

Freedom of Information request reference number: 9021.1

Date of response: 26/09/2024

Request:

Downfield close, Amberley estate, W9 2JH FW: Health and safety issues
Due to the recent fires I am concerned. Can you please let me know if there are any health and safety issues with the above address?

Response:

Further to your request, LFB holds information for Downfield Close, Amberley Estate, W9 2JH. Please see the documents below for details. Recommendations are on page 5 of the request. Personal data has been redacted under [section 40 of the FOIA – Personal Information](#).

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



Our Ref: B23049776
Your Ref: IMG230137

Cadent Gas Limited
Ashbrook Court
Central Boulevard
Coventry
CV7 8PE

18 May 2023

Dear Sirs

**INSTALLATION OF GAS PIPEWORK AND ASSOCIATED WORKS INCLUDING FIRE STOPPING AT
FLATS 1-30 DOWNFIELD CLOSE, LONDON, W9 2JB**

We refer to the above project and thank you for your submission of the documentation. We have carried out an assessment for compliance with the Building Regulations and our observations are as follows:

1. New pipework to be installed as per MOB handbook
2. Please confirm that Promaseal sealant has been utilised as per MOB handbook specification.
3. Details of your proposals have been sent to the Fire Authority and any comments will be forwarded on.
4. Please confirm if gas service and installation pipes and meters are to be installed within a protected stairwell, confirmation that they have been installed in accordance with the Pipelines Safety Regulations 1996 and Gas Safety (Installation and Use) Regulations 1998 will be required as per the requirement in paragraph 3.80 of Approved Document B.
5. New vents top and bottom to be inspected on site.
6. Any new penetrations to be fire stopped to at least the same rating of the wall/floor it passes through and to be viewed on site.
7. Provide a copy of the buildings fire strategy if possible.
8. Recommendation note – whilst carrying out new installation works within existing risers, it is advisable to let the client know if any fire stopping is missing so they can assess the risk and replace where necessary.
9. Where adopted please confirm temporary fire stopping works, entry point clipping requirements, LIV and TCO arrangements have been evaluated and adopted as arrangements that are suitable tested, accredited and certified
10. Ensure if any new pipework is installed externally (not like for like replacement) it will be non-combustible when the building is over 18m.
11. Any works to existing cladding which requires structural alteration works will require design from structural engineer to be provided and approved prior to issuing of the Final Certificate.

5th Floor,
66 Prescott Street
London
E1 8HG

Telephone: [REDACTED]
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12. Ensure fire resisting construction with a minimum 30 minute integrity to be used when within 1.8m of an escape route as per 2.17 from Approved Document B.

A site inspection will be required prior to completion of these works, please provide 48 hours notice where possible.

Yours faithfully



**For and on behalf of
Bureau Veritas Building Control UK**



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London SE1 0LL
T 020 8555 1200

Minicom 020 7960 9629
london-fire.gov.uk



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



Date 17th June 2023
Our Ref FS/01/202225
Your Ref B23049776

Bureau Veritas Building Control UK
5th Floor
66 Prescott Street
London
E1 8HG

Dear Sir/Madam

RECORD OF CONSULTATION/ADVICE GIVEN

**REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended) ARTICLE 46
THE BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010**

**SCOPE OF WORKS :Installation of gas pipework and associated works including fire
stopping**

PREMISES: Flats 1-30 Downfield Close, London, W9 2JB

PLAN NUMBERS: Plan – proposed plans

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) in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations:

The Commissioner is satisfied with the proposals subject to the comments made by the approved building inspector, the MOB book and the comments below:

As well as comments in section (1) below, we would like to remind the applicant that The Order applies throughout the life of the building, including the construction phase. Consequently the risk of fire needs to be assessed continually to ensure the safety of relevant persons. A preliminary fire risk assessment should be carried out at this stage and the findings used to inform the development of both the design and the build itself.

The consultation appears to demonstrate compliance with The Order provided that the premises is built and occupied as described and subject to the following observations as detailed below. It should be

ensured that if any material amendments to this consultation are proposed a further consultation may be required.


Existing fire safety measures should be maintained including fire resistance of protected route
Proposals should be carried out in accordance with ADB including B5 firefighting access ,exit widths and travel distance.

Please ensure the emergency plan is incorporated into the overall fire strategy of the whole building
The fire alarm should support the fire strategy for the building .

Other comments

The Brigade would draw your attention to the Regulatory Reform (Fire Safety) Order 2005 and the need to produce a Fire Risk Assessment and emergency plan which should be reviewed in the light of the proposed changes.

The Commissioner strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers and can reduce the risk to life. The Commissioner's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.

Any queries regarding this letter should be addressed to  [@london-fire.gov.uk](mailto: @london-fire.gov.uk) If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,



Assistant Commissioner (Fire Safety)