



LONDON FIRE BRIGADE

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Freedom of Information request reference number: 7607.1

Date of response: 11th July 2023

Request:

I wanted to enquire if LFB had carried out inspections or checks at the other blocks and if so, what the findings were? Yardley Court Garnet Place, West Drayton, UB7 7GA. I would at least like to see the reports / findings for that. Our property management company have never communicated an inspection nor its results to residents.

Response:

Our Prevention and Protection (Fire Safety) team have provided me with all the documents held on their records for Yardley Court Garnet Place, West Drayton, UB7 7GA

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.

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](#)



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 1 June 2021

Location summary

File No 26/253528
UPRN 10093733972
Building Name YARDLEY COURT
Address YARDLEY COURT
 1 GARNET PLACE
 WEST DRAYTON
 UB7 7GA
Borough Hillingdon
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Hounslow Hillingdon & Harrow
Station Ground G23 - Hillingdon
Site Risk Score 4.25
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 120
Special Features

Additional detail

Locations of each sprinkler stop valve. Within ceiling void by entrance to each apartment
 The code to reset the colt smoke panels in all blocks is 5750.

Premises Description

The block is part of a development off of Tavistock road , behind West Drayton High street, which is a new 6 storey residential premises (including ground floor) of Steel and Brick construction for purpose-built apartments
 Fire doors are fitted to all apartment front entrances and main access door to apartment block risers/services cupboards and rooms.
 There is a lift which services all floors. Sprinklers are fitted within the apartments, and AOV's in the stairwell.

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	YARDLEY COURT 1 GARNET PLACE WEST DRAYTON UB7 7GA
Responsible team	FSR Hounslow Hillingdon & Harrow
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	25 May 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m 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	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	75
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	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Responsible Person	[REDACTED]
Position	Company Secretary
Address	Redrow House St Davids Park Flintshire CH5 3RX
Telephone	[REDACTED]

Other relevant contact - NEW

Name	Redrow Construction
Responsible Person	[REDACTED]
Position	site manager
Address	YARDLEY COURT 1 GARNET PLACE WEST DRAYTON UB7 7GA
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@redrow.co.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Fire Risk Assessment (FRA) is available, carried out by [REDACTED]
[REDACTED] The FRA clearly identifies areas that should be addressed, and these have been resolved.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The maintenance and management of the building is suitable and sufficient The means of escape are free from obstruction and maintained to a suitable level of fire protection. Evidence of fire action notices are displayed on site explaining the fire evacuation procedure (defend in place -stay put). Appropriate signage is in place for general fire safety, (do not use in a fire emergency). There is a suitable sufficient fire risk assessment and emergency plan in place and a there is a system in place to report any fire safety issues and deficiencies, and Checking to ensure work is carried out and completed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit it was noted that there was no warning system installed in the means of escape. This is in line with the evacuation procedure for the premises. With a stay put (defend in place).
This is deemed suitable and sufficient detection and warning.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit it was noted that the means of escape for the shop is suitable and sufficient. The means of escape had clear signage, and had emergency escape lighting.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Suitable fire evacuation notices are displayed at the means of escape. Detailing the stay put procedure.
This is also detailed in the Fire risk assessment.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the fire safety provisions were adequately maintained. Riser cupboards were locked. The Fire escape signage is well maintained. The protected stairway has an AOV in the roof on the top landing, and a smoke shaft in the lobby area.
Maintenance records were provided, for the emergency lighting, the AOV services, and the detection.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Fire safety training information is provided for contractors.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

No breaches in fire separation at the time of audit, actions noted in fire risk assessment carried out.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

Preventative and protective measures noted on site. The Responsible Person displayed a good understanding of fire arrangements, and produced a suitable Fire Risk Assessment.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

There are currently no dangerous substances used or stored on site.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit it was noted that there was a detection system installed throughout the premises common parts. An AOV system is in the stairwell.

The flats are fitted with sprinkler systems.

The evacuation procedure for the premises. Stay put defend in place

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

Safety Evaluation

Not Applicable

Observations

Not applicable.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Competent persons are appointed to assist in undertaking preventative and protective measures on the premises, a suitable Fire Risk Assessment was available.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

All contractors are made aware of the emergency evacuation procedures.

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

Safety Evaluation

Broadly Compliant

Observations

Contractors are appointed centrally. All contractors are made aware of all fire, and H&S safety requirements of the building.
Hot works are managed via the Repairs & Maintenance process, and carried out after being risk assessed.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

The landlord (managing agent) has responsibility for the common parts of the building. The landlord has to co-operate with the tenant and ensure fire safety measures comply with the RRO .

The tenants for their part have to ensure that they maintain their demise, and ensure that they comply with conditions of their lease. The general building and fire safety maintenance, and consequently there has to be co-operation between the two parties.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

There are no employees employed on site however The Contractors (cleaners) are aware of their general duties at work.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not applicable

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

Safety Evaluation

Broadly Compliant

Observations

AOV's smoke shafts and dry Risers installed to premises, available on each storey.

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

01/06/2021 13:05

I attended site on the 01.06.21. as a reactive audit. I was given the codes for the block by the site manager

The Fire Risk Assessment, the and the maintenance records were inspected.

The ground floor, 1st,2nd,3rd,4th,5th floors, and the means of escape were walked. The lobby doors were checked for closing as were the doors to the protected stairs. The emergency escape signage was also checked in the inspection.

All riser cupboards were checked for compartmentation and security.

Verbal recommendations were given in relation to the riser cupboards, the closer mechanisms of the door and potential issue of trollies and buggy's in the corridors.

The pre audit research that was carried out:

Farynor

I-mapping

IMS

Power BI

Portal

google street maps

Companies house

Primary authority register

01/06/2021 13:01

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	-3.1
Actual Risk Score	4.53
Risk Score	4.50

Audit Timings

Audit Duration
120

Travel Time
25

Post Audit Processing Duration
90