a recent legislative change to The Regulatory Reform (Fire Safety) Order 2005, which can be accessed here:

<https://www.legislation.gov.uk/ukxi/2005/1541/article/21A>. This change to the legislation states that the responsible person (RP) for your building must give residents of the domestic premises comprehensible and relevant information about the relevant fire safety matter.

The Regulatory Reform (Fire Safety) Order 2005 (FSO) has always placed a duty on RPs to provide employees and contractors with relevant information on risks identified in the risk assessment and details of preventative and protective measures taken in their workplace. However, the FSO did not previously explicitly require that RPs provide similar information to other relevant persons, in particular residents. [Article 21A](#) is a new article and is applicable to all buildings containing two or more sets of domestic premises. It serves to ensure that residents in a building are provided with relevant information on fire safety matters. Further information about the regulation change and what information your RP can provide to you can be found on our website using the following link:

<https://www.london-fire.gov.uk/safety/property-management/fire-safety-england-regulations-2022/>

- *Records of fire attendance to the building (including inspections and emergency callouts with fire engine presence), including reports generated from any/all of these visits*

I have attached a table detailing the number of call outs to One Park Drive between 2021 – to the date of your FOI request. The table also includes Station visits to One Park Drive as well as incidents.

Incident reports are not available under the freedom of information act (FOIA) as they are considered a chargeable service and, as such, will incur a fee. As a result they are exempt via [Section 21 of the FOIA - Information accessible to applicant by other means](#). Regrettably this means we cannot provide you with a copy of the fire report (or the information held within it) without payment.

If you do want to go ahead and request a copy of any fire reports, I must also advise that you may not be eligible to receive a copy. However, if any eligible party (such as the owner/a tenant/local borough council/insurance firm or loss adjustor) requests the primary fire report document, and is willing to share it with you, then we would be able to provide consent for them to do this.

Further information about how to obtain a LFB incident report is published on our website and can be accessed through the following link: <https://www.london-fire.gov.uk/about-us/services-and-facilities/services-we-offer/incident-reports/>

The attached table also includes Station visits to One Park Drive. Relevant information obtained through LFB fire station familiarisation visits to buildings is recorded on the LFB Operational Risk Database (ORD). The ORD is a 'live' database, which is updated with new information as it is identified.

What information is recorded on the ORD:

The LFB's policy on the Management of Operational Risk information is intended to help ensure fire crews have efficient arrangements in place when attending incidents across London. It includes details in relation to the information collected and recorded in the Operational Risk Database (ORD). The operational risk information recorded for a particular building will support safe management and resolution of any incidents that may occur at the premises.

The policy is published online and policy can be accessed via the following [link](#) (page 9 onwards).

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 26 September 2021

Location summary

File No 05/251867
UPRN 6736510
Building Name
Address 1 PARK DRIVE
 LONDON
 E14 5NW
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F23 - Millwall
Site Risk Score 4.25
Total Floors 60 **Basement floors** 2
Estimated number of sleeping 350
Special Features

Additional detail

Currently levels 29-57 are under construction, current FRA does not take into account those floors.

24/7 coverage

5 lifts

Emergency lighting

Cladding has received an A1 rating non combustible

Premises Description

60 floor concrete residential building with a façade made up from GRC panels (render system), aluminium panels and glass with mineral wool non combustible insulation. The building comprises of ground plus 57 upper floors above and 2 basements with a single fire fighting shaft including fire fighting lift. One stair case provided.

L5 automatic fire detection and warning system is installed at an L2 level in the property, consisting of automatic detection devices and mechanical smoke extract.

Wet riser

Sprinklers in flats common areas, excluding corridors, and basement

FF lifts

Mechanical smoke ventilation

Fire curtains

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	Default Property
Address	1 PARK DRIVE LONDON E14 5NW
Responsible team	FSR Tower Hamlets & Newham
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	7 September 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Extremely Large >12601m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	External façade non combustable
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	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	95
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	1
Engineered solution?	YES
Trade off measures?	YES
Evacuation type	Defend in place -Stay Put

History of fires? No

Contacts

Occupier

Name Default Property
Address FLATS 1-10
 FRANCES WHARF
 LONDON

Owner/Co-Owner - NEW

Name Canary Wharf residential management
Responsible Person [REDACTED]
Position Residential Manager
Address 1 Canada Square
 Canary Wharf
 E14 5AB
Telephone [REDACTED]
Mobile [REDACTED]
Email [REDACTED]

On Site Representative - NEW

Name Canary Wharf Group
Responsible Person [REDACTED]
Position Fire Duty Officer
Address one Canada Square
 Canary Wharf
 E14 5AB
Telephone [REDACTED]
Email [REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

FireCon Ark Workplace risk
 Type 1 FRA dated 17/05/2021

Suitable and sufficient as FRA addresses the preventative and protective measures within the building. The FRA has raised actions in the schedule accordingly for the RP to address, I have been noted these findings in the relevant articles, but after discussions and reading relevant documentation all actions and issues are resolved.

Currently levels 29-57 are under construction, current FRA does not take into account those floors.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

fire alarm tested weekly
 fire emergency plan provided with Fire Safety policy in place
 fire drills carried out six monthly
 Maintenance invoices seen for fire detection system, sprinklers, smoke control systems and fire curtain
 Senseco carry out servicing of fire detection, aspiration systems, disabled refuge and fire telephones
 Daily inspections of the EL
 PMM system in place with Senseco for reporting faults
 16/10/2020 for servicing and maintenance of fire detection, EL and fire fighting installations

Management have step by step procedures in place for maintenance, fire safety checks and reporting processes. The system is auditable and extremely well managed.

24/7 coverage from Canary wharf management and canary wharf group

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Main fire alarm is located on the ground floor in a small control area next to the fire service access point. Repeater panels provided at the main concierge desk. fire alarm system installed is a L5 system with the intent of L2 coverage as defined with in the design fire strategy. Fire command is located in basement and manned 24/7.

LD1 in residents apartments.

the alarm is effective for the building and can be heard throughout the common areas. The cause and effect of the alarm are suitable and have seen commissioning certificates to ensure fully operational with no faults. Also spoke with on site Senseco engineer to discuss the what happens if faults are found, their maintenance routine, and general cause and effect of the detector heads and ventilation system.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

60 to 120 mins fire separation horizontal and vertically.

fire detection in void between ground and 1st floor.

Self-closing cross corridor doors separating apartments from the main lobby. All fire doors on opener devices will close on activation of the alarm, plus any doors that require fob to open will unlock on activation of alarm.

Fire stopping not provided in the protected shafts according to FRA but minor. Confirmed all dealt with by RP. Small holes next to wet riser resolved. confirmation seen of fire stopping.

Daily inspections of the of the property to report any faults to doors. I highlighted two doors on inspection not fully closing into frame and this was reported, but for a building of this size that is very minor.

Provided a fire emergency plan all documented. Canary Wharf have a tight procedures to follow in event of a detector head activating, no one would ever be on their own to investigate even at night. The Wood Wharf estate is 24/7 and five different departments are alerted if a head is activated.

Cavity barriers were noted as missing bt this was a mistake and confirmation seen and discussed with RP to show they are present.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

There appropriate procedures in place for evacuation in case of fire, stay put policy with 60 to 120 mins separation.

Residents are issued with a fire procedure pack. providing them clear instructions on the what to do in event of a fire.

Staff are aware of their roles and responsibilities and if agency staff used canary wharf use the same company with the same people.

competent persons have sufficient training, knowledge and experience to carry out their role

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Facilities, equipment and devices are all maintained in an efficient state, good working order and in good repair.

Facilities, equipment and devices are subject to suitable systems of maintenance, there is an internal PMM with Sensco for reporting faults Regular testing and maintenance is carried out by competent person and noted in PMM system.

Auditable system with reminders for when works are testing is required.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

competent persons have sufficient training, knowledge and experience to carry out their role

All staff are trained with refresher training provided annually. Noted on the internal intranet with reminders for refresher. Agency staff also trained to this level with Canary Wharf using the same agency in order to ensure they are familiar with the building.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

FRA states that the concealed spaces do not appear to have any cavity barriers to prevent the spread of smoke and fire. Cavity barriers were noted as missing but this was a mistake and confirmation seen and discussed with RP to show they are present.

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	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
Not Applicable	None

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

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

26/09/2021 09:01

I carried out the inspection with [REDACTED] from Canary Wharf, [REDACTED] the property manager, engineers from SENSCO, building engineer and head of maintenance.

I found no issues in the building and happy with procedures and the operation cause and effect of all the fire safety systems. A new FRA is due once building completed.

26/09/2021 08:58

Carried out audit as part of tall buildings project.

I contacted [REDACTED] from Canary Wharf to arrange the inspection, he is the fire duty officer for Wood Wharf Estate where this building is located on Canary Wharf. He provided me with FRA and other relevant documents post audit. There has been no previous audit history as the building is 18 months old. However, [REDACTED] Poplar White Watch has carried out many fire safety visits to this property and others on the Wood Wharf Estate, I liaised with him as part of my pre audit investigations and he provided me with information and fire logs.

I checked all the main areas, basements fire command, top floors, riser cupboards, sampled flat front doors and sampled main floors. Some of the building still under construction with the 120 mins fire protection between construction floors and residents. there are lifts out of use for residents and only used for construction teams with a radio communication to operate them. Measures have been taken to ensure residents can not access the construction areas.

The building is well managed with procedures in place to deal with all fire safety issues. The cladding has been identified and any compartmentation issue's raised in FRA or other documentation has been resolved and finish is to a high standard.

26/09/2021 08:45

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

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	-4.1
Actual Risk Score	4.41
Risk Score	4.50

Audit Timings

Audit Duration
240

Travel Time
40

Post Audit Processing Duration
200



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 13 June 2022

Location summary

File No 05/251867
UPRN 6736510
Building Name
Address 1 PARK DRIVE
 LONDON
 E14 9SB
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F23 - Millwall
Site Risk Score 4.50
Building Height band Unknown
Total Floors 60 **Basement floors** 2
Estimated number of sleeping 0
Special Features

Additional detail

Floors 32,55,56,57 are still under construction control and not yet handed over
 24/7 staff onsite
 5 lifts, one used for construction team and one not fully commissioned.
 Cladding has received an A1 rating non combustible
 "Mega basement" linking the whole of the Wood Wharf Estate, responsibly falls under Canary Wharf Infrastructure.
 Ground floor there is a cinema, library, communal lounge and bar area for private use.
 Gym and swimming pool on 1st floor.
 Extended travel distances on ten floors residential floors. T/D increased to 15m from the residential apartment to ventilated lobby. The extended route is in an unventilated area, which is against guidance provided in BS9991.
 Emergency telephone
 fusible link in bin store room

Premises Description

60 floor concrete residential building with a façade made up from GRC panels (render system), aluminium panels and glass with mineral wool non combustible insulation. The building comprises of ground plus 57 upper floors and 2 basements. Single stair with fire fighting shaft including fire fighting lift. Separate stair leads to basement. 5 final exits from the ground floor

L5 automatic fire detection and warning system is installed in landlord areas, L2 system installed in residential amenity, communal management

office, basement plant and ancillary areas. Apartments Grade D category LD1 the property. Alarm has PAVA when activated in lobby or basement areas only.

Aspirating system in lift shaft and gym

Mechanical smoke ventilation with firefighter override switch on each floor in order to boost system, make up air provided by lifts shafts and under floor. when shaft opens on floors 1 to 32 the air is pulled up the shaft, and when shaft opens on floors 32 to 57 air is sucked down the shaft and vents out from floor 32, see fire strategy on portal for full explanation.

AOV at head of stairs. Override boxes for the AOV

Wet riser

Sprinklers in flats common areas, excluding corridors.

FF lift

Fire curtains

Emergency lighting

Exterior Wall Cladding N/A

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Balconies present? No

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

ALTERATIONS NOTICE PRESENT ON PROPERTY

Occupier Contact Default Property

Address 1 PARK DRIVE

LONDON

E14 9SB

Responsible team FSD B&D-CITY-NEW-THAM

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 4.50

Reinspection Date N/A (SAMPLE)

Last Inspection 6 June 2022

Total Capacity 0

Maximum number of people >100

Property Size for use Extremely Large

>12601m²

Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	<u>Aspirating system in gym and lift shaft</u>
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?	Yes
Sprinkler Type	Wet Pipe
Coverage %	95
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	extended travel distances
# Fire fighting shafts	1
Engineered solution?	YES
Trade off measures?	YES
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	FLATS 1-10 FRANCES WHARF LONDON

Owner/Co-Owner

Name	Canary Wharf residential management
Responsible Person	[REDACTED]
Position	Residential Manager
Address	1 Canada Square Canary Wharf E14 5AB
Telephone	[REDACTED]
Email	[REDACTED]

On Site Representative

Name	Canary Wharf Group
Responsible Person	[REDACTED]
Position	Fire Duty Officer
Address	1 Canada Square Canary Wharf E14 5AB
Telephone	[REDACTED]
Email	[REDACTED]

Other relevant contact

Name	Canary Wharf Residential Management Limited
Position	Company Secretary
Address	One Canada Square Canary Wharf London E14 5AB

Enforcement history

Alterations Notices

Date Issued	13 January 2022	RA Required?	YES
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Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

IFC Group carried out FRA May 2022. Fire risk assessment does address the following:

Cladding and make up of the building

Fire hazards

People at risk (including vulnerable groups) currently unsure if anyone in building has any issues. See article 11

Preventative measures and protective measures in place and evaluates the risk
Means of detection and warning and all fire safety systems and procedures included.

Cooperation and Coordination recorded

Significant findings recorded with the prescribed information is detailed

Review date provided.

Issues found in the FRA: fire extinguishers do not fall under Park Drive demise as in areas of construction.

Action point made as No Fire wardens in place, they only train staff to be fire marshals and you do not need both. See article 18.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Verbal Advice Given

Observations

Daily inspections carried out including checking final exit doors and escape route.

Weekly tests of the Fire Alarm and MSVS

The building itself is well managed with tight procedures in place. Set procedures are followed in event of an activation, which I happen to witness during inspection, as there a detector set off on the 12th floor by a resident. Concierge do not seek and search they speak with the FCC who call the LFB and then send their onsite fire response team.

Two Concierge and engineers at any time of day. Two Management during the day all fire marshals plus on-site Canary Wharf fire response staff 24/7

Maintenance records and commissioning certificates seen for:

Fire alarm, aspirating systems, emergency telephone, and fire curtains from Senseco

Jun 21 seen certificate for MSVS plus air permeability test report wet riser commissioning certificate

Sprinklers 30/5/2022 Redcroft

None seen for EL, lifts, or fire dampers.

There was no system in place for all the various certificates to be stored that have been provided by competent persons, these certificates demonstrate that the fire safety systems had been maintained and tested.

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 the storing of certificates for the maintenance of the fire safety systems had not been planned and organised.

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

L5 automatic fire detection and warning system is installed in landlord areas, L2 system installed in residential amenity, communal management office, basement plant and ancillary areas. Apartments Grade D category LD1 the property. Alarm has PAVA when activated in lobby or basement areas only.

Mechanical smoke ventilation with firefighter override switch on each floor in order to boost system, make up air provided by lifts shafts and under floor. when shaft opens on floors 1 to 32 the air is pulled up the shaft, and when shaft opens on floors 32 to 57 air is sucked down the shaft and vents out from floor 32, see fire strategy on portal for full explanation.

Article 13

(continued)

Tested while on site and suitable and sufficient.

Completion certificates seen and maintenance records seen

Article 14 - Emergency routes and exits**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Verbal Advice Given

Observations

Persons can escape quickly and safely in event of a fire as all escape routes and exits are kept clear at all times. Daily checks are carried out. emergency routes and exits lead directly to place of ultimate safety

Emergency route is adequately protected, however, some fire doors have not been maintained fully and require attention see article 17

Five final exits which is sufficient number of emergency routes and exits

Exits and doors on escape routes open in the correct direction • Where sliding or revolving doors form part of the escape route, are there are appropriate fail safes?

exits and doors on escape routes fitted with simple door fastenings with emergency overrides/fail safe's

suitable and sufficient signage, however there is a sign missing on the final exit fire door regarding operation of the push bar.

emergency escape lighting system in place

Note Extended travel distances on ten floors residential floors. T/D increased to 15m from the residential apartment to ventilated lobby. The extended route is in an unventilated area, which is against guidance provided in BS9991. Can only be increased to 15m if ventilated and sprinklered. Requested information from the AI or building control to justify the extension if given also spoken with our fire engineering group and requested our response.

Advised RP to find the building consultation to see if the extension to T/D has been justified and how, or if guidance has been misinterpreted.

Article 15 - Procedures for serious and imminent danger and for danger areas**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

Appropriate procedures in place for evacuation in case of fire

Emergency action notices detailing how to raise the alarm and actions to take in case of fire

Summoning the fire and rescue service

Fire marshals in place

business continuity plan

fire alarm system and compartmentation support the emergency plan

people with a disability been taken into account and discussed, none on site

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Verbal Advice Given

Observations

Currently there is an issue with some floors AOV opening fully. Station notification sent and interim measures are in place, including additional patrols and staff made fully aware. These have been installed by Colt which is a closed protocol system, meaning no one else can fix them. Advise by Russ Timpson consider moving to an open protocol system.

Fire doors located on level B2 and on some upper floors require remedial works as damaged, or not fully closing into frame and missing strips and seals.

Advised RP that although they may not have the completion certificate in order to request a fire door survey, they are still responsible for the maintenance of the fire door and it should provide adequate protection.

FAILURE

Article 17(1) Facilities/equipment not maintained

At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:

1. fire doors in the residential floors were not closing the doors fully into their frames, and fire doors located in basement B2 were damaged and missing strips and seals.
2. Smoke shaft doors on levels 7, 21,23,24,26,27,28,and 30 are not fully opening on actuation of the detector head.

REMEDY

Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by:

1. repairing or replacing fire doors to ensure they are able to fully protect escape route.
- 2, ensuring smoke shaft doors are repaired in order to operate fully.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

RP provided adequate instruction and training to employees on the appropriate precautions and actions to be taken by the employee to safeguard themselves and other Relevant persons

Article 8 - General fire precautions

Safety Evaluation
 Not Applicable

Observations

None

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	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	Fire marshals on site no fire wardens. RP does not need to train for both roles and the roles are generally the same

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 CRITICAL Safety Evaluation	Observations
Non Compliant	Smoke shaft doors on levels 7, 21,23,24,26,27,28,and 30 are not fully opening on actuation of the detector head.

Verbal Advice Given

Currently there is an issue with some floors AOV opening fully. Station notification sent and interim measures are in place, including additional patrols and staff made fully aware. These have been installed by Colt which is a closed protocol system, meaning no one else can fix them. Advise by Russ Timpson consider moving to an open protocol system.

Advised RP to replace with an open protocol system

FAILURE**Article 38(1) FF protection not maintained**

At the time of the audit a suitable system of maintenance of the fire-fighting measures was not in place. It was found that the smoke shaft door was not opening fully on levels 7, 21,23,24,26,27,28,and 30

REMEDY

Arrange initial and on-going maintenance to ensure fire-fighting measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring repairs are carried out to the smoke shaft dorrs to open fully on activation.

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

13/06/2022 16:35

have included pre audit checks and reading in the post audit times. This includes the FRA and fire strategy

13/06/2022 16:34

Audit carried out as part of the six monthly re-inspection programme to 30+ storey buildings. attending inspection was [REDACTED] 2 people from the Home Office and 2 people from the levelling up Department.

Inspected the following areas:

B1 and B2

Ground floor

residential floor 57, 19, 9

gym and swimming pool on 1st floor

all final exits

FCC

Issues include:

AOV

extended travel distances in unventilated areas

damaged fire doors

organisation of paperwork for the certification of maintenance for the fire safety systems

See articles for details on the verbal advice given

Station notification has been sent to station regarding the AOV floors and Control have been notified.

Staff are provided in house training which is of a good standard. There appears to be confusion in FRA from the assessor about fire wardens and marshals, Park Drive and the Wood Wharf Estate only train fire marshals. Under article 18 and 15 there is no requirement for both or either. There is only a requirement that RP appointments a competent person and plus they are petty much the same thing.

Fire safety systems appeared to be maintained and the building has a acceptable level of management in fire safety. RP to inform me when AOV fully fixed and interim measures are removed.

13/06/2022 16:20

Initial Expectation: Verbal action

13/06/2022 15:54

Initial Expectation: Notification of Minor Deficiencies

Verbal Advice Given

None recorded

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	-4.1
Actual Risk Score	4.41
Risk Score	4.50

Audit Timings**Audit Duration**
240**Travel Time**
10**Post Audit Processing Duration**
300**Potential Ops Risks****Identified Potential Issues**

Sprinklers/riser/fixed installation present

Failure of fire-fighting installations

Additional Information

AOV not fully opening on some floors, interim measures implemented

The Company Secretary
Canary Wharf Residential Management Limited
One Canada Square
Canary Wharf
London E14 5AB

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

Date 13 January 2022
Our Ref 05/251867/PDB

ALTERATIONS NOTICE

Notice under Article 29 of the Regulatory Reform (Fire Safety) Order 2005
(hereinafter referred to as "the order")

Name: **Canary Wharf Residential Management Limited**
Address: **One Canada Square, Canary Wharf, London E14 5AB**
Concerning Premises **1 Park Drive, London E14 9GG**
at:

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 (The Order) in London.

I **[REDACTED]** Assistant Commissioner (Fire Safety Regulation) on behalf of the London Fire Commissioner (the Commissioner) hereby give you notice that the Commissioner is of the opinion that:

the above mentioned premises constitute a serious risk to relevant persons (whether due to the features of the premises, their use, the hazard present or any other circumstances) or, may constitute such a risk if a change to the premises, the use to which the premises are put or any other change of circumstances occurs without proper assessment and consultation.

The specific matters which, in the opinion of the Commissioner, constitute such a risk are:

Due to the height of this premises, the means of escape and firefighting provisions are reliant on the correct functioning of the fire engineered systems, including the wet riser, firefighting lift, smoke ventilation and suppression systems. Changes and/or failures to the above matters could impact the current evacuation strategy and are likely to result in firefighters being inadequately supported to carry out their duties and therefore places relevant persons at risk.

The Commissioner hereby directs that before making:

- (a) a change to the premises.**
- (b) a change to the services, fittings, or equipment in or on the premises.**
- (c) an increase in the quantities of dangerous substances which are present in or on the premises.**
- (d) a change of use of the premises.**

which may result in a significant increase in risk, the responsible person (see notes) must notify the Commissioner of the proposed changes.

The notification must include:

- (a) a summary of the changes to the existing general fire precautions.**
- (b) a copy of the risk assessment for the premises.**

In addition to the notification referred to above, the responsible person must carry out or review the risk assessment and record the significant findings, including the measures which have been taken or will be taken and identify groups of persons identified as being especially at risk.

The responsible person shall take all reasonable steps to notify the terms of this Notice to any other person who has, to any extent, control of the premises so far as the requirements of the Order relate to matters within his control (see Note J).

This Notice remains in force until such time as it is withdrawn by the Commissioner or cancelled by the Court under Article 35(2) of the Order.

You have the right to appeal against this Notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this alterations notice.

If you fail to comply with the requirements of this Notice, you may have committed an offence. The Commissioner may consider a prosecution against you which, if found guilty, a person is liable on conviction to a fine or imprisonment (or both).

If at any time you wish to discuss the requirements of this notice, please contact the person named below.

Signed:



Dated: 13 January 2022

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this Notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Regulatory Reform (Fire Safety) Order 2005, Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority.

Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010. Regard must also be taken, where applicable, of the provisions of the London Building Acts (Amendment) Act 1939 as amended.

Reply to Inspecting Officer [REDACTED]
Direct T 020 8555 1200 Ext [REDACTED]
FSR-AdminSupport@london-fire.gov.uk

Encl. – FS04_02

NOTES TO ACCOMPANY ALTERATIONS NOTICE
SERVED UNDER ARTICLE 29 OF
THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

- (a) Contravention of any requirement imposed by an alterations notice is an offence under Article 32 of The Regulatory Reform (Fire Safety) Order 2005 and renders the offender liable, on summary conviction, to a fine not exceeding the statutory maximum or, on conviction on indictment, to an unlimited fine, or imprisonment for a term not exceeding two years, or both.
- (b) In any proceedings for an offence referred to in Note (a). Where the commission by any person of an offence under the Order, is due to the act or default of some other person, that person is guilty of the offence, and a person may be charged with and convicted of the offence whether or not proceedings are taken against the first mentioned person.
- (c) Nothing in the Order operates so as to afford an employer a defence in any criminal proceedings for a contravention of those provisions by reason of any act or default of an employee or person nominated to implement measures for fire-fighting and procedures for serious and imminent danger and for danger areas, and appointed to assist he/she in undertaking such preventive and protective measures as necessary.
- (d) Subject to Note (c), in any proceedings for an offence under the Order, except for a failure to comply with articles 8(a) (Duty to take general fire precautions) or 12 (Elimination or reduction of risks from dangerous substances), it is a defence for the person charged to prove that he/she took all reasonable precautions and exercised due diligence to avoid the commission of such an offence.
- (e) In any proceedings for an offence under the Order consisting of a failure to comply with a duty or requirement so far as is reasonably practicable, it is for the accused to prove that it was not reasonably practicable to do more than was in fact done to satisfy the duty or requirement.
- (f) A person on whom an alteration notice is served may under regulation 35 of the Order appeal to the Magistrates Court within 21 days from the date on which the alterations notice was served. The bringing of an appeal has the effect of suspending the operation of the notice until the appeal is finally disposed of or, if the appeal is withdrawn, until the withdrawal of the appeal.
- (g) To satisfy the "Environment and Safety Information Act 1988" the Commissioner is obliged to enter details of any alterations notice into a register to which the public have access. If you feel that any such entry would disclose a trade secret or a 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.
- (h) The requirements in the notice are only intended to maintain the current level of fire precautions whilst proposed changes and possible consequences are considered by the Commissioner.
- (i) The notice is issued without prejudice to any other enforcement action that may be taken by this or any other enforcement authority.
- (j) The notice may include a requirement to notify the terms of the notice to other persons with a responsibility in respect of the premises. Such persons may include landlords, lessees, sub-tenants, local managers or persons supplying a maintenance service under contract in respect of the building. This list is not definitive and it is the duty of the responsible person to ensure that all interested parties are notified of the terms of the notice.

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 29 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).

LFB crew attendance at 1 PARK DRIVE, E14				
Type of Attendance	Incident ID	Date	Description	Job type
False Alarm Incident	044732-19032024	19/03/2024	AFA (Automatic Fire Alarm)	-
False Alarm Incident	037924-07032024	07/03/2024	AFA (Automatic Fire Alarm)	-
Station Visit	-	21/02/2024	High Rise Premises 7(2)d	Outside Duty
False Alarm Incident	014452-24012024	24/01/2024	AFA (Automatic Fire Alarm)	-
False Alarm Incident	198872-18122023	18/12/2023	False alarm - Good intent	-
False Alarm Incident	198591-18122023	18/12/2023	AFA (Automatic Fire Alarm)	-
Fire Incident	197881-16122023	16/12/2023	Primary Fire	-
False Alarm Incident	196022-13122023	13/12/2023	AFA (Automatic Fire Alarm)	-
Special Service Incident	183493-22112023	22/11/2023	Service not required	Service not required
Station Visit	-	08/11/2023	High Rise Premises 7(2)d	Outside Duty
False Alarm Incident	137783-08092023	08/09/2023	AFA (Automatic Fire Alarm)	-
Station Visit	-	18/08/2023	High Rise Premises 7(2)d	Outside Duty
False Alarm Incident	105619-15072023	15/07/2023	AFA (Automatic Fire Alarm)	-
Station Visit	-	27/05/2023	High Rise Premises 7(2)d	Outside Duty
False Alarm Incident	029287-27022023	27/02/2023	AFA (Automatic Fire Alarm)	-
False Alarm Incident	024015-17022023	17/02/2023	AFA (Automatic Fire Alarm)	-
Station Visit	-	11/02/2023	High Rise Premises 7(2)d	Outside Duty
False Alarm Incident	205942-17122022	17/12/2022	AFA (Automatic Fire Alarm)	-
False Alarm Incident	190990-21112022	21/11/2022	AFA (Automatic Fire Alarm)	-
Station Visit	-	13/11/2022	High Rise Premises 7(2)d	Outside Duty
False Alarm Incident	148222-05092022	05/09/2022	AFA (Automatic Fire Alarm)	-
Station Visit	-	07/08/2022	High Rise Premises 7(2)d	Outside Duty
Station Visit	-	28/07/2022	No Concerns	Planned Visual Audit
Station Visit	-	02/06/2022	High Rise Premises 7(2)d	Outside Duty
False Alarm Incident	071042-18052022	18/05/2022	AFA (Automatic Fire Alarm)	-

Special Service Incident	052738-15042022	15/04/2022	No containment required	Toxic material incident - No containment required
Station Visit	-	23/02/2022	High Rise Premises 7(2)d	Outside Duty
Special Service Incident	024844-18022022	18/02/2022	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
Special Service Incident	160763-26112021	26/11/2021	No containment required	Unknown substance - No containment required
Station Visit	-	15/11/2021	High Rise Premises 7(2)d	Outside Duty
Station Visit	-	15/11/2021	1 Park Drive	Planned Visual Audit
Station Visit	-	09/11/2021	High Rise Premises 7(2)d	Outside Duty
Station Visit	-	05/11/2021	New build. 50+ floors.	Potential High Rise Premises 7(2)d
Station Visit	-	21/10/2021	-	Potential High Rise Premises 7(2)d
False Alarm Incident	140449-18102021	18/10/2021	AFA (Automatic Fire Alarm)	-
False Alarm Incident	137458-12102021	12/10/2021	False alarm - Good intent	-
Station Visit	-	07/08/2021	-	Potential High Rise Premises 7(2)d