



LONDON FIRE BRIGADE

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Freedom of Information request reference number: FOIA 8666.1

Date of response: 22nd May 2024

Request:

I would like to apply for a freedom of information act request for a fire inspection report that was carried out by LFB at the beginning of 2024 on the communal apartment buildings at Orford Place 53 Ham Common Richmond Surrey TW10 7JG I gather that the company are the landlords and now have a copy of the LFB report. My company are the estate management and would also need a copy as part of our H&S records.

Response:

The Prevention and Protection (Fire Safety) Team conducted an audit on the 8th of April 2024 at Orford Place 53 Ham Common, Richmond, Surrey TW10 7JG. The Audit outcome was broadly compliant. Please see the audit form below.

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 8 April 2024

Location summary

File No 24/269269
UPRN 10091162317
Building Name ORFORD COURT
Address ORFORD COURT
 53 HAM COMMON
 HAM
 TW10 7JG
Borough Richmond upon Thames
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD K&C-H&F-KING-RICH
Station Ground H41 - Kingston
Site Risk Score 5.00
Building Height band <18
Total Floors 3 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail **NONE**

Premises Description Orford court is within a gated community complex. A block of flats of 3 floors with no basement made from brick construction. There is a single staircase that goes to all floors. There are only 10 flats within the building, 1 disabled lift, and one roof access point on the top floor landing. There is an AOV at the head of the stair. Riser cupboards along each stair half landing. One dry rising main.

Exterior Wall Cladding Brick

Exterior Wall Insulation Unknown

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 Normal

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	ORFORD COURT 53 HAM COMMON HAM TW10 7JG
Responsible team	FSD K&C-H&F-KING-RICH
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>5.00</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	26 March 2024
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Small 3001m ² to 5000m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	Normal
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	Below 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 ORFORD COURT
 53 HAM COMMON
 HAM
 TW10 7JG

Owner/Co-Owner - NEW

Name
Position
Address



Enforcement history

Infringements

Type Art30 Enforcement

Date 5 March 2024

Prohibition/Restriction date N/A

Prosecution Date N/A

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit, there was a risk management document used as the fire risk assesment but included health and safety.
 The FRA was completed on 06/12/2022 by Cardinus Risk management [REDACTED]
 [REDACTED] It noted fire stopping was not suitable between floors at each level in the riser cupbaords. Although riser cupboards do not need to be compartmented per floor if the horizontal compartmentation via each floor is suitable.
 (Confirmed by [REDACTED] Beechcroft to be suitable 30 minutes construction)
 The risk assesment is very basic and does not include a property description or anything about the fire doors sampled and the staircase construction. However the overall issues are identified.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit,
 A fire door survey was completed. This was completed by TETRA consulting on 17/10 2023 [REDACTED]. He noted flat 10 had not strips or seals, the riser cupbaord doors had a 3mm gap at the bottom and that flat 8 also had missing smoke seals.
 The managing agent has now been pro-active in implementing findings in reports for the fire risk assesment tor fire doors.
 [REDACTED] confirmed that the ventilation system had been serviced and maintained that all flat front door issues had been adressed and fire stopping had been completed and recorded in all riser cupbaords.
 Information supplied to residents about stay put policy.
 Fra is in date and has now been actioned appropriately.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit, there is a silent L5 system used for the AOV only. This is suitable for a purpose built defend in place block of flats.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit,
 The means of escape were suitable. [REDACTED] confirmed the below issues had now been fixed via email.
 Issue related to flat 10 at the top of the stair on the right. The door did not self close due to strips and seals being broken and creating resistance at the top of the door.
 Automatic ventilation provided by L5 alarm system with no sounders.
 Ventilation functioning as of 04/04/2024.
 The emergency lighting was suitable and in working order. The site manager tested this for us. There is borrowed lighting in the day from the sky light at the top of the stair.
 The communal fire was an FD30S door and self closed suitably.
 The riser cupboard doors were locked and also of FD30 S standard. Marked with mandatory blue signs.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit, this was a stay put policy building. This was a suitable strategy as no compartmentation breaches or cladding were observed.
 Suitable notices posted in the corridor on the ground floor with the fire action plan.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit, 10/02/2024;
 The fire doors were suitable and sufficient FD30S doors. However the door I sampled (flat 7) did not self close properly and one of the strips were slightly torn.
 These issues had been showed to be rectified via email by the RP representative [REDACTED]
 Ventilation was tested and showed working on

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit, the site manager was there on week days only but had one extinguishers in his office of CO2. He was given appropriate training on the use and general fire safety for purpose built flats.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, the fire risk assesment had been actioned. The cupbaord under the stairs was fire stopped with no breaches observed under the stair.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, no issues were identified under this article.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, there was no extinguishers in the common parts which is suitable for a block of flats.

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, a suitable person was employed to conduct a fire risk assesment and maintain the fire safety provisions annually.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, suitable information provided to the Porter.

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

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, suitable information provided to contractors through notices.

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	At the time of the audit, there was one dry riser which was an over provision for a building of this height. Visual inspection as suitable.

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**

09/02/2024

Time of audit

10:30

Reason for audit;

Complaint received by resident association.

Conclusion

This audit form is a second audit form following an initial notice that was cancelled and withdrawn due to the Rp actioning the work before the audit was approved. I attended this audit with FSA [REDACTED]

This audit form is reflecting new information received directly from Beechcroft [REDACTED]. Received an email [REDACTED] automated systems LTD that the AOV is functioning an operational as o 08/.4/2024. All issues identified at the initial visit have been subsequently actioned and remedied.

The Fire risk assesment was suitable and recommended additional fire stopping in the riser cupbaord area. Although this is not required due to fire stopping from fire doors at each level. This has still been completed now. Fire doors have been re adjusted and amended with new strips and seals for all doors by a competent person.

This is a low risk block as it is a low rise with an automated vent system with FD30S doors on all flat front doors. There is suitable emergency lighting to the single escape with a suitable travel distance. This has a stay put policy which is supported by the provisions above.

Pre audit research included Imapping, google searches and companies house.

Extent of premises audited

Full. Flat 10 Sampled.

Justification of audit outcome

The RP responded to a cancelled previous audit form. They have now actioned the issues in the original audit and this is a fresh audit reflecting that.

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	-3.9
Actual Risk Score	4.43
Risk Score	4.50

Audit Timings

Audit Duration
60

Travel Time
120

Post Audit Processing Duration
300