

Freedom of Information request reference number: FOIA 7583.1

Date of response: 3rd July 2023

Request:

I would like to request the information that LFB holds on the following properties in London please

1. Timmins Apartment (Block D) – 57 Palmers Road, London E2 0FE
2. Cradford House South & North (Block E) – 45-55 Palmers Road, London E2 ODF / ODG
3. Evans Apartment (Block F) – 43 Palmers Road, London E2 ODD
4. Cotterell House (Block G) – 23 Palmers Road, London E2 0SF

Response:

Our Prevention and Protection (Fire Safety) team have provided me with all the documents held on their records for Timmins Apartment, Cradford House South & North, Evans Apartment and Cotterell House.

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

- Any Fire Safety Audit reports where the outcome of the audit was broadly compliant or low risk. The results of these audits confirmed no significant failure to comply with the Regulatory Reform (Fire Safety)
- Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.
- An informal notification of (fire safety) deficiencies (NOD) letter issued for Cradford North 20/06/2023 and Cotterell House on 05/01/2023. A NOD letter is issued when the outcome of a Fire Safety Audit confirms that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). When issuing a NOD the expectation is that the issues are minor enough that they can be rectified without needing any formal intervention from the LFB (which is different to an Enforcement Notice). As such, it would be for the Responsible Person(s) of the premises to be satisfied the deficiencies noted are addressed appropriately and within the recommended time frame. The LFB will then check these issues when the property is visited at the next routine inspection (according to the level of risk).
- Internal LFB correspondence held on the fire safety record, including copies of notification forms sent between the Prevention and Protection (Fire Safety) team and local fire crews

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

- The Fire Safety Audit report for Cradford North that took place on 20/06/2023 and Cotterell House on 05/01/2023. As mentioned above, I have provided you with a copy of the NOD letter issued as a result of this audit. Where a Fire Safety audit results in a notice being issued by the LFB, 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)). 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 Page 2 of 2 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.
- Copies of any email correspondence and documents provided to us by the Responsible Person (One Housing Group Limited) for Timmins Apartment, Cradford House South & North, Evans Apartment and Cotterell House. Materials (including email correspondence and detailed notes), documents (such as documents provided to us by the responsible person for the building) and other fire safety information held by the Brigade are also 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 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. It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators can enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

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 27 November 2020

Location summary

File No 05/247167
UPRN 6177286
Building Name TIMMINS APARTMENTS
Address TIMMINS APARTMENTS
 57 PALMERS ROAD
 LONDON
 E2 0DG
Borough Tower Hamlets
Use H - Other sleeping accommodation
Responsible Team FSR Tower Hamlets & Newham
Station Ground F26 - Bethnal Green
Site Risk Score 4.25
Total Floors 10 **Basement floors** 1
Estimated number of sleeping 18
Special Features

Additional detail Timmins Apartments is part of the larger building that is made up by Cradford House south
 Timmins apartments have access to GF only, there properties cover gf and first floor. purpose built block with two directions of escape

Premises Description **NONE**
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 TIMMINS APARTMENTS
 57 PALMERS ROAD
 LONDON
 E2 0DG
Responsible team FSR Tower Hamlets & Newham
Occupancy Type Sole Occupier

Property Use	H - Other sleeping accommodation
Valuation Office	R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score	<u>4.25</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	22 September 2020
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Small 91m ² to 140m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	N/A
Covers MOE/Common areas?	No
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	Default Property
Address	TIMMINS APARTMENTS 57 PALMERS ROAD LONDON E2 0DG

Managing Agent - NEW

Name	One Housing
Responsible Person	[REDACTED]
Position	Property Manager
Address	Ateiler House 64 Pratt Street, London, NW1 0DL
Telephone	[REDACTED]
Email	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
FRA covers all areas

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations
management of this block seems okay however electrical riser missing central cold smoke seals

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 maintenance of fire doors to riser cupboards had not been monitored or organised (cold smoke seals missing from central join of riser cupboards)

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
suitable for the property

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
two directions of travel. one exit joins the evacuation route from upper floors on the external stair case covered with EL and route clear at time of audit

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
suitable for the property

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations
cold smoke seals missing on central section of all ground floor riser cupboards

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 cold smoke seals missing from central join for all riser cupboards

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 installing cold smoke seals

Article 21 - Training

SAFETY CRITICAL Safety Evaluation	Observations
Not Applicable	no on site staff

Article 8 - General fire precautions

Safety Evaluation	Observations
Not Applicable	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	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

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

27/11/2020 17:25

build is purpose built and has two direction of escape floors above 1st are part of a different block and have separate access.

building appeared to be in generally good condition a. just requires cold smoke seals installed on the central join for the riser cupboards

escape route walked all riser cupboards seen, no access to resident apartments

27/11/2020 17:22

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	A - Sleeping Unfamiliar
Life Risk	-6
Actual Risk Score	3.54
Risk Score	3.50

Audit Timings

Audit Duration
120

Travel Time
30

Post Audit Processing Duration
60



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 15 December 2022

Location summary

File No 05/247167
UPRN 6177286
Building Name TIMMINS APARTMENTS
Address TIMMINS APARTMENTS
 57 PALMERS ROAD
 LONDON
 E2 0FE
Borough Tower Hamlets
Use H - Other sleeping accommodation
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F26 - Bethnal Green
Site Risk Score 3.50
Total Floors 10 **Basement floors** 1
Estimated number of sleeping 0
Special Features
Additional detail **NONE**

Premises Description

Timmins Apartments is part of the larger building that is made up by Cradford House south
 Timmins apartments have access to GF only, there properties cover gf and first floor. purpose built block with two directions of escape

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)

Occupier Contact	Default Property
Address	TIMMINS APARTMENTS 57 PALMERS ROAD LONDON E2 0FE
Responsible team	FSD B&D-CITY-NEW-THAM
Occupancy Type	Sole Occupier
Property Use	H - Other sleeping accommodation
Valuation Office	R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score	<u>3.50</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	17 November 2022
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Small 91m ² to 140m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

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?	No
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

Name	Default Property
Address	TIMMINS APARTMENTS 57 PALMERS ROAD LONDON E2 0FE

Managing Agent

Name	One Housing
Person	[REDACTED]
Position	Property Manager
Address	Ateiler House 64 Pratt Street London NW1 0DL
Telephone	[REDACTED]
Email	[REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.

It was last done by [REDACTED] of Savills Ltd on 15/3/22

It does have a review date.

It has completed significant findings recorded.

It confirms the simultaneous evacuation is suitable.

Timmins is only the ground and first floors.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

good management in place.

Up to date FRA

All fire safety systems in good condition.

Fire wardens in place due to cladding issues.

All shows good management.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Detection in place in common parts for the AOV's.

Flats have alarms to support the simultaneous evacuation.

Faults on the alarm panel due to residents tampering with the heads, likely to be smokers.

Risk assessor dealing with issue.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All escape routes were checked and found to be clear at the time of the inspection.
 2 ways out.
 Plenty EL and fire exit signs in place.
 AOV's to clear heat and smoke.
 Risers were locked and fire stopped.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Signs in place to confirm the simultaneous evacuation.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All fire safety systems are in good condition and tested.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Fire wardens in place due to the simultaneous evacuation.
 QA took place of staff with good response.
 Patrol 3 times an hour.
 Records kept of patrols and defects sent up.

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

Good general precautions are in place.
 No holes or breaches were seen in the compartmentation.
 All areas kept clear by the fire wardens.

Article 10 - Principles of prevention to be applied

Safety Evaluation
 Broadly Compliant

Observations

The preventative and protective measures are in place as identified by the FRA.
 No smoking signs are in place.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
 Not Applicable

Observations

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	tested dry riser in place. AOV's and EL to assist.

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**Date audit carried out**

13/12/22

Time of audit

15:00

Reason for audit;

Station notification and simultaneous evacuation in place.

Conclusion

Verbal action as no change from last visit.

No issue were found.

Ground and first floor only

Extent of premises audited

All common parts were checked including escape routes.

All risers were checked.

Justification of audit outcome

Spoke to [REDACTED] on the phone and one housing via e-mails.

No change on site with all areas being kept clear.

FRA is up to date.

QA of fire wardens with good response.

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	A - Sleeping Unfamiliar
Life Risk	-4
Actual Risk Score	3.72
Risk Score	3.75

Audit Timings

Audit Duration

90

Travel Time

10

Post Audit Processing Duration

90

Residential Buildings with a Temporary Simultaneous Evacuation in place

To Watch Officers,

After the initial completion of this form, checks on Sim Evac premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

Date of form completion: 29/11/2021

Premises Address:

Timmins Apartments, 57 Palmers Road, Bethnal Green E2 0FA

How many storey's is the building (G + 4 = 5 storey's): 9

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? Yes

If Yes, How many people? 2

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? No

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? Yes

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? Yes

Has the ORD been updated? No

Has the PRA been updated? Yes

Upon completion please attach and email form to [REDACTED] [@london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk) no later than the **30th November 2021**

Thank you for your assistance.

Residential Buildings with a Temporary Simultaneous Evacuation in place

To Watch Officers,

After the initial completion of this form, checks on Sim Evac premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

Date of form completion: 25/11/2021

Premises Address:

Timmins Apartments
Palmers Road
E2

How many storey's is the building (G + 4 = 5 storey's): 2

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? Yes

If Yes, How many people? 3

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? No

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? No

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? Yes

Has the ORD been updated? Yes

Has the PRA been updated? Yes

Upon completion please attach and email form to [REDACTED] [@london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk) no later than the **30th November 2021**

Thank you for your assistance.



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

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

From: [REDACTED]
Email:

Tel: [REDACTED]

Date: 05/11/2022

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: **Cradford House North, Cradford House South, Timmins Apartments, Evans Apartments, Palmers Road, E2.**

Detail of information or risk:

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- 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)

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)

Above addresses are all contained within 3 buildings, linked by walkways at 3rd floor level and above. Buildings are cladded, in simultaneous evacuation and have waking watch present. The fire alarm system that is in place throughout the premises is showing as having multiple faults across the floors. Waking watch were unaware and are not entirely helpful. Residents have multiple complaints about the fire safety issues at this address.

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 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**
Email: [REDACTED]@london-fire.gov.uk

FS file: 05/211761, 05/215147,
05/247164, 05/247167,
05/247168
Tel: [REDACTED]

Date: 14/01/2021

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:

Cradford House South, 55 Palmers Road, London, E2 0DG,

Cradford House North, 45 Palmers Road, London, E2 0DF

Evans Apartments, 43 Palmers Road, London, E2 0DD

Timmins Apartments, 57 Palmers Road, London, E2 0FE

Cotterell House, 23-29 Palmers Road, London, E2 0SF

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)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- 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)
- Other (detail below)

Cradford House North and South, Evans Apartments, Timmins Apartments, and Cotterell House all now have simultaneous evacuation strategies, with a waking watch patrolling every 30 minutes.

The waking watch team is made up of 5 people including a supervisor.

1 person walks one block each, except for Cradford North which is directly connected to Cradford South so one person does this block.

All are in radio communication with each other and will move to assist evacuation in the building where a fire is detected.

The waking watch do not stay within one building they have a central hub

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- 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** FS file:
Email: 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



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 1 September 2022

Location summary

File No 05/215147
UPRN 6177150
Building Name
Address CRADFORD HOUSE NORTH
 45 PALMERS ROAD
 LONDON
 E2 0DF
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F26 - Bethnal Green
Site Risk Score 5.50
Total Floors 11 **Basement floors** 1
Estimated number of sleeping 124
Special Features

Additional detail

Purpose built block of flats.
 Flats 1-904.
 cladding around top floor and escape stair.
 building has an internal and an external escape stair. part of the building sits above timmins apartments which makes up the west wing. timmins has its own access and covers gf and 1st as maisonettes and floors 2 and 3 are part of cradford house which are also maisonettes but entrance is one 3rd floor

Premises Description **NONE**

Exterior Wall Cladding N/A

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by Fire Risk assessment

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 27 November 2022

Heritage Building No

Balconies present? Yes

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	CRADFORD HOUSE NORTH 45 PALMERS ROAD LONDON E2 0DF
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	5.50
Reinspection Date	27 November 2022
Last Inspection	30 August 2022
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

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

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?	No
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

Name	Default Property
Address	CRADFORD HOUSE NORTH 45 PALMERS ROAD LONDON E2 0DF

Managing Agent

Name	One Housing Group
Responsible Person	Duty Manager
Position	Manager
Address	100, Chalk Farm Road, London NW1 8EH
Telephone	[REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

I have had sight of the FRA document via One Housing for 09/02/22.

During my inspection on 31/08/2022, most actions recommended had been undertaken - Outstanding action is the Fire Action Notice on the ground floor notice board does not indicate sim evac policy is in place.

Arising from the FRA see notes within Article 11 and 13.

FRA acknowledges that there is only AOV within the top floor of the stairwell not within the communal lobbies, see articles 13 and 14.

I have requested a latest EW1 cladding report from the Housing Provider - I am informed that there is a cladding removal programme taking place within the Estate with an estimated time of 3 years for all blocks to be completed - this block is estimated to have cladding removed within the next 24 months.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

During my inspection I found the communal FDs including the double doors to the riser cupboards are in a good state of maintenance .

The common parts were sterile .

Members of the concierge/waking watch team make regular 'sweeps' of the communal lobbies, stairwell during the days.

There is onsite 24/7 concierge office within the estate. Members of staff have their devices linked to any activation of blocks' alarms.

Article 11
(continued)

If the fire detection/alarm from the flats are activated this goes through to a call centre overseen by One Housing who automatically notifies the LFB emergency service. I spoke with the One Housing officer, advised that a number of AFAs that appliances attend to will be flagged up to Fire Safety. Within apartments there are HDs near the kitchen areas to prevent unnecessary AFAs.

I sampled inspected riser cupboards - these are fire stopped between floors with fire resistant materials.

On the notice board within the ground floor lift lobby area, there is instructions not to place any combustible items within the balconies .

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There is a linked AFD system linked between apartments so if activated this is flagged up within the alarm panel located at the ground floor of the block. As informed if the AFD activates within an apartment, then this is vibrated throughout the block within all apartments to ensure that there is simultaneous evacuation of the block. A external alarm company oversees the apartments' alarm system.

All apartments have HDs and AFDs linked to all apartments.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There is Emergency Lighting within the egress areas - functioning during my inspection.

Occupants from every apartment have 2 means of protected means of escape via cross corridor FDs to one of 2 protected SCs. One protected SC shared with a neighbouring block within the estate.

There is a window AOV from the top of every sc, aided by top of SC AFD, & bottom/top of stairwell smoke control switches used by fire crews.

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

SAFETY CRITICAL
Safety Evaluation
Non Compliant

Observations

I spoke with the Housing Officer regarding this FA notices stipulates that the block has a stay put policy whereby the emergency policy is simultaneous evacuation.

Article 15
(continued)

I am informed that residents have been informed by apartments that there is a sim evac policy, One Housing recognises that the FA notices are required to be revamped to allow that the block is sim evac.

I have asked One Housing to advise me re arrangements made for persons with who are unable to self evacuate from the blocks..

FAILURE**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 the Fire Action Notices did not stipulate that there is a simultaneous evacuation policy within the block.

REMEDY

Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by informing residents that if a fire occurs, alarm is sounded then there is a requirement for the whole block to evacuate from the premises.

Article 17 - Maintenance**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

I have requested the latest servicing certificates/ servicing information for the Dry Risers, AOVs, AFDs, EEL.

I am informed by One Housing that the alarm company does weekly checks on the alarm panels - at present there is a fault showing in a tranche of 4 flats from the alarm panel.

There is a robust standard of fire doors maintenance as seen during my inspection within the common parts. Apartments front doors are intact.

Article 21 - Training**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

Members of the concierge/waking watch team are trained to undertake sweeps of the common parts , access the origins of the alarm activation, via panels and from their individual devices.

Article 8 - General fire precautions**Safety Evaluation**
Broadly Compliant**Observations**

The riser cupboards for pipes/electrics are fire stopped between the floors. The cupboards are to the risers are FD separated secured.

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	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 CRITICAL Safety Evaluation	Observations
Broadly Compliant	There are dry riser inlets within each stairwell landing, outside dry riser outlet clearly identifiable. Manual smoke control switches at the bottom and top of stairwell to open the top of stairwell window AOVs for dispersal of smoke.

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

As informed by One Housing, all residents have been notified of the temporary simultaneous evacuation plan whilst cladding removal works are in place - the 'contravention' only on Article 15 relates to the FA notices not being appropriately worded.

All other articles have been given a broadly compliant status.

Audit Conclusion**Date audit carried out**

31/08/2022.

Time of audit

13:30

Reason for audit;

Concerns raised re Waking Watch, and their knowledge of the building, and of emergency evacuation procedures knowledge, as there are cladding issues.

Conclusion

203 & 308 FSIGNs referred.

Extent of premises audited

I have inspected all of the common parts areas including all of the common corridors, stairwells, cross corridor fire doors.

Justification of audit outcome

I have in the presence of [REDACTED] from One Housing , underwent an inspection of the common parts.

The Waking Watch detail has been reduced as there is linked fire detection/alarm system between apartments. If a fire alarm is activated in 1 apartment this vibrates throughout the other apartments, resulting in simultaneous evacuation. Residents notified of sim evacuation and the assembly point . The fire alarm panels are serviced weekly, with any faults then rectified.

Cladding remedial works are being undertaken on the estate, several months to go before this block has cladding remedial works undertaken.

I have submitted a Station Notification form via the High Rise team
Level 1 outcome is appropriate.

[REDACTED]
31-8-22 - 01-09-22.

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	E - High Rise Residential Building (HRRB specific)
Life Risk	3.9
Actual Risk Score	5.62
Risk Score	5.50

Audit Timings

Audit Duration
240

Travel Time
120

Post Audit Processing Duration
330



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 27 November 2020

Location summary

File No 05/215147
UPRN 6177150
Building Name
Address CRADFORD HOUSE NORTH
 45 PALMERS ROAD
 LONDON
 E2 0DD
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F26 - Bethnal Green
Site Risk Score 5.00
Total Floors 10 **Basement floors** 1
Estimated number of sleeping 124
Special Features

Additional detail

Purpose built block of flats.
 Flats 1-904.
 cladding around top floor and escape stair.
 building has an internal and an external escape stair. part of the building sits above timmins apartments which makes up the west wing. timmins has its own access and covers gf and 1st as maisonettes and floors 2 and 3 are part of cradford house which are also maisonettes but entrance is one 3rd floor

Premises Description **NONE**
Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date 17 June 2019
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	CRADFORD HOUSE NORTH 45 PALMERS ROAD LONDON E2 0DD
Responsible team	FSR Tower Hamlets & Newham
Occupancy Type	Occupier - multi or single occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>5.00</u>
Reinspection Date	17 June 2019
Last Inspection	2 May 2019
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Extremely Large >12601m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average

Additional detail

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

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	None
Coverage %	0
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

Name	Default Property
Address	CRADFORD HOUSE NORTH 45 PALMERS ROAD LONDON E2 0DD

Managing Agent

Name	One Housing Group
Responsible Person	Duty Manager
Position	Manager
Address	101 Rushmore Road London E5 OEY
Telephone	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FRA seen covers all areas however doesn't make recommendations regarding the cladding on the building, awaiting a façade report as building now has waking watch and simultaneous evacuation

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

escape routes clear at the time of audit and covered by emergency lighting. each property has 2 directions of escape. however riser cupboards have excessive use of expanding foam within generally around plastic pipe penetrations.

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 use of expanding fire resistant foam had not been monitored or controlled (excessive use of foam)

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

detection system suitable for premises waking what now in place that patrol the building every 30mins

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

means of escape clear at time of audit and all fire doors to riser cupboards have suitable fire doors, intumescent strips and cold smoke seals. in some riser cupboards there was excessive use of pink foam to fill penetrations from plastic pipes need to be addressed raised by FRA and give time to complete works, I have reiterated the importance of suitable fire stopping within riser cupboards

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

simultaneous evacuation strategy now in place old fire action notices covered with current plan

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

waiting for service documentation however most fire safety systems appeared to be working okay

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
no on site staff. waking watch receive training supplied by there company

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations
None

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
Not Applicable

Observations
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

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

27/11/2020 16:54

fire resisting foam within riser cupboards seen as an issue as it has been used excessively. this has been raised by FRA but has been given time to complete work. fire doors to riser cupboards generally okay and had intumescent strips and cold smoke seals

all routes walked and exits seen. riser cupboards seen

27/11/2020 16:52

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	3
Actual Risk Score	5.5
Risk Score	5.50

Audit Timings

Audit Duration
180

Travel Time
60

Post Audit Processing Duration
60

Inspecting Officer: ██████████	
Address of Premises: Cradford House	Job No. 1626925
45 Palmers Road E2 ODD	File No. 05/215147
	Date: 20. 6.16

Report Details:

An AFR was received for the above address. A site visit was made and a full audit completed and was verbal. The complaint was about a defective AOV. The AOV was staying open but was safe as it was to open air. The sounder was causing concern to the unknown resident but was not a problem for firefighting. It has since been fixed. The 3 hr response time was met. NFA.

The Company Secretary
One Housing Group Limited
Atelier House
64 Pratt Street
London

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

Date 20 June 2023
Our Ref 05/215147 [REDACTED]

Dear Sir/Madam

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

Premises: Cradford House North, 45 Palmers Road, London E2 0DF

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 **10 October 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 web-site 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,

[Redacted signature]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [Redacted]

Direct T [Redacted]

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

Cc: [Redacted]

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: Cradford House North, 45 Palmers Road, London E2 0DF

FILE NUMBER: 05/215147

This schedule should be read in conjunction with the Commissioner's letter dated **20 June 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 there is no provision of a secure information box for the block with key information such as, contact details, personal emergency evacuation plans, building's floor plans and floor plan which identifies specified key firefighting equipment as required under Fire Safety England Regulations 2022 has not been planned and organised.	Arrangements identified as not suitably addressed must be effectively planned, and organised.
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 storage of combustible items by residents in communal PROTECTED ROUTES, for example, adjacent to the flat front doors has not been effectively monitored and controlled.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
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 smoke ventilation system does not appear to be connected to a BS5839 type control panel as identified in the fire risk assessment.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by upgrading the control panel for the smoke ventilation system to BS5839, this should be carried out by a competent person.
Article 17	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 the fire alarm panel situated in ground floor lobby area was displaying faults.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring the fire alarm system and panel is maintained in efficient working order.

Article 8.	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that the comments to confirm adequate FIRE RESISTING separation and compartmentation to the service risers between floor levels has not been actioned or addressed.	Implement the significant findings of your fire risk assessment, in particular that services risers/shafts/ducts/cupboards as noted in the fire risk assessment are appropriately enclosed with FIRE RESISTING construction and adequately fire stopped in line with current guidance.
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*****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.

Residential Buildings with a Temporary Simultaneous Evacuation in place

To Watch Officers,

After the initial completion of this form, checks on Sim Evac premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

Date of form completion: 08/11/2021

Premises Address:

CRADFORD HOUSE NORTH
45
PALMERS ROAD
LONDON
E2 0DD

How many storey's is the building (G + 4 = 5 storey's): 10

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? Yes

If Yes, How many people? 2

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? No

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? Yes

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? Yes

Has the ORD been updated? Yes

Has the PRA been updated? Yes

Upon completion please attach and email form to [REDACTED] [@london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk) no later than the **30th November 2021**

Thank you for your assistance.

Residential Buildings with a Temporary Simultaneous Evacuation in place

To Watch Officers,

After the initial completion of this form, checks on Sim Evac premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

Date of form completion: 01/11/2021

Premises Address:

Cradford House north
45 Palmers Road
London
E2 0DD

How many storey's is the building (G + 4 = 5 storey's): 10

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? Yes

If Yes, How many people? 2

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? No

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? Yes

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? Yes

Has the ORD been updated? No

Has the PRA been updated? Yes

Upon completion please attach and email form to [REDACTED]@london-fire.gov.uk no later than the **30th November 2021**

Thank you for your assistance.



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander** F26 Bethnal Green Station.
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader** – [REDACTED]
Email:

FS file: 05/215147
Tel:

Date: 01/09/2022

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: - Crayford House North, 45, Palmers Road, London E2 0DF

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)

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)

Following concerns raised by F26, please see information as below.

This block has a linked fire detection/alarm system within apartments, with the alarm panel in the ground floor lobby area. Linked Heat detectors are also installed within apartments to cater for external cladding materials. This system is checked by contractors weekly.

As recommended within the fire risk assessment, One Housing has informed residents re Notice Board directive that no combustibles should be placed on balconies.

Because of this the Waking Watch is reduced as there is a simultaneous evacuation from this block induced by the alarm activating .

There is a 24/7 concierge office and a WW office on site. The WW team's role is to undertake sweeps of the common parts on a regular basis.

I have requested information from the Housing provider, One Housing re arrangements in place for residents who are unable to self-evacuate. I have enquired if there are PEEP information arrangements in place.

Arrangements are in place for removal of cladding materials from all of the blocks within this estate on Palmers Road – this block has approximately a 2 year time line frame for the cladding to be removed. Cladding remedial works are currently in progress throughout the estate.

I undertook an inspection of the common parts on 31/8/22 with a One Housing Officer.

Regards

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** FS file:
Email: 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



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

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

From: **Sub Officer** [REDACTED]
Email:

Tel: [REDACTED]

Date: 05/11/2022

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: Cradford House North, Cradford House South, Timmins Apartments, Evans Apartments, Palmers Road, E2.

Detail of information or risk:

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- 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)

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)

Above addresses are all contained within 3 buildings, linked by walkways at 3rd floor level and above. Buildings are cladded, in simultaneous evacuation and have waking watch present. The fire alarm system that is in place throughout the premises is showing as having multiple faults across the floors. Waking watch were unaware and are not entirely helpful. Residents have multiple complaints about the fire safety issues at this address.

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 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**
Email: [REDACTED]@london-fire.gov.uk

FS file: 05/211761, 05/215147,
05/247164, 05/247167,
05/247168
Tel: [REDACTED]

Date: 14/01/2021

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:

Cradford House South, 55 Palmers Road, London, E2 0DG,

Cradford House North, 45 Palmers Road, London, E2 0DF

Evans Apartments, 43 Palmers Road, London, E2 0DD

Timmins Apartments, 57 Palmers Road, London, E2 0FE

Cotterell House, 23-29 Palmers Road, London, E2 0SF

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)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- 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)
- Other (detail below)

Cradford House North and South, Evans Apartments, Timmins Apartments, and Cotterell House all now have simultaneous evacuation strategies, with a waking watch patrolling every 30 minutes.

The waking watch team is made up of 5 people including a supervisor.

1 person walks one block each, except for Cradford North which is directly connected to Cradford South so one person does this block.

All are in radio communication with each other and will move to assist evacuation in the building where a fire is detected.

The waking watch do not stay within one building they have a central hub

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- 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** FS file:
Email: 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



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 30 November 2020

Location summary

File No 05/211761
UPRN 6177223
Building Name Cradford House South
Address CRADFORD HOUSE SOUTH
 55 PALMERS ROAD
 LONDON
 E2 0DG
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F26 - Bethnal Green
Site Risk Score 4.75
Total Floors 10 **Basement floors** 1
Estimated number of sleeping 124
Special Features

Additional detail

90% brick and small amount of cladding.
 it has been determined that the building requires interim measures there is a waking watch in place and they patrol the buildings every 30mins
 The building is made up of 2 sections, first side is covered on the first 2 floors (GF + 1st) by Timmins apartments maisonettes and then floors 2-3 are maisonettes of Cradford House(entrance of 3rd floor) floor 4-9 are single level flats at 3rd floor there is a walk way that leads to a block also called Cradford house south and this is made up similarly but all maisonettes are part of cradford house from GF-9. there are cross corridor door that lead into Cradford House North which is the mirror of this block but sits atop of Evans Apartments.

Premises Description

Auto smoke vent at head of stairwell.
 Basement car park.
 Fire fighting stairs, at least 2 escape stairs from all flats.
 One stair is metal but covered.
 fire fighting lift,
 dry riser.

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	CRADFORD HOUSE SOUTH 55 PALMERS ROAD LONDON E2 0DG
Responsible team	FSR Tower Hamlets & Newham
Occupancy Type	Occupier - multi or single occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	4.75
Reinspection Date	N/A (SAMPLE)
Last Inspection	22 September 2020
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership	Direct - London Fire Brigade
--------------------------------------	------------------------------

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?	No
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

Name Default Property
Address CRADFORD HOUSE SOUTH
55 PALMERS ROAD
LONDON
E2 0DG

Managing Agent

Name One Housing Group
Responsible Person [REDACTED]
Position Property Manager
Address One Housing Group
Atleiler House
64 Pratt Street
London
NW1 0DL
Telephone [REDACTED]
Email [REDACTED]@onehousinggroup.co.uk

Other relevant contact

Name [REDACTED]
Responsible Person [REDACTED]
Position Manager
Address [REDACTED]
Telephone [REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FRA seen seems to cover all areas however doesn't make recommendations regarding potential cladding issues. One housing have put in place a waking watch, I am awaiting EWS1 form and façade survey, which should show the reasons for evacuation change.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

management has not managed the fire stopping within riser cupboards. some horizontal penetrations from plastic pipe work have been filled with fire resisting foam which is not the job it has been designed for.

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 fire stopping with riser cupboards had not been planned or controlled. (horizontal penetrations of plastic pipe work were filled with excessive amounts of pink/fire resisting foam.

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

building would generally be a stay put and is designed for that however due to cladding a waking watch has been put in place who patrol the building every 30mins

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

horizontal penetrations in riser cupboards filled with expanding fire resisting foam.
80% of riser cupboards with plastic pipe penetrations have been filled with expanding foam.

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 rise cupboards and landlord cupboards were plastic pipe work penetrated in a horizontal direction, excessive use of pink foam. this has also been raised in the FRA

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

Article 14
(continued)

times. This can be achieved by carrying out a full compartmentation survey and ensuring that all penetrations are fire stopped to the appropriate standards.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

plan for the building is simultaneous evac currently and has waking watch in place

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

awaiting service documentation however systems appeared to be working showing no faults

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations

no on site staff at this building. waking watch have received fire safety training from their parent company
concierge at Cottrell House has received basic FS training

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations

None

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	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

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

30/11/2020 11:47

Been in contact with [REDACTED] who is our primary authority contact.

I have explained the issue that have been raised and he is aware of the problems as he had audited the FRA. these issues will be dealt within a reasonable amount of time.

one housing in general seem difficult to deal with. [REDACTED] has been very help though.

all escape routes walked and riser cupboards seen.

car park area seen.

30/11/2020 11:42

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	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration
180

Travel Time
60

Post Audit Processing Duration
60



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 24 July 2020

Location summary

File No 05/211761
UPRN 6177223
Building Name Cradford House South
Address CRADFORD HOUSE SOUTH
 55 PALMERS ROAD
 LONDON
 E2 0DG
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F26 - Bethnal Green
Site Risk Score 4.50
Total Floors 10 **Basement floors** 1
Estimated number of sleeping 30
Special Features

Additional detail

At the time of the inspection the balcony cladding was being tested.
 90% brick and small amount of cladding.
 Escape routes would not be effected.

Premises Description

Auto smoke vent at head of stairwell.
 Basement car park.
 Fire fighting stairs, at least 2 escape stairs from all flats.
 One stair is metal but covered.
 fire fighting lift,
 dry riser.

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	CRADFORD HOUSE SOUTH 55 PALMERS ROAD LONDON E2 0DG
Responsible team	FSR Tower Hamlets & Newham
Occupancy Type	Occupier - multi or single occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>4.50</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	13 July 2020
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Medium 5001m ² to 8300m 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	Natural
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	Default Property
Address	CRADFORD HOUSE SOUTH 55 PALMERS ROAD LONDON E2 0DG

Managing Agent

Name	One Direct part of the One Housing Group
Responsible Person	[REDACTED]
Position	Property Asset Manager
Address	One Housing Group Suttons Wharf 44 Palmers Road London E2 OTA
Telephone	[REDACTED]
Email	[REDACTED]@onehousinggroup.co.uk

Other relevant contact - NEW

Name	[REDACTED]
Responsible Person	[REDACTED]
Position	Manager
Address	[REDACTED]
Telephone	[REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas.
It was last done 7/20.

It does have a review date recorded.

It does have significant findings recorded and some done but most have a completion date of September 20.

All of a more minor nature apart from a cladding survey which has been completed.

A review of the assessment will be completed, if required, following any risk critical information in the cladding review.

The intrusive survey was completed 7/20 and is being considered.

It confirms the main face of the building is brick and therefore would not support a spread of flame.

No issues with the balconies but new assessment should consider the wooden decking.

No other comments at this time as report only just received but no major issues were noted.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All arrangements in place and demonstrated while on site.
No wedged or defective doors noted.
All areas well maintained
Concierge aware of most tests being carried out and has some records in office.
No storage of combustible materials in any common parts was noted.
Well managed.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Nothing in common parts as not required.
Detectors in place for AOV's, stairs only.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All common escape routes were checked and found to be clear at the time of the inspection.
AOV's to clear heat and smoke.
Escape signs in place.
Floors are numbered.
Plenty EL and natural light has been provided.
Front doors as installed but not checked for closers, resident said closers are fitted.
All risers were checked and found to be locked and fire stopped.
Cross corridor doors were checked and all fully self closing.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Stay put policy in place and notice displayed in common parts.
Spoke to one resident and she confirmed the stay put policy.

Notice displayed on ground floor notice board explaining test being carried out on balcony cladding. This probably led to the AFR.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Test records for AOV's seen and dated 7/20
Records for riser seen and last test date 4/20
EL test records seen and up to date.
All areas are well maintained which includes the fire doors to risers

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

No permanent on site staff.
Concierge located in an office outside of building and covers a number of blocks.
QA took place with expected answers.

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	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

Not Applicable

Observations

None

Article 23 - General duties of employees at work

Safety Evaluation

Not Applicable

Observations

None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Broadly Compliant

Observations

Dry riser has been provided.
AOV's to clear heat and smoke.
Floors are numbered.

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation

Not Applicable

Observations

None

Article 29 - Current alterations notices

Safety Evaluation

Not Applicable

Observations

None

Article 30 - Current enforcement notices

Safety Evaluation

Not Applicable

Observations

None

Article 31 - Current prohibition notices

Safety Evaluation

Not Applicable

Observations

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

24/07/2020 11:38

This audit followed an AFR from member of the public via Bethnal Green FS.

No major issues were noted. Building is well run.

Risers were checked and found to be locked and fire stooped.

All common parts were checked and all risers.

Main concern from resident was cladding and areas not being maintained.

New RA only recently done but nothing major included.

The survey confirmed no ACM but some HPL, 90% of building is bricks.

All areas being considered by RP.

24/07/2020 11:32

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	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration

210

Travel Time

60

Post Audit Processing Duration

70



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 15 December 2022

Location summary

File No 05/211761
UPRN 6177223
Building Name Cradford House South
Address CRADFORD HOUSE SOUTH
 55 PALMERS ROAD
 LONDON
 E2 0FE
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F26 - Bethnal Green
Site Risk Score 4.75
Building Height band 30-50
Total Floors 11 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

90% brick and small amount of cladding.
 it has been determined that the building requires interim measures there is a waking watch in place and they patrol the buildings every 30mins
 The building is made up of 2 sections, first side is covered on the first 2 floors (GF + 1st) by Timmins apartments maisonettes and then floors 2-3 are maisonettes of Cradford House(entrance of 3rd floor) floor 4-9 are single level flats at 3rd floor there is a walk way that leads to a block also called Cradford house south and this is made up similarly but all maisonettes are part of cradford house from GF-9. there are cross corridor door that lead into Cradford House North which is the mirror of this block but sits atop of Evans Apartments.

Premises Description

Auto smoke vent at head of stairwell.
 Basement car park.
 Fire fighting stairs, at least 2 escape stairs from all flats.
 One stair is metal but covered.
 Fire fighting lift.
 Dry riser.

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? Yes

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address CRADFORD HOUSE SOUTH
 55 PALMERS ROAD
 LONDON
 E2 0FE

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 4.75
Reinspection Date N/A (SAMPLE)
Last Inspection 17 November 2022
Total Capacity 0
Maximum number of people 20-100
Property Size for use Medium
 5001m² to 8300m²

Environmental Risks NONE
Occupant Mobility Average
Fire Loading Average

Additional detail

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

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? No
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

Name	Default Property
Address	CRADFORD HOUSE SOUTH 55 PALMERS ROAD LONDON E2 0FE

Managing Agent

Name	One Housing Group
Person	[REDACTED]
Position	Property Manager
Address	One Housing Group Atleiler House 64 Pratt Street London NW1 0DL
Telephone	[REDACTED]
Email	[REDACTED]@onehousinggroup.co.uk

Other relevant contact

Name	[REDACTED]
Person	[REDACTED]
Position	Manager
Address	[REDACTED]
Telephone	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.

It was last done by [REDACTED] Ltd on 15/3/22.

It does have a review date.

It does have significant findings recorded. Most are done and checked while on site.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Up to date FRA
 Safety systems are tested.
 risers locked and fire stopped.
 Fire wardens are in place to keep areas clear and assist with a few that need help to evacuate.
 On going issues with faults on the alarm system due to residents tampering with detector heads, likely to be smokers. Not faulted.
 All above shows good management

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Detection in common parts for the AOV's
 Flats have been fitted with detection to support the simultaneous evacuation.
 On going issue with faults on the panel due to residents tampering with heads in the flats, Likely to be smokers!

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All escape routes were checked and found to be clear at the time of the inspection.
 No change from last inspection.
 All risers were locked and fire stopped, fire stopping is new.
 Plenty EL and natural light and escape signs.
 2 ways out from all levels.
 AOV, to clear heat and smoke.
 One fire exit door by flat 817 was hard to open but fire wardens have sent it up so not faulted.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Signs in place to confirm the simultaneous evacuation.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Fire safety systems were checked and were in good condition.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The fire wardens were given QA with expected response.
 Patrol 3 times an hour to ensure all areas are clear.
 They report any defects.
 Will help a few residents that need help to leave.
 Records are kept.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

general fire precautions are good.
All areas are kept clear by the fire wardens.
Risers were locked and have new fire estopping.
No holes or breaches were seen in the compartmentation.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

The preventative and protective measures are in place as identified by the FRA.
No smoking signs are in place.

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

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 CRITICAL Safety Evaluation	Observations
Broadly Compliant	tested dry riser in place. AOV's and EL to assist. Floors are numbered.

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

Date audit carried out

13/12/22

Time of audit

9;30

Reason for audit;

10.10 from local station and simultaneous evacuation.

Conclusion

Verbal action only.

On-going issues with alarm faults as residents tampering with detector heads in flats, likely to be smokers.

Extent of premises audited

All common parts and escape routes including final exits were checked.

All risers were checked,

Justification of audit outcome

Spoke on the phone with [REDACTED] and via email to one housing and savills.

No issues with the FRA.

No issues were noted on site apart from the faults on the alarm panel but it is working.

QA of the fire wardens with a good response to most questions.

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	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings**Audit Duration**
160**Travel Time**
70**Post Audit Processing Duration**
90

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM

1. Location Detail Tab

File No: 05/211761
UPRN: 6177223
Building Name: CRADFORD HOUSE SOUTH
Address: 55 PALMERS ROAD
LONDON
E2 0FE
Use: Purpose Built Flats >=4 floors
Borough: Tower Hamlets
Borough Fire Safety Team: FSR Tower Hamlets & City
Station Ground: F26 - Bethnal Green
Risk Score: 4.25
SIC Code:
Number of Floors: Total: 10 Basement: 1
Floor Area (m2): Total 2475 Average: 225
No. of Protected Staircases: 1
No. of Beds: 30
% Open Plan: 20
Special Features:
Additional Detail: Auto smoke vent at head of stairwell. Basement car park. Fire fighting stairs, fire fighting lift, dry riser.
Environmental Risks:
Reinspection Date:
Heritage Building:
Petroleum Redevelopment:
Fire Fighter Risk: Low
Unwanted Fire Signals Count: 0

2. Protection Tab

Fire Alarm

Alarm Type: None

Management Standard:

- BS Compliance
 Material Deviations from Brigade preferred standard

Call Point Type:

Sounder Type:

Power Supply Type:

Automatic Fire Detection

Type:None

Management Standard:

- Remotely Monitored
- BS Compliance

Smoke Ventilation

Type:Natural

Management Standard:Standard

- BS Compliance

Sprinklers

Type:None

Management Standard:

% Covered 0

- Domestic Installation
- BS Compliance

General

- Fire Instructions Displayed
- Fire Drills And Training
- Brigade Appliance Access

Special Features:

Number of Firefighting Shafts: 0

- BS Applies
- Engineering Solution Applies
- Trade Off Measures

Other Legislation:

3. Alias Tab

Alias Address

4. Property Detail Tab

Occupier Contact:

Address:

COMMON PARTS
CRADFORD HOUSE SOUTH 55PALMERS
ROAD
LONDON
E2 0FE

Responsible Team:

FSR Tower Hamlets & City

Occupancy Type:

Occupier - multi or single occupancy

Use:

Purpose Built Flats >=4 floors

Valuation Office:

Flats/Mais 4 Flrs and over PB

Risk Score:

4.25

Re-inspection Date:
 Total Capacity: 0
 Floor Capacity: 0
 Property Size for Use: Medium
 In M²: 5001 to 8300
 Is Non Ambulant:
 Occupancy Times: 24 Hours
 Exceptional Value:
 Environmental Risks:
Flammable Materials
 Stored:
 Type:

5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	20 - 49	20 - 49
04:00 - 08:00	20 - 49	20 - 49
08:00 - 12:00	20 - 49	20 - 49
12:00 - 16:00	20 - 49	20 - 49
16:00 - 20:00	20 - 49	20 - 49
20:00 - 24:00	20 - 49	20 - 49

6. Contacts Tab

Contact Type Managing Agent
Sole Supplier Risk
Name One Direct part of the One Housing Group
Responsible Person [REDACTED]
Position Property Asset Manager
Address One Housing Group Suttons Wharf 44 Palmers Road London E2 OTA
Telephone [REDACTED]
Fax
Email [REDACTED]@onehousinggroup.co.uk
URL

Abstracts

Part B - Fire Safety Audit

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"

Compliance Level: Broadly Compliant

Observations: Suitable dated June 2014 recommended review June 2016.

Article 10 - Principles of prevention to be applied

SAFETY CRITICAL

Have any preventative and protecting measures been implemented?

"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"

Compliance Level: Broadly Compliant

Observations: The FRA addresses the preventative and protective measures.

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: Minor deficiency; Non-Compliant

Observations: There was evidence of smoking in the common parts. 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 evidence of smoking in the common parts of the block.

Remedy: Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

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: Maintenance in place; records requested to date 23/11/2015 these have not been received.

Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

SAFETY CRITICAL

Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?

"Where necessary.to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure.facilities, equipment and devices provided.use by or protection of fire-fighters.suitable system of maintenance.maintained.working order and in good repair"

Compliance Level: Not Applicable

Observations:

Article 19 - Provision of information to employees

Is adequate provision made to provide information to employees?

"The responsible person must provide his employees with comprehensible and relevant information"

Compliance Level: Broadly Compliant

Observations: Concierge responsible for estate; information provided to employees by One Housing.

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

Is adequate information provided to employers and employees from outside undertakings?

"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"

Compliance Level: Broadly Compliant

Observations: Induction provided for external contractors.

Article 22 - Co-operation and co-ordination

Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?

"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"

Compliance Level: Not Applicable

Observations: Residential block of flats.

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: Not Applicable

Observations: Residential block of flats.

Article 12 - Elimination or reduction of risks from dangerous substances

SAFETY CRITICAL
Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?

"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"

Compliance Level: Not Applicable

Observations: At the time of the inspection there were no dangerous substances on site.

Article 16 - Additional emergency measures in respect of dangerous substances

Are there suitable additional emergency measures provided to safeguard all relevant persons from an accident, incident or emergency related to dangerous substances in or on the premises?

"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable warning and other communication systems are established, escape facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"

Compliance Level: Not Applicable

Observations:

Article 18 - Safety assistance

Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?

"The responsible person must appoint competent persons to assist him in undertaking preventative and protective measures"

Compliance Level: Not Applicable

Observations: Residential block of flats.

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: At the time of the inspection the emergency route and exit were clear.

Article 8 - General Fire Precautions

SAFETY CRITICAL
Are employers carrying out their general fire precaution responsibilities?

"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"
(see Article 4, meaning of general fire precautions)

Compliance Level: Broadly Compliant

Observations: Addressed in other articles.

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: Suitable for the premises.

Article 13 - Fire Fighting Equipment

Are effective fire fighting equipment arrangements provided?

"Where necessary the responsible person must ensure that the premises are equipped with appropriate fire-fighting equipment"

Compliance Level: Broadly Compliant

Observations: Suitable for premises residential block of flats.

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: Broadly Compliant

Observations: Stay Put policy in place.

Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

Has suitable notice been given to the fire authority

"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire

regarding the installation of fire-fighters switches? "Prescribed voltage" *authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"*

means:

1000v AC or 1500v DC between two conductors. 600 v AC or 900 v Dc between conductor and earth

Note *This article does not apply to licensed premises authorised to for the exhibition of a film*

Compliance Level:Not Applicable

Observations:

Article 23 - General duties of employees at work

Are employees carrying out their general duties while at work?

"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"

Compliance Level:Not Applicable

Observations: On site concierge carrying out her duties at the time of the inspection.

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken
No (Compliant)

Article 29 - Current alterations notices

Has the Responsible Person failed to comply with any alterations notice served on the premises where a prosecution has **not** been taken
Not Applicable

Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken
Not Applicable

Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken
Not Applicable

Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken
Not Applicable

Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions
Not Applicable

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal action

Considered EMM

Confirmed Action: Verbal action

Audit Conclusion: I checked all floors, the underground basement car park; emergency route and exit. I have informed the managing agent of evidence of smoking in the common parts.

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works

Peak Activity Inspections required:

General Notes

(eg Instructions to Admin)

Ā

AdminPlease process, upload e mail to the portal, book times and close the job.

Beardall

Non-Farynor required detail:

History Of Fires

Appliance Access: Average

Occupants Predominant Type:

Average Mobility

Fire Loading:

Average

Fire Setting In Area

Water Supplies: Average

Fire Warning System:

Adequate

Features Assisting Fire Spread:

- Atrium
- Unprotected Voids
- Unprotected Ducts
- Other

Audit Calculation & Signature

Management Compliance Level:

1 - Well above average

Property Risk Group:

B - Sleeping familiar or Licensed Premises

Life Risk:

-4

Relative Risk:

4.42

Signature of Occupier:

Date Completed

23 November 2015

Residential Buildings with a Temporary Simultaneous Evacuation in place

To Watch Officers,

After the initial completion of this form, checks on Sim Evac premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

Date of form completion: 23/10/2021

Premises Address:

CRADFORD HOUSE SOUTH,
55
PALMERS ROAD
LONDON
E2 0DG

How many storey's is the building (G + 4 = 5 storey's): 9

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? No
If Yes, How many people?

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? No

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? Yes

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? Yes

Has the ORD been updated? Yes

Has the PRA been updated? Yes

Upon completion please attach and email form to [REDACTED] [@london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk) no later than the **30th November 2021**

Thank you for your assistance.

Residential Buildings with a Temporary Simultaneous Evacuation in place

To Watch Officers,

After the initial completion of this form, checks on Sim Evac premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

Date of form completion: 01/11/2021

Premises Address:

Cradford House South
45 Palmers Road
London
E2 0DD

How many storey's is the building (G + 4 = 5 storey's): 10

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? Yes

If Yes, How many people? 2

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? No

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? Yes

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? No

Has the ORD been updated? No

Has the PRA been updated? Yes

Upon completion please attach and email form to [REDACTED]@london-fire.gov.uk no later than the **30th November 2021**

Thank you for your assistance.



LONDON FIRE BRIGADE

General Fire Safety Report Form

Inspecting Officer: [REDACTED]	
Address of Premises: Cradford House South	Job No. 2026687
55 Palmers Rd E2 ODG	File No. 05/211761
	Date: 17/7/20

Report Details:

An AFR was received from a member of the public via Bethnal Green fire station.
 Resident had concerns about ACM cladding on her building and other fire safety issues.
 Bethnal Green passed to fire safety for inspection.
 Building is 90 % brick but may have some cladding on balconies.
 Informed by concierge that test had taken place last week in that area. Week commencing 3rd July 20
 Any fire on the balconies would NOT block any escape routes.
 At least 2 escape sitars from all protected routes.
 Letter has been sent to all residents stating the barbecues and smoking must not take place on balconies.
 A full inspection of all common parts but report delayed due to covid 19 and records required being delayed.

No areas of concern and resident spoken to and ensured that she is safe.
 Further action may be required when report on balconies is received but only about 10% of building

[REDACTED]



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: [REDACTED] [@london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk)

From: **High Risk Premises Team**
Email: [REDACTED] [@london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk)

FS file: 05/211761

Date: 30/03/2023

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.

Address of premises:

CRADFORD HOUSE SOUTH
55 PALMERS ROAD
LONDON
E2 0FE

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
- The Fire Safety England Regulations 22 – Reported from Responsible Person of notifiable failure to resolve fire safety systems that have been found to be faulty for over 24 hours (eg: wet/dry riser issues, smoke ventilation, fire alarm, etc. Details attached)
- Other (detail below)

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)

We recommend that the premises is reviewed and a PRA is considered along with ORD, tactical plan updates and additional underwrites are also considered as per any temporary increased risk. While this is in line with business as usual with a temporary hazard Watch officers/ Station Commander can liaise with fire safety/ SFSO's as per normal protocols for further support.

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: [REDACTED] [@london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk)

From: **Station Commander** FS
file:
Email: 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



LONDON FIRE BRIGADE

Notification of fire safety information - to station

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

From: **Team Leader**
Email: [REDACTED]@london-fire.gov.uk

FS file: 05/211761, 05/215147,
05/247164, 05/247167,
05/247168
Tel: [REDACTED]

Date: 14/01/2021

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:

Cradford House South, 55 Palmers Road, London, E2 0DG,

Cradford House North, 45 Palmers Road, London, E2 0DF

Evans Apartments, 43 Palmers Road, London, E2 0DD

Timmins Apartments, 57 Palmers Road, London, E2 0FE

Cotterell House, 23-29 Palmers Road, London, E2 0SF

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)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- 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)
- Other (detail below)

Cradford House North and South , Evans Apartments, Timmins Apartments, and Cotterell House all now have simultaneous evacuation strategies, with a waking watch patrolling every 30 minutes .

The waking watch team is made up of 5 people including a supervisor.

1 person walks one block each, except for Cradford North which is directly connected to Cradford South so one person does this block.

All are in radio communication with each other and will move to assist evacuation in the building where a fire is detected.

The waking watch do not stay within one building they have a central hub

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- 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** FS file:
Email: 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



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 15 March 2022

Location summary

File No 05/247164
UPRN 6177141
Building Name EVANS APARTMENTS
Address EVANS APARTMENTS
 43 PALMERS ROAD
 LONDON
 E2 0DD
Borough Tower Hamlets
Use H - Other sleeping accommodation
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F26 - Bethnal Green
Site Risk Score 3.75
Building Height band Unknown
Total Floors 10 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

This is a general needs purpose built block of flats. It has 9 floors and basement car park. The Evans apartment is located on ground floor. The floors above ground floor is Cradford House. The construction of the building concrete built with cavity masonry and brick external wall finish type which is I believe is not adequate. The external wall system remediation work is not completed but is in the process to start. EWS1 form completed with B2 rating. The waking watches patrols the building. Heat detector is installed inside the flat - room facing next to the exterior wall.

Premises Description

This block forms the ground floor of a 10 storey purpose built block of flats. Evans apartments is situated on the ground floor of the block only. Evans apartments contains 8 self-contained flats. There are 2 entrance and exits to the block. There are electrical meter/riser cupboards accessed from the corridor. Emergency lighting is present throughout. The alternative exit leads to a shared route from the upper floors of the block namely Cradford House. It is presumed the flats are multi floor maisonettes on 1st to 4th floor and the rest of the floors have normal self-contained flats. There is also a basement car park with two door protection to the stairs and common parts. I have been informed by RP that there is no electric car charging points installed. The Cradford House has been inspected by other inspecting officer. The premises is managed by One Housing Group Ltd who are in PAP with LFB.

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?	Yes
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	EVANS APARTMENTS 43 PALMERS ROAD LONDON E2 0DD
Responsible team	FSD B&D-CITY-NEW-THAM
Occupancy Type	Sole Occupier
Property Use	H - Other sleeping accommodation
Valuation Office	R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score	3.75
Reinspection Date	N/A (SAMPLE)
Last Inspection	11 November 2021
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Medium 141m ² to 360m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership	Direct - London Fire Brigade
--------------------------------------	------------------------------

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?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	1
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	EVANS APARTMENTS 43 PALMERS ROAD LONDON E2 0DD

Managing Agent

Name	One Housing Group Ltd
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	Ateiler House 64 Pratt Street London NW1 0DL
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@onehousing.co.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Fire risk assessment carried out dated 26/1/21 by [REDACTED] of Savills (UK) Ltd. It also states about temporary simultaneous evacuation due to inadequate external cladding. Significant findings with action plan also recorded.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, common parts, water/electric riser cupboards, cross corridor communal doors and sample front flat door of the ground floor were checked. No issues were identified. It has two means of escape with push bar and override emergency button. The front entrance is secured by design. Drop key facilities also available at the main entrance door. Hard Electrical installation checked and tested - 1/8/18. No gas on site.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Temporary measures in place with waking watches and heat detector installed inside the flats within room facing exterior wall. The fire alarm panel was showing green as effective.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Verbal Advice Given

All means of escape, riser cupboards doors, communal doors and means of escape doors were checked. Fire exit signage and emergency lighting are adequately provided. No issues inside the risers. Adequate intumescent mastic and fire bait fire stopping had been provided. There was a small hole where new fire alarm cabling had been installed inside the riser cupboard. RP will raise the job to provide adequate fire stopping.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

RP confirmed to me that there are no such vulnerable residents. Fire action notices were displayed confirming simultaneous evacuation strategy.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Fire alarm and EL tested - 31/1/22. Fire doors have been surveyed and is confirmed in FRA that front entrance door of the flats are FD30S.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There are no staff on site. However, waking watches patrolling had been given adequate fire safety training.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

The external wall system remediation work is not completed yet but is in the process to start. EWS1 form completed with B2 rating. The waking watches patrols the building. No issues inside the risers. Adequate intumescent mastic and fire bait fire stopping had been provided.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

Preventative and protective measures are in place.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

FFE not required in communal areas.

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

Safety Evaluation

Broadly Compliant

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Competent person such as fire risk assessor, and Managing Agents are employed to undertake P&P measures.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

No staff on site. However, waking watches patrolling had been given adequate fire safety training.

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

Safety Evaluation

Broadly Compliant

Observations

Information are provided to employees from outside undertakings including hot work permit.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

Managing agents have responsibility for the premises.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

Off-site manager and the waking watches patrolling the building are fully aware of their duties.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Broadly Compliant

Observations

Not applicable.

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

Safety Evaluation

Broadly Compliant

Observations

Dry risers, Ventilation, drop key and firefighting lift facilities are provided on floors above the ground floor.

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

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

15/03/2022 14:31

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	A - Sleeping Unfamiliar
Life Risk	-2
Actual Risk Score	4.02
Risk Score	4.00

Audit Timings

Audit Duration
120

Travel Time
180

Post Audit Processing Duration
120



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 30 November 2020

Location summary

File No 05/247164
UPRN 6177141
Building Name EVANS APARTMENTS
Address EVANS APARTMENTS
 43 PALMERS ROAD
 LONDON
 E2 0DD
Borough Tower Hamlets
Use H - Other sleeping accommodation
Responsible Team FSR Tower Hamlets & Newham
Station Ground F26 - Bethnal Green
Site Risk Score 4.25
Total Floors 10 **Basement floors** 1
Estimated number of sleeping 16
Special Features

Additional detail

Building is a purpose built residential building made up of 4 blocks linked at 3rd floor level.
 Evans Apartments makes up ground floor and first floor of the north most building above this sites half of Cradford House North which has separate entrance.
 Evans Apartments is made up of maisonettes, entrance on GF the corridor that has all entrances on has a fire exit at each end and has service cupboards for each flat.

Premises Description **NONE**
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	EVANS APARTMENTS 43 PALMERS ROAD LONDON E2 0DD
Responsible team	FSR Tower Hamlets & Newham
Occupancy Type	Sole Occupier
Property Use	H - Other sleeping accommodation
Valuation Office	R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score	<u>4.25</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	22 September 2020
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Medium 141m ² to 360m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	N/A
Covers MOE/Common areas?	No
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	Default Property
Address	EVANS APARTMENTS 43 PALMERS ROAD LONDON E2 0DD

Managing Agent - NEW

Name	One Housing Group
Responsible Person	[REDACTED]
Position	Building Manager
Address	Ateiler House 64 Pratt Street London NW1 0DL
Telephone	[REDACTED]
Email	[REDACTED]@onehousing.co.uk

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

SAFETY CRITICAL	Observations
Safety Evaluation	FRA seen and covers all areas
Broadly Compliant	

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL	Observations
Safety Evaluation	within all riser cupboards excessive use of pink foam no central join cold smoke seals on riser cupboard doors
Low Risk	

FAILURES**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 1) use of Pink foam with riser cupboards had not been planned or controlled 2) maintenance of fire doors to riser cupboards had not been monitored or planned, (fire doors were missing cold smoke seals to central join of door)

REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

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 +

Article 11

(continued)

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

suitable for the building

Article 14 - Emergency routes and exits

SAFETY CRITICAL**Safety Evaluation**

Broadly Compliant

Observations

at time of audit escape routes were clear of obstruction and combustibles covered by escape lighting, cold smoke seals were missing on riser cupboard central join, however with two directions of travel and a stay put policy this was not seen as massive issue.

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

SAFETY CRITICAL**Safety Evaluation**

Broadly Compliant

Observations

suitable for building

Article 17 - Maintenance

SAFETY CRITICAL**Safety Evaluation**

Low Risk

Observations

fire doors require cold smoke seals at central join.

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 all riser cupboards did not have cold smoke seals at central join.

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 install cold smoke seals to riser cupboard doors

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations

no on site staff. concierge at Cottrell house has had basic fire safety training

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations

None

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
Not Applicable

Observations

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

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

30/11/2020 12:45

small block under Cradford house, has own entry and exit brick built construction on this part of the building. escape route walked and all riser cupboards seen, been in contact with [REDACTED] of Savills who is the primary partnership contact for one housing.

30/11/2020 12:43

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	A - Sleeping Unfamiliar
Life Risk	-4
Actual Risk Score	3.72
Risk Score	3.75

Audit Timings

Audit Duration
120

Travel Time
30

Post Audit Processing Duration
60



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 15 December 2022

Location summary

File No 05/247164
UPRN 6177141
Building Name EVANS APARTMENTS
Address EVANS APARTMENTS
 43 PALMERS ROAD
 LONDON
 E2 0DD
Borough Tower Hamlets
Use H - Other sleeping accommodation
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F26 - Bethnal Green
Site Risk Score 4.00
Building Height band 25-30
Total Floors 10 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

This is a general needs purpose built block of flats. It has 9 floors and basement car park. The Evans apartment is located on ground floor. The floors above ground floor is Cradford House. The construction of the building concrete built with cavity masonry and brick external wall finish type which is I believe is not adequate. The external wall system remediation work is not completed but is in the process to start. EWS1 form completed with B2 rating. The fire wardens patrols the building. Heat detector is installed inside the flat - room facing next to the exterior wall.

Premises Description

This block forms the ground floor of a 10 storey purpose built block of flats. Evans apartments is situated on the ground floor of the block only. Evans apartments contains 8 self-contained flats. There are 2 entrance and exits to the block. There are electrical meter/riser cupboards accessed from the corridor. Emergency lighting is present throughout. The alternative exit leads to a shared route from the upper floors of the block namely Cradford House. It is presumed the flats are multi floor maisonettes on 1st to 4th floor and the rest of the floors have normal self-contained flats. There is also a basement car park with two door protection to the stairs and common parts. I have been informed by RP that there is no electric car charging points installed. The Cradford House has been inspected by other inspecting officer. The premises is managed by One Housing Group Ltd who are in PAP with LFB.

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?	Yes
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	EVANS APARTMENTS 43 PALMERS ROAD LONDON E2 0DD
Responsible team	FSD B&D-CITY-NEW-THAM
Occupancy Type	Sole Occupier
Property Use	H - Other sleeping accommodation
Valuation Office	R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score	4.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	17 November 2022
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Medium 141m ² to 360m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership	Direct - London Fire Brigade
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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?	No
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

Name	Default Property
Address	EVANS APARTMENTS 43 PALMERS ROAD LONDON E2 0DD

Managing Agent

Name	One Housing Group Ltd
Person	[REDACTED]
Position	Fire safety advisor
Address	Ateiler House 64 Pratt Street London NW1 0DL
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@onehousing.co.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.

It was last done by [REDACTED] of Savills Ltd on 15/3/22

It does have a review date.

It does have significant findings recorded.

Only 8 flats on ground and first floor but part of 10 story block

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All arrangements are in place.

Up to date FRA.

Article 11
(continued)

Up to date records for fire safety systems.
 All areas kept clear.
 Fire wardens in place due to cladding issues.
 All shows good management.

Article 13 - Detection and warning**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

Detection in place in common parts for the AOV's
 Detection in flats to support the simultaneous evacuation.
 Issues ongoing with faults on the panel due to residents tampering with the heads in flats, Likely to be smokers. System is working.

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

2 ways out from ground and first floor.
 Plenty EL in place.
 Plenty fire exit signs in place.
 Risers were locked and fire stopped.
 AOV's to clear heat and smoke.

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

Signs in place to confirm the simultaneous evacuation.

Article 17 - Maintenance**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

All systems are in good condition.
 Faults on alarm panel but working. Residents tampering with heads in flats.

Article 21 - Training**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

QA took place of the fire wardens with a good response to most questions.
 Patrol 3 times an hour and report any defects.
 Also help with a few residents that need help to evacuate.

Article 8 - General fire precautions**Safety Evaluation**
Broadly Compliant**Observations**

Good general precautions are in place.
 All areas are kept clear by the fire wardens.
 All risers were locked and fire stopped.
 No holes or breaches were seen in the compartmentation.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

The preventative and protective measures are in place as identified in the FRA.
No smoking signs in place.

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

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

Not Applicable

Observations

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	Tested dry riser for block. EL and AOV's to assist

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**Date audit carried out**

13/12/22

Time of audit

13:00

Reason for audit;

Station notification and simultaneous evacuation in place.

Conclusion

verbal action and no changes from last visit.

Extent of premises audited

All common parts and escape routes were checked.

All risers were checked.

Justification of audit outcome

Spoke on the phone with [REDACTED]

FRA up to date and covers all areas.

QA of fire wardens with good response.

No areas of concern apart from issues with the alarm panel and some residents tampering with heads in flats.

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	A - Sleeping Unfamiliar
Life Risk	-2
Actual Risk Score	4.02
Risk Score	4.00

Audit Timings

Audit Duration
120

Travel Time
10

Post Audit Processing Duration
60

Residential Buildings with a Temporary Simultaneous Evacuation in place

To Watch Officers,

After the initial completion of this form, checks on Sim Evac premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

Date of form completion: 03/11/2021

Premises Address:

42 Palmers Road
Tower Hamlets
E2 0TA

How many storey's is the building (G + 4 = 5 storey's): 9

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? Yes

If Yes, How many people? 2 Day 2 Night

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? No

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? Yes

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? No

Has the ORD been updated? No

Has the PRA been updated? Yes

Upon completion please attach and email form to [REDACTED]@london-fire.gov.uk no later than the **30th November 2021**

Thank you for your assistance.

Form EWS1: External Wall Fire Review

Objective - This form is intended for recording in a consistent manner what assessment has been carried out for the external wall construction of residential apartment buildings where the highest floor is 18m or more above ground level or where specific concerns exist ^(Note 1). It should not be used for other purposes. It is to be completed by a competent person with the levels of expertise as described in Notes 2 and 3 below.

This review is for the sole and exclusive use of the client organisation named below. No responsibility is accepted to any third party for the whole or any part of its contents ^(Note 4). For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the review during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser who may see the review during the process through which they come to purchase an interest in any part of the Subject Address.

Client organisation:..... One Housing Group

Subject Address (One form per block)

Block or building name	Street	Town	Postcodes (all built)
Cradford House	Palmers Road	London	E2 0DF, E2 0DG, E2 0DD, E2 0FE

Comprising Cradford House North, Cradford House South, Timmons Apartments, Evans Apartments

I confirm that I have used reasonable skill and care to investigate ^(Note 5) the primary external wall materials (typically insulation, filler materials and cladding) and attachments of the external walls of the above building/block.

OPTION A ^(Note 1) – Where external wall materials are unlikely to support combustion

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 2
- In relation to the construction of the external walls, to the best of my knowledge the primary materials used meet the criteria of limited combustibility ^(Note 6) or better and cavity barriers are installed to an appropriate standard in relevant locations (Note 7)
- In relation to attachments to the external wall (*tick one of the following*):
 - A1** - There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility ^(Note 6) or better);
 - A2** - There is an appropriate risk assessment of the attachments confirming that no remedial works are required
 - A3** – Where neither of the above two options apply, there may be potential costs of remedial works to attachments ^(Note 8)

OPTION B ^(Note 1) – Where combustible materials are present in external wall

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 3
- I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk ^(Note 9) presented by the external wall construction and attachments (*tick one of the following*)
 - B1** - I have concluded that in my view the fire risk ^(Note 8) is sufficiently low that no remedial works are required
 - B2** - I have concluded that an adequate standard of safety is not achieved, and I have identified to the client organisation the remedial and interim measures required (documented separately).

Name	Qualifications	BEng (Hons) CEng CMIFireE
Organisation	Professional body	Institution of fire engineering
.....	Date	17 September 2020

NOTES

Note 1 - This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.

Note 2 –For Option A, the signatory would need the expertise to identify the relevant materials within the external wall and attachments and whether fire resisting cavity barriers and fire stopping have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a member of a relevant professional body within the construction industry.

Note 3 - For Option B the signatory would need expertise in the assessment of the fire risk presented by external wall materials and should be a member of a relevant professional body that deals with fire safety in the built environment. This could be a Chartered Engineer with the Institution of Fire Engineers or equivalent.

Note 4 – Should there be a desire for a third party to rely on this form, they should contact the signatory's organisation.

Note 5 - The investigation must include evidence of the fire performance of the actual materials installed. For both Options A and B this would often include either a physical inspection by the signatory to this form, or inspection of photographic or similar information gathered by a 3rd party (subject to the signatory having sufficient confidence in that 3rd party). It would also include the standards of construction of key fire safety installations such as cavity barriers. Given the nature of external walls this would typically involve investigations in a limited number of locations (actual number to be determined by the signatory). Review of design drawings may assist but on their own would not be sufficient. If the wall construction includes multiple wall types, the investigation should include each type.

Note 6 – The term 'limited combustibility' is as defined in BS 9991:2015.

Note 7 – Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation such as BS 9991 or relevant statutory guidance

Note 8 - In this situation the signatory should notify the client organisation that an appropriate risk assessment of the fire risk of the attachments might be required.

Note 9 - The assessment of fire risk as described above includes that insofar as is necessary to ensure a reasonable standard of health and safety of those in and around the building, all external wall constructions and any external attachments (e.g. balconies) of the building:

- Resist spread of fire and smoke so far as is reasonably necessary to inhibit the spread of fire within the building, and
- Are constructed so that the unseen spread of fire and smoke within concealed spaces is inhibited, and
- Adequately resist the spread of fire over the walls, having regard to the height, use and position of the building.

The assessment takes account of regulations and published design guidance as were current at the time of construction as well as those which are current at the time of this assessment. It cannot be guaranteed that it would address guidance and regulations which may be introduced in the future.

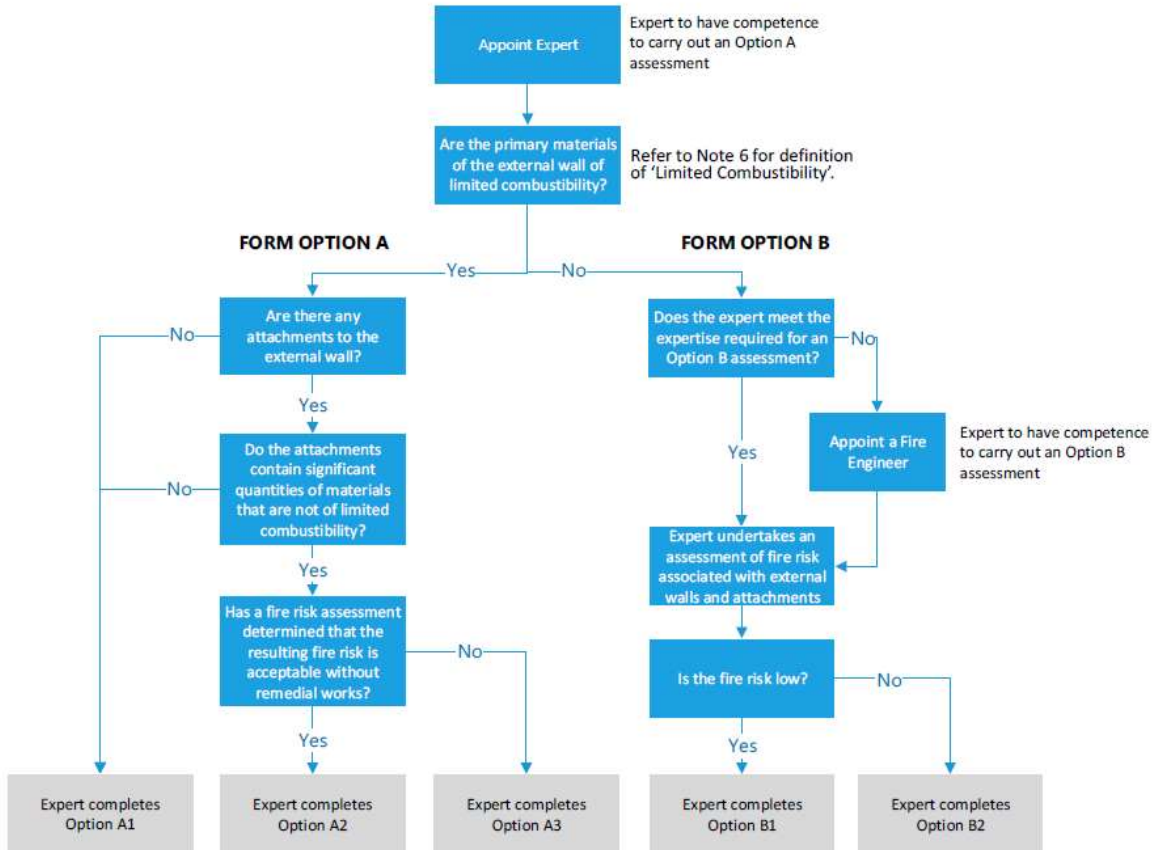
Note 10 - The signatory may wish to provide their client organisation with a separate report on their investigation to support their statements in this form. That separate report would not normally

need to be supplied to the valuer along with this form (unless there are specific issues which may require it).

Note 11 – This form will need to be reassessed if any significant changes occur to the external wall or attachments of the building and is valid for up to 5 years from the date at which it is signed.

Flow Chart

Flow Chart





LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

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

From: **Sub Officer Rob Holmes**
Email:

Tel: [REDACTED]

Date: 05/11/2022

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: **Cradford House North, Cradford House South, Timmins Apartments, Evans Apartments, Palmers Road, E2.**

Detail of information or risk:

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- 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)

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)

Above addresses are all contained within 3 buildings, linked by walkways at 3rd floor level and above. Buildings are cladded, in simultaneous evacuation and have waking watch present. The fire alarm system that is in place throughout the premises is showing as having multiple faults across the floors. Waking watch were unaware and are not entirely helpful. Residents have multiple complaints about the fire safety issues at this address.

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 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**
Email: [REDACTED]@london-fire.gov.uk

FS file: 05/211761, 05/215147,
05/247164, 05/247167,
05/247168
Tel: [REDACTED]

Date: 14/01/2021

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:

Cradford House South, 55 Palmers Road, London, E2 0DG,

Cradford House North, 45 Palmers Road, London, E2 0DF

Evans Apartments, 43 Palmers Road, London, E2 0DD

Timmins Apartments, 57 Palmers Road, London, E2 0FE

Cotterell House, 23-29 Palmers Road, London, E2 0SF

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)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- 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)
- Other (detail below)

Cradford House North and South, Evans Apartments, Timmins Apartments, and Cotterell House all now have simultaneous evacuation strategies, with a waking watch patrolling every 30 minutes.

The waking watch team is made up of 5 people including a supervisor.

1 person walks one block each, except for Cradford North which is directly connected to Cradford South so one person does this block.

All are in radio communication with each other and will move to assist evacuation in the building where a fire is detected.

The waking watch do not stay within one building they have a central hub

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- 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** FS file:
Email: 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



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 19 December 2022

Location summary

File No 05/247168
UPRN 6177122
Building Name COTTERELL HOUSE
Address COTTERELL HOUSE
 23 PALMERS ROAD
 LONDON
 E2 0SF
Borough Tower Hamlets
Use H - Other sleeping accommodation
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F26 - Bethnal Green
Site Risk Score 3.50
Building Height band <18
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail **NONE**

Premises Description

Ground floor has commercial unit and concierge office.
 All flats access via open balconies
 No lift and 1 stair.
 Commercial on ground floor with no direct connection.
 Dry riser provided.

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? Yes

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property COTTERELL HOUSE 23 PALMERS ROAD LONDON E2 0SF
Responsible team	FSD B&D-CITY-NEW-THAM
Occupancy Type	Sole Occupier
Property Use	H - Other sleeping accommodation
Valuation Office	R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score	<u>3.50</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	28 November 2022
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Small 91m ² to 140m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership Direct - London Fire Brigade

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?	No
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

Name	Default Property
Address	COTTERELL HOUSE 23 PALMERS ROAD LONDON E2 0SF

Managing Agent

Name	One Housing Group Limited
Person	[REDACTED]
Position	Property Manager
Address	Ateiler House 64 Pratt Street London NW1 0DL
Telephone	[REDACTED]
Email	[REDACTED]@onehousing.co.uk

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.

It was last done by [REDACTED] [REDACTED] on 15/3/22

It does have a review date.

It does significant findings recored and completed.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Good management in place.

Up to date FRA

All fire safety systems maintained.

All areas kept clear.

Alarm fitted to support simultaneous evacuation.

All shows good management.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Detection in escape stairs for AOV,s with open balconies.

Flats fitted with alarms to support simultaneous.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Access and egress from flats is open balconies.
 Stairs are internal with AOV.s
 EL and natural light in place.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Simultaneous evacuation in place with signs displayed to confirm.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All fire safety systems are in good condition and maintained

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

On site concierge was given QA with good response.
 He does check all areas to keep clear.

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

Good general precautions are in place.
 All areas kept clear.
 No holes or breaches were seen in compartmentation.

Article 10 - Principles of prevention to be applied

Safety Evaluation
 Broadly Compliant

Observations

The preventative and protective measures are in place as identified by the FRA
 No smoking signs in place.

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
Broadly Compliant	Persons in place to deal with all areas of fire safety

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	Tested dry riser in place. AOV to stairs and EL to assist

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**Date audit carried out**

19/12/22

Time of audit

14.30

Reason for audit;

10.20 Simultaneous evacuation.

Conclusion

No areas of concern were noted while on site.

Verbal action only.

Extent of premises audited

All common parts were inspected.

internal escape stairs but all flats accessed via open air

Justification of audit outcome

Spoke to risk assessor and RP on the phone only.

No areas of concern.

FRA up to date and satisfactory.

On site concierge was aware of fire safety systems and QA took 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	A - Sleeping Unfamiliar
Life Risk	-4
Actual Risk Score	3.72
Risk Score	3.75

Audit Timings

Audit Duration

120

Travel Time

50

Post Audit Processing Duration

90

Chief Executive
One Housing Group Limited
Atelier House
64 Pratt Street
London
NW1 0DL

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

Date 5 January 2021
Our Ref 05/247168/[REDACTED]

Dear Sir/Madam

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

Premises: Cotterell House, 23 Palmers Road, London E2 0SF

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.

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 Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

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 **30 March 2021**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; 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 web-site 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 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.

Yours faithfully,



for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk



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: Cotterell House, 23 Palmers Road, London E2 0SF

FILE NUMBER: 05/247168

This schedule should be read in conjunction with the Commissioner's letter dated **5 January 2021**.

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 maintenance of riser cupboard fire doors had not been monitored or organised.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that fire doors to riser cupboards along the escape route were missing cold smoke seals at the central join and the inspection hatch did not appear to be fire stopped.	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 fire stopping the inspection hatch and installing cold smoke seals to the riser cupboards.
Article 17	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 cold smoke seals were missing from the central portion of riser cupboard fire doors.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by installing cold smoke seals.

*****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.

Residential Buildings with a Temporary Simultaneous Evacuation in place

To Watch Officers,

After the initial completion of this form, checks on [REDACTED] premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

Date of form completion: 03/11/2021

Premises Address:

Cotterell House
23 Palmers Road
Tower Hamlets
E2 0SF

How many storey's is the building (G + 4 = 5 storey's): 9

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? Yes

If Yes, How many people? 1 Day 1 Night

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? No

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? Yes

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? No

Has the ORD been updated? No

Has the PRA been updated? Yes

Upon completion please attach and email form to [REDACTED] [@london-fire.gov.uk](mailto:[REDACTED]@london-fire.gov.uk) no later than the **30th November 2021**

Thank you for your assistance.



LONDON FIRE BRIGADE

Notification of fire safety information - to station

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

From: **Team Leader**
Email: [REDACTED]@london-fire.gov.uk

FS file: 05/211761, 05/215147,
05/247164, 05/247167,
05/247168
Tel: [REDACTED]

Date: 14/01/2021

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:

Cradford House South, 55 Palmers Road, London, E2 0DG,
Cradford House North, 45 Palmers Road, London, E2 0DF
Evans Apartments, 43 Palmers Road, London, E2 0DD
Timmins Apartments, 57 Palmers Road, London, E2 0FE
Cotterell House, 23-29 Palmers Road, London, E2 0SF

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)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- 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)
- Other (detail below)

Cradford House North and South, Evans Apartments, Timmins Apartments, and Cotterell House all now have simultaneous evacuation strategies, with a waking watch patrolling every 30 minutes.

The waking watch team is made up of 5 people including a supervisor.

1 person walks one block each, except for Cradford North which is directly connected to Cradford South so one person does this block.

All are in radio communication with each other and will move to assist evacuation in the building where a fire is detected.

The waking watch do not stay within one building they have a central hub

Action recommended by fire safety:

- Joint visit with fire safety
- Visit by local station
- 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** FS file:
Email: 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



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

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

From: [REDACTED]
Email: [REDACTED] Tel: [REDACTED]

Date:
08 October 2021

[REDACTED]

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:** as above

Address of premises: **Cotterell House, Palmers road, London E2**

McCoy house & Fresian house, Three Colts lane, London E2

Detail of information or risk:

- Dangerous substances present
- Timber frame construction site
- Complex/unusual evacuation strategy used
- Poor fire safety management evident
- 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)

During a waking watch visit today at Cotterell house, it was found that there was no waking watch in attendance.

During a waking watch visit to McCoy house & Fresian house it was found that the drop key access to the 5th floor was not working, the PIB box was empty and there was no waking watch in attendance.

Action recommended by local station/station manager:

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

Investigate why there was no waking watch present .

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: 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

FW: Complaint about One Housing Group Fire Safety - Cradford House, E2, London 05/211761



Reply

Reply All

Forward



Mon 13/07/2020 12:53

Good morning,

Please see below for fire safety concerns at the following address:

05/211761
CRADFORD HOUSE SOUTH
55 PALMERS ROAD
LONDON
E2 0FE

The last audit was carried out in 2015 and the premises was found to be broadly compliant - JN1564765

Please note any action required or reply to your e-mail may be delayed due to the London Fire Brigade's response to the current CoVID-19 situation based on Government advice.

Email disclaimer

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For fire safety advice please go to london-fire.gov.uk/YourSafety

From: LFB Information Access

Sent: 13 July 2020 10:29

[REDACTED]

FOIA.

FSR Admin – we will pick this up with the requestor directly so no further action your side (as [REDACTED] is already providing us with the information needed to respond).

[REDACTED]

london-fire.gov.uk



If you think that this e-mail might not be intended for you please delete it immediately and contact me.

From: [REDACTED]
Sent: 13 July 2020 09:39
To: [REDACTED]
Subject: FW: Complaint about One Housing Group Fire Safety - Cradford House, E2, London

Fire Safety or FOIA request I think?
Best regards

[REDACTED]

[REDACTED]
Sent: 13 July 2020 09:37
[REDACTED]
[REDACTED]

Subject: FW: Complaint about One Housing Group Fire Safety - Cradford House, E2, London

From: [REDACTED]

Sent: 08 July 2020 12:06

To: [REDACTED]

Subject: FW: Complaint about One Housing Group Fire Safety - Cradford House, E2, London

From: [REDACTED]

Sent: 08 July 2020 11:31

To: [REDACTED]

Subject: Complaint about One Housing Group Fire Safety - Cradford House, E2, London

Dear Head of Executive Support,

I live in Cradford House South, an estate situated in Mile End, E2, London. We have had a negligent landlord for 8 years - One Housing Group (OHG) who have left me without hot water for over 33 days during the recent pandemic. We have suffered through cockroaches, water leaking onto communal electrics, heating issues and a roof falling off the building.

Recently OHG wrote to us to inform us that we had to remove fairy lights from our balconies because we had cladding. This is the first time OHG have written to us since the Grenfell tragedy to tell us that our building is a fire risk.

As a residents association and as individuals we have repeatedly asked OHG to release a copy of their 2019 Fire Risk Assessment, but OHG have refused to do so, stating:

"As previously stated OHG made the decision some time back to not issue FRA to residents. As per my letter to [redacted] [REDACTED] have undertaken all FRA's on OHG stock."

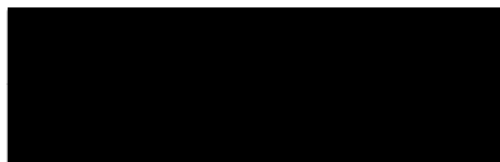
From conversations with OHG over email we have been led to believe that our building has the following areas of concern:

- HPL Cladding
- Facing Brickwork Insulation Issues
- Zinc Cladding

Do you know, or are you able to release any of the following information?

- Whether any fire safety issues with our building (Cradford House South, E2 London) have been logged or reported to the London Fire Brigade (LFB)?
- Whether a copy of the 2019 FRA conducted on Cradford House South, E2, London is held by the LFB, and if so whether you can release this to us?
- Whether LFB can compel One Housing Group to release their 2019 FRA for Cradford House South, London, E2?

Any assistance with this matter will help bring us clarity. We do not even know if it's currently safe to stay in our properties. They have left us without hot water to wash during a pandemic so we are deeply worried they could also be leaving us in buildings that could burn us to death.



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E1 Job 2026687 file 05/211761 55 Palmers Rd E2 ODG

 Reply  Reply All  Forward 

Fri 17/07/2020 09:21

 Document1 [Compatibility Mode].docx 151 KB

Please upload Gen1 to portal and close job




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Station notification - simultaneous Evac strategy at Suttons Wharf

 Reply  Reply All  Forward 

Thu 21/01/2021 16:29

 Station Notification Form Suttons Wharf.docx
303 KB

All,

Please find a station notification which details information about the simultaneous evacuation strategy / waking watch at Suttons Wharf.

Suttons Wharf comprises:

Cradford House South, 55 Palmers Road, London, E2 0DG, 05/211761
Cradford House North, 45 Palmers Road, London, E2 0DF 05/215147
Evans Apartments, 43 Palmers Road, London, E2 0DD 05/247164,
Timmins Apartments, 57 Palmers Road, London, E2 0FE 05/247167
Cotterell House, 23-29 Palmers Road, London, E2 0SF 05/247168

Regards,



Please note any action required or reply to your e-mail may be delayed due to the London Fire Brigade's response to the current CoVID-19 situation based on Government advice.

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File numbers cannot be found in portal-speak to Tony

UPLOAD FW: One Housin...

Reply Reply All Forward

Mon 21/09/2020 13:16

Hi All,

Please see the below notification of a change of evacuation strategy at the below addresses:

UPRN: PALMER550000, Cradford House South, 55 Palmers Road, London, E2 ODG

UPRN: PALMER450000, Cradford House North, 45 Palmers Road, London, E2 ODF

UPRN: PALMER430000, Evans Apartments, 43 Palmers Road, London, E2 ODD

UPRN: PALMER570000, Timmins Apartments, 57 Palmers Road, London, E2 OFE

UPRN: PALMER000000, Cotterell House, 23-29 Palmers Road, London, E2 OSF

FSR Team – Could these be inspected inline with your Team Leaders requirements

FSR admin – Could this email be added to the portal for these addresses.

PDA – Could an underwrite be placed against these addresses please?



BC/SC – FYI


Elisa – Could you add this to the simultaneous list please?


Thanks

london-fire.gov.uk




  Reply


 Reply All

 Forward



Mon 28/11/2022 09:42


I have requested for Job numbers 2242962 Cradford House South and 2242963 Timmnis Apartments to be deleted due to the fact that they were already locked on your device, therefore reallocation of these jobs were not possible.


The following FS01's have been raised and allocated to you.

Job No. 2244518 File No: 05/211761 (UPRN:6177223) CRADFORD HOUSE SOUTH 55 PALMERS ROAD LONDON E2 0FE

Job No. 2244520 File No: 05/247167 (UPRN:6177286) TIMMINS APARTMENTS 57 PALMERS ROAD LONDON E2 0FE


Please amend the database accordingly.

From: 
Sent: 25 November 2022 15:23

Subject: FW: Cradford house + palmers Rd

Dear High Rise Team,

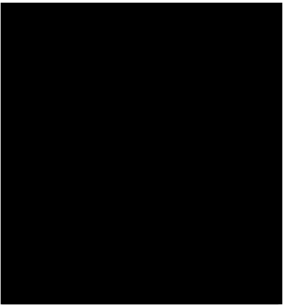
Could you please reallocate jobs to  as requested below.

Job Numbers are

2242962- Cradford House South

2242963- Timmnis Apartments.

Many Thanks

Kind Regards


[REDACTED]
Sent: 24 November 2022 16:02

[REDACTED]
Subject: Cradford house + palmers Rd

[REDACTED]
Can I have the jobs at palmers Rd.
I have a station notification and its needs to be done.
I have been to site have you.

[REDACTED]

A020 Palmers Road E2.

Reply Reply All Forward

Sat 05/11/2022 13:40

A020 Palmers Road..docx
287 KB

Hi

Please find the A020 following our recent visit to Cradford House North and South, Evans and Timmins Apartments, Palmers Road, E2.

Cradford House, Evans Apartments and Timmins Apartments.

Reply Reply All Forward

Thu 15/12/2022 11:23

You replied to this message on 15/12/2022 16:38.

Hi

I can confirm that no changes have been made to the blocks with the simultaneous still in place.

Alarm in flats to support simultaneous.





Fire wardens in place to patrol and keep areas clear and help 1 or 2 residents across the estate that would need help to leave.

05/211761 job 2244518 Cradford House Palmers Rd E2


05/247164 Job 2243769 Evans Apartments Palmers Rd E2

05/247167 JOB 2244520 Timmins Apartments Palmers Rd E2

CRADFORD HOUSE SOUTH, 55 PALMERS ROAD, LONDON, E2 0FE - 05/211761 - FAULT

 Reply  Reply All  Forward 

Thu 30/03/2023 07:38

 This message was sent with High importance.
If there are problems with how this message is displayed, click here to view it in a web browser.

Team,

Please see this fault on the building portal, I have not approved this.

RP NAME & PHONE: One Housing 07947339316

FILE NUMBER: 05/211761

ADDRESS: CRADFORD HOUSE SOUTH, 55 PALMERS ROAD, LONDON, E2 0FE

Call Sign: F26

Relates to: Fire detection and alarm systems - with sounders

Fault: Faulted detector in single flat only, system still operating as designed.

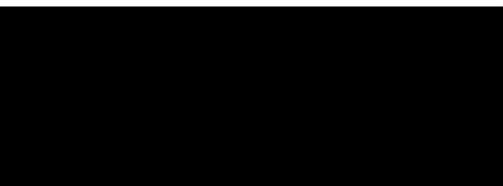
Area affected: Single flat only

Estimated Timescale for rectification: 5 Days

Has the fault necessitate a temporary change in evac strategy from stay put to simultaneous?: The building already has a simultaneous evacuation policy

Have any additional measures being implemented to mitigate against the fault? Temporary Fire Alarm system still operational

Many Thanks all




London Fire Brigade

Fault Reporting SNF - CRADFORD HOUSE SOUTH - F26



Reply

Reply All

Forward



Thu 30/03/2023 09:55



CRADFORD HOUSE SOUTH, 55 PALMERS ROAD, LONDON, E2 0FE - 05/211761 - FAULT
Outlook item



SFS_A020_a2a Fire Safety Station Notification Form Fault Reporting Fire safety Regs.docx
288 KB

Watch Officers/ Station Commander,

Attached is a station notification form which highlights faults in a building, these need assessing and adding to the ORD if required, along with temporary underwrites to support tactical plans and firefighting capability within these buildings. As with any temporary hazard as part of normal business, if life safety matters are highlighted then further support can be given by Fire safety or SFSO's and treated as an alleged fire risk (AFR).

london-fire.gov.uk

Rectified faults on High Rise Buildings Data Portal




Reply

Reply All

Forward



Thu 01/06/2023 14:06

 Follow up. Completed on 01 June 2023.

Dear all

Please see below a list of addresses on your grounds where a fault reported on the High Rise Building Data Portal has been **rectified**. Please remove the fault and amend the ORD where necessary.

- CRADFORD HOUSE SOUTH, 55 PALMERS ROAD, LONDON, E2 0FE
- BRODICK HOUSE, SAXON ROAD, LONDON, E3 5HH

Kind Regards



High Risk Premises Team
Fire Safety

Fire Safety (Prevention & Protection)
London Fire Brigade
169 Union Street
SE1 0LL



CRADFORD HOUSE & EVAN APARTMENT EWS1 FORM - FILE 05/247164



Reply

Reply All

Forward



Tue 15/03/2022 09:44



CRADFORD HOUSE EWS1 FORM (Cradford House) - Copy.pdf
1 MB

Hi Admin

Please upload the attached EWS1 Form to file 05/247164

Many thanks

Fire Safety Officer
High Risk Team
London Fire Brigade HQ
169 Union Street
London
SE1 0LU





London Fire Brigade

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LFB notification letter Cotterell House McCoy House & Fresian House 2021

 Reply  Reply All  Forward 

Fri 08/10/2021 16:44

 Follow up. Completed on 13 October 2021.

 LFB notification letter Cotterell House McCoy House & Fresian House 2021.docx
289 KB

Forwarded for your attention and action,

Thank you,

Kind regards,

T : [Redacted]
E : [Redacted]

London Fire Brigade






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EO1 job 1626925 05/215147 45 Palmers RD E2 ODD



  Reply  Reply All  Forward 

Mon 20/06/2016 09:37

 Report Form.pdf
34 KB 

Please upload to portal



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