

Freedom of Information request reference number: 7761.1

Date of response: 30/08/2023

Request:

I am writing to gather further information about the fire safety status of my building (that is cladded and has flammable balconies and walkways) and the orders that you have previously submitted to the Freeholder and/or managing agent, along with other orders that may have been issued to the Freeholder's group of companies.

- All orders, notices, findings, reports related to fire safety for 133 Axminster Road, N7 6FR
- All orders, notices, findings, reports related to fire safety for 132 Axminster Road, N7 6FR
- All orders, findings, reports issued to Highlands Investments Limited and any properties that they own or manage. Registered address is New Burlington House, 1075 Finchley Road, London, NW11 0PU however we're aware that their operational offices are 479 Holloway Road, London N7 6LE
- All orders, findings, reports issued to Nessfield Limited (479 Holloway Road, London N7 6LE) and any properties that they own or manage,

132 and 133 are connected buildings that share a courtyard. There is some ambiguity about the legal relationship of the two companies mentioned above and their respective responsibilities for the building which is why I'll need information for both entities.

Response:

Further to your request, with regards to 133 Axminster Road, N7 6FR, a Fire Audit report was completed on the 22 April 2022. The outcome of the report was Low Risk. Please see below for a redacted copy of the report. Personal data has been redacted in accordance with [section 40 of the FOIA – Personal Information](#).

For 132 Axminster Road, N7, a fire safety notification was issued on the 13th November 2022. Please also see below for a redacted copy of the document.

For New Burlington House, there are no records of orders, findings and reports.

For 479 Holloway Road, we have no information such as documents, orders or reports held for this address. However, there is a note of the last building control consultation being held on 10th February 2015.

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 22 April 2022

Location summary

File No 03/252610
UPRN 10090266723
Building Name The Drapery
Address 133 AXMINSTER ROAD
 ISLINGTON
 LONDON
 N7 6BU
Borough Islington
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD HACK-ISL-HAV-RED-WF
Station Ground A31 - Holloway
Site Risk Score 4.25
Total Floors 6 **Basement floors 1**
Estimated number of sleeping 0
Special Features
Additional detail

Premises Description

Purpose-built property with block elevations to a flat roof the property is above 3 x commercial premises.
 2 x Entrance/exit, 5 x Floors plus basement and 76 x flats there no flats on the Ground floor.
 1st floor - flats 1 - 18
 2nd floor - flats 19 - 37
 3rd floor - flats 38 - 55
 4th floor - flats 56 - 76
 Solid walls, Solid floors on the ground floor, concrete floors with wooden floors on the upper floors.
 1 x Concrete stairs as a sole escape for residents above the ground floor.
 Smoke lobby protection, 1 x Lift servicing all floors.
 Protected stairwell and Metal balconies with timber insets Courtyard
 Some UPVC some original metal windows
 Internal walls at the property are stud walls
 Some wooden decking is fitted to the top floor external area.
 CCTV present and Premises is <18m in height

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	None

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Nessfield Ltd
Address	133 AXMINSTER ROAD ISLINGTON LONDON N7 6BU
Responsible team	FSD HACK-ISL-HAV-RED-WF
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	27 October 2021
Total Capacity	0
Maximum number of people	>=100
Property Size for use	Very Large 10301m ² to 12600m ²
Environmental Risks	* None
Occupant Mobility	Average
Fire Loading	Average
Additional detail	None
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	None
# 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	Nessfield Ltd
Responsible Person	[REDACTED]
Position	Property Manager
Address	133 AXMINSTER ROAD ISLINGTON LONDON N7 6BU
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The fire risk assessment, received on 14/04/2022, was carried out on 14/12/2020 by [REDACTED] with a recommended review date of 12/2021. The FRA provided for this premises was suitable and sufficient. It was completed in 2020, however, as there are no changes apparent, this is still suitable.

The FRA clearly identifies the building as a tolerable fire risk. The majority of the premises was compliant and sufficient, with few issues identified.

The FRA identifies the overall fire safety arrangements within the premises, including maintaining the means of escape, and emergency lighting.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit, there were clear efforts to manage and mitigate any existing fire risks.

There are several management systems in place, including a no-smoking policy identified through signage.

A fire safety policy document has been created and implemented, which has been provided to residents to explain existing measures, including the stay-put policy.

There were several AOVs showing faults on different floors and a couple of them had doors opened.

There were minor housekeeping issues e.g. rubbish being stored in the common area.

Fire doors in corridors had a gap at the bottom I believe due to heavy usage they needed to be adjusted.

There was an empty fire extinguisher outside flat 75 I have asked RP to remove it.

FAILURE

Article 11 FS arrangements not maintained

Article 11
(continued)

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) The maintenance of the fire doors of corridors and AOVs had not been planned, organised, or reviewed.
- 2) The rubbish bags in respect to being on the means of escape had not been effectively controlled.

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

Premises is a purpose built block of flats with a stay put policy. No detection is present in the common parts which is in line with benchmark standards.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

There is two-way travel on the external escape route. Escape routes for residents are via the internal accommodation protected staircase or via the shared fire escape route from the neighbouring building this route is accessed via the final exit fire doors at the end of the corridor. These doors are openable without the use of a key.

Corridors are subdivided by a series of 60 minute double doors sets.

Emergency escape lighting is present on the ground floor and all other levels and looked to be suitable and sufficient.

Fire door keeps locked shut signage on doors of the escape route.

The emergency route leads directly as possible to a place of ultimate safety and is adequate for the number of people using them

Fire doors to lobbies are installed with strips, seals and self-closing devices.

Means of escape were not clear as rubbish was being stored in the common area.

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 there were rubbish bags found on the means of escape, outside flats 57 and 62.

REMEDY

Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by ensuring means of escape are clean, clear and sterile at all times.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

A fire action plan was present in the ground entrance lobby, indicating the stay put/defend strategy in place in the place for the premises. The emergency strategy is suitable and sufficient, in line with benchmark standards. This is appropriate for this premises and is clearly presented to the occupants of the building.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Weekly testing carried out for AOVs no records evidenced.
 Monthly testing for emergency escape lighting carried out no records evidenced.
 CERTIFICATE OF TESTING OF AUTOMATIC OPENING VENTILATION SYSTEM
 Dated 14/12/2021.
 EMERGENCY LIGHTING PERIODIC INSPECTION AND TESTING CERTIFICATE
 Dated 14/12/2021.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Not Applicable

Observations

No staff at this site.

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

The premises appeared to be broadly compliant in regards to general fire precautions.
 There did not appear to be any compartmentation issues or voids within the premises.

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	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

22/04/2022 15:27

The audit was conducted on the 5th of April 2022 @ approximately 1000 and no RP was present.

The audit was a full inspection, reactive audit.

The reason for the late write up is this was unknown property and took a long time to get through to RP and get all documents.

Before this audit, I completed several pre-audit checks, including reviewing the premises on local systems such as Farynor. The premises has never been previously audited by LFB. The premises was not recorded on ORD and no e-PIP was present.

The premises is a medium four-storey purpose-built block of flats.

This premises is not part of any primary authority and I identified no further relevant information for this property.

I received a detailed FRA conducted in 2020 after the audit, which identified the premises as a 'Tolerable' risk. The FRA was very thorough and identified some concerns.

During the audit, I checked all common areas of the premises, including the two stairs that form the MOE, and all corridors. The electrical cupboards on all floors were locked at the time of the audit.

While conducting the audit on the 5th, the property was largely acceptable but not well-maintained.

Due to this, I believe the property was low risk. There were no apparent risks or deficiencies at the time of the audit.

22/04/2022 15:20

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	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	100	130

Management Review

Reviewed By 63051D
Satisfied

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: WAITING ACTIVATION 03/262612 18/01/23 SPS_A020_a2b_132 AXMINSTER ROAD, ISLINGTON, LONDON, N7 6BL
Date: 13 November 2022 23:32:06
Attachments: [FSC Med - 132 Axminster Rd.docx](#)

Evening. Please find attached a copy of a completed fire safety notification from a visit earlier this evening.

We attended an incident at 132 Axminster Rd, Islington, this evening, and following the incident, we stumbled across a couple of issues at the property so carried out a FSC. It was noted that the door closers on floors 1&2 were broken and the doors are unable to close by themselves, and also on floor 3, outside of flat 27, the resident is blocking the communal fire exit with buggies, bikes and radiators. Advice was given to them.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Notification of fire safety information - to fire safety

To: **Team Leader**

Cc: [REDACTED]

From: [REDACTED]

Email: [REDACTED]

Tel: [REDACTED]

Date: 13/11/22

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: 132 AXMINSTER ROAD, ISLINGTON, LONDON, N7 6E

Detail of information or risk:

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

Evidence of fire exits being blocked on 3rd floor, outside of flat 27. Buggies, bikes and radiators left out in the corridors, blocking exits. Advice was given to resident. Also fire doors out too the stairwell on floors 1&2 are broken and not able to self close.

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)

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 [REDACTED]

Note to FSR admin
Copy must be placed on e-FSF

Notification of fire safety information - return to station

To: **Station Commander**

Cc: [REDACTED]

From: **Team Leader**

FS file:

Email:

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 [REDACTED]

Note to FSR admin

Acknowledged copy must be placed on e-FSF