

Freedom of Information request reference number: 7651.1

Date of response: 24th July 2023

Request:

I would like to request details of a Level 2 Minor Deficiencies Notification issued to Carter House, 235 Carshalton Road, Carshalton, SM5 3PY on 25/8/21. A site inspection was undertaken following concerns raised by myself as the local councillor in April 2023. The details of that inspection and the specifics of the Minor Deficiencies Notification have not been provided.

Response:

Our Prevention and Protection (Fire Safety) team have provided me with the Fire Safety Audit Report, dated 20 September 2021.

I have reviewed the document held on these records and I have attached copies of the following information:

- Fire Safety Audit reports where the outcome of the audit was broadly compliant or low risk. The results of these audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety)

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 20 September 2021

Location summary

File No 21/198262
UPRN 5870121534
Building Name Carter House
Address CARTER HOUSE
 229 CARSHALTON ROAD
 CARSHALTON
 SM5 3PZ
Borough Sutton
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Croydon, Bromley & Sutton
Station Ground H37 - Wallington
Site Risk Score 4.25
Total Floors 4 **Basement floors** 0
Estimated number of sleeping 0
Special Features Timber Framed Construction
Additional detail Building is concrete frame at ground floor and timber frame on upper floors. (Built 2012). Part of ground floor is a self contained Nursery with own entrance which runs under Carter House and block adjoining which is Denny House.
 Dry Riser installed (no outlet at ground floor). Gerda box in entrance area.
Premises Description The building is a 4 storey, timber frame building, with a single protected staircase and two exits at ground level. There were 14 flats, spread over the 1st, 2nd and 3rd floors. The building has a dry rising main fitted and AOV's in the communal hallways.
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	CARTER HOUSE 229 CARSHALTON ROAD CARSHALTON SM5 3PZ
Responsible team	FSR Croydon, Bromley & Sutton
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	26 August 2021
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Very Small 1400m ² to 3000m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - Leicestershire Fire & Rescue Service

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	Dry Riser (No outlet at Ground Floor). Gerda Box.
# 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	Default Property
Address	CARTER HOUSE 229 CARSHALTON ROAD CARSHALTON SM5 3PZ

Owner/Co-Owner

Name	Metropolitan Thames Valley Housing Association
Responsible Person	[REDACTED]
Position	Property Directorate
Address	Raleigh House 68-84 Alfreton Road Nottingham NG7 3NN
Email	[REDACTED]@mtvh.co.uk

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

A copy of the fire risk assessment was provided to me pre audit. The fire risk assessment was internally carried out internally by Metropolitan Thames Valley, [REDACTED] on 13/06/2021 with a review date set for 13/06/2022 and a renewal date for 13/06/2024. There were a number of significant findings that had been actioned, with evidence seen of these whilst I was on site and there were a number of issues that were still outstanding, but had time left to action them. Overall the assessment was appropriate for this type of premises.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of audit, the housekeeping was to a generally good standard, with only one small build-up of combustibles discovered in the common areas.

There was a no smoking policy on site, which was enforced and there was no evidence on site to indicate that it was not being adhered to.

The management have a proactive stance to fire safety and they have a good understanding of the RRO and their requirements under the order.

The site has secure access doors to stop people walking straight in, however trades can gain access via the access button.

There was a build-up of combustibles in the main lobby area in the form of excess notices on the wall attached to a cork notice board, which had not been monitored, controlled or reviewed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There was AFD installed in the common parts for the provision of AOVs in the building, however there was no provision of an alarm system, which is not needed due to the stay put policy that is in place in the building.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit, there were 2 means of escape at ground level, both exits are secured with magnetic locks. There were exit buttons next to them and a manual override button on the wall next to it.

Verbal Advice Given

There was a provision of escape signage within the building, which is clearly visible and appropriately displayed. There is no requirement for signage in a property of this type.

The lobby doors to the stairs were noted to be fitted with intumescent strips, cold smoke seals, 3 hinges and an overhead self-closing device. It was found that the lobby door on the ground floor did not fully self close when tested, which could allow a fire to escape from this area and compromise the means of escape.

There is a provision of emergency lighting within the building, which was working at the time of audit.

Due to Covid 19, I was unable to sample the flat front doors. However they appeared to be the same as the doors in Jennings House, where I did sample a flat door previously and noted that they were fitted with intumescent strips, cold smoke seals, 3 hinges and an overhead self-closing device. The door also appeared to be the appropriate level of thickness to meet the minimum requirement of 30 minute fire resistance.

There were breaches in compartmentation between the pipe riser cupboards and the AOV shaft on the first and second floors, which was filled with pink foam. This could allow a fire to spread from the cupboard and compromise the means of escape. However, this had be identified in the fire risk assessment and it still had time for completion, so advice has been given.

There was a build-up of combustible materials on the ground floor in the lift lobby, in the form of an excess number of posters/notices blue tacked to the wall, which can contribute to fire growth and could compromise the means of escape.

Article 14
(continued)

The lock to the door to the 3rd floor solar panel control cupboard was found to be broken, which could allow a fire to escape from this area, compromising the means of escape.

FAILURE**Article 14 Issues with emergency routes or exits**

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

1. There was a build-up of combustible materials on the ground floor in the lift lobby, in the form of an excess number of posters/notices blue tacked to the wall, which can contribute to fire growth and could compromise the means of escape.
2. The lobby door on the ground floor did not fully self close when tested, which could allow a fire to escape from this area and compromise the means of escape.
3. The lock to the door to the 3rd floor solar panel control cupboard was found to be broken, which could allow a fire to escape from this area, compromising the means of escape.

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:

1. Remove the combustibles from along the means of escape.
2. Carry out works to ensure that the door fully self closes.
3. Carry out works to maintain the lock and reinstate the fire resistance of the door.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The site has a stay put policy in place, with clear Fire Action Notices outlining this policy to the residents of the building.

There was a clear policy on display, outlining that if any items are left in the communal areas, they will be removed by the management. This appeared to be enforced in this block.

The site has a no smoking policy on site, which is enforced. There was no evidence on site to suggest that it was not being adhered to.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit there were some maintenance records on site, a request was sent to the RP for these records to be supplied for review and they were provided.

The Emergency Lighting was tested by ABCA Systems 17/08/2021.

There was a log testing log for the AOV, which was last tested on 25/08/2021 by ABCA Systems Ltd and was reported to be working.

The 5 year fixed wire testing was carried out by Deker Ltd on 30/05/2020 and was deemed to be satisfactory.

The lobby doors to the stairs were noted to be fitted with intumescent strips, cold smoke seals, 3 hinges and an overhead self-closing device. It was found that the lobby door on the ground floor did not fully self close when tested, which had not been maintained.

Due to Covid 19, I was unable to sample the flat front doors. However they appeared to be the same as the doors in Jennings House, where I did sample a flat door previously and noted that they were fitted with intumescent strips, cold smoke seals, 3 hinges and an overhead self-closing device. The door also appeared to be the appropriate level of thickness to meet the minimum requirement of 30 minute fire resistance.

The lock to the door to the 3rd floor solar panel control cupboard was found to be broken, which had not been maintained.

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. The lobby door on the ground floor did not fully self close when tested, which had not been maintained.
2. The lock to the door to the 3rd floor solar panel control cupboard was found to be broken, which had not been maintained.

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. Carrying out works to ensure that the door fully self closes.

Article 17

(continued)

2. Carry out works to repair the lock and reinstate the fire resistance of the door.

Article 21 - Training**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

There is no requirement for training to be provided in a residential premises.

I noted that the caretaker keeps a log of the AOV testing and they are aware of the requirements to report faults, as it states that they have been reported in the log.

Article 8 - General fire precautions**Safety Evaluation**

Broadly Compliant

Observations

There were breaches in the vertical fire stopping in the ground floor lobby. These need to be filled, in order to reinstate the fire reinstated construction. It was noted through communication with the managing agent, it was noted that this was scheduled for repair on Friday 3rd September and was confirmed in writing prior to the audit. Advice was given to get this repaired.

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

Broadly Compliant

Observations

There was no provision of Fire Fighting equipment in the common parts. There is no requirement for FFE to be provided in the 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

Not Applicable

Observations

None

Article 19 - Provision of information to employees

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

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>There is a dry rising main into the building with an outlet on each floor. At the time of the audit, the cabinets were locked and undamaged.</p> <p>There was a fire fighter control panel by the main entrance, which contained the switched for the AOV's. This was locked at the time of audit, the controls were showing that they were working and no faults were showing. The log of AOV testing was found on site and it was last tested on 25/08/2021 and was reported to be working. It has been serviced by ABCA Systems on 25/08/2021 following ongoing issues with the AOV being stuck open. Whilst on site, we tested the AOVs on all floors and the head of the stairs and found that they were in working order.</p> <p>There is a premises information box at ground level, which is accessible by a Gerda key. I was unable to get access to the box whilst I was out on audit.</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	2 - Above average
Initial Expectation	Notification of Minor Deficiencies
Considered EMM?	Yes
Confirmed Action	Verbal action
Reason for deviation	
See Conclusion	

Audit Conclusion

20/09/2021 10:05

On Wednesday 25th August 2021, I attended the site along with [REDACTED] to carry out an ART audit of the building, following concerns raised by Borough Commander [REDACTED] regarding the AOV's on site and the involvement of a local councillor. It was agreed that I would undertake the audit, as I was the last inspecting officer to visit the building and I was familiar with the issues on site. I carried out pre audit research and I contacted Metropolitan Thames Valley (the RP) to request a copy of the fire risk assessment and I also contacted the Leicestershire Fire Rescue Service to advise them that I been on site to carry out an inspection. When I attended the site, I gained entry via the main entrance door trade button. I entered and noted the PIB, fire control panel with working AOV switches and I also noted the Fire Action notice. I then entered the ground floor lift lobby, where I noted the issues with compartmentation in the ceiling of the lobby, the lobby door did not fully self-close and the minor build-up of combustibile items. I then took the lift to the 3rd floor where I noted the issue with the solar panel control cupboard door lock. I then progressed down to the second floor, where I noted the issues with the fire stopping in the pip riser cupboard. I then proceeded down to the first floor, where I again noted the issue with the fire stopping in the pip riser cupboard . Throughout the building I noted that there was a provision of emergency lighting and that the signs had been removed that instructed people not to use lifts in the event of an emergency. We then tested the AOV's to ensure that they were working and it was found to be working. Post audit I reviewed the copy of the FRA for the block, which was suitable or sufficient. Overall this audit scored as a Level 2 Notice of Minor Deficiency, which seems appropriate for the building type, however, due to the fact that the deficiencies found are minor and not fire stopping based, I have downgraded the audit to verbal action and I have provided advice to get these minor issues fixed. Audit times include additional research and audit write up times, emails, research and discussions regarding down scoring the audit outcome.

20/09/2021 10:05

Justification: See Conclusion

20/09/2021 10:05

Initial Expectation: Notification of Minor Deficiencies

20/09/2021 10:04

Initial Expectation: Notification of Minor Deficiencies

20/09/2021 10:04

Initial Expectation: Notification of Minor Deficiencies

20/09/2021 09:21

Initial Expectation: Notification of Minor Deficiencies

27/08/2021 12:46

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	2 - Above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-4
Actual Risk Score	4.42
Risk Score	4.50

Audit Timings

Audit Duration
90

Travel Time
60

Post Audit Processing Duration
540