

**Freedom of Information request reference number:** 7900.1

**Date of response:** 06/10/2023

**Request:**

The Mount Ref 93/237112, Job number 2327524.

Please can you send me a copy of the above report under the Freedom of Information Act.

**Response:**

Further to your request, please see a redacted copy of the Fire Audit. The Audit took place on the 11<sup>th</sup> August 2023. The outcome of the report was Low Risk. Personal data has been redacted in accordance with [section 40 of the FOIA – Personal Information](#).

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

<b>Audited By</b>	[REDACTED]
<b>Audit Completed</b>	11 August 2023

### Location summary

<b>File No</b>	93/237112
<b>UPRN</b>	100023627463
<b>Building Name</b>	The Mount
<b>Address</b>	THE MOUNT BROOMFIELD ROAD BEXLEYHEATH DA6 7PE
<b>Borough</b>	Bexley
<b>Use</b>	D - Purpose Built Flats >=4 floors
<b>Responsible Team</b>	FSR Greenwich & Bexley
<b>Station Ground</b>	E28 - Bexley
<b>Site Risk Score</b>	4.50
<b>Total Floors</b>	4 <b>Basement floors 1</b>
<b>Estimated number of sleeping</b>	30
<b>Special Features</b>	
<b>Additional detail</b>	Off street level on three floors. Basement level leads to garden area and road behind.
<b>Premises Description</b>	Purpose built block of flats over four floors of brick and concrete construction with tiled roof. Firefighter entrance three floors with basement level below making four total. Fourteen flats, with four flats per floor. Two flats in the basement level. Dwellings open directly onto the single staircase. No lifts are installed at the premises. There is one ground floor entrance/exit and two exits on the basement floor. There is an open air car park at the rear of the premises.
<b>Exterior Wall Cladding</b>	N/A
<b>Exterior Wall Insulation</b>	N/A
<b>Cladding/Insulation details confirmed by</b>	NOT CONFIRMED
<b>Environmental Risks</b>	NONE
<b>Features assisting fire spread</b>	NONE
<b>Site Reinspection date</b>	
<b>Heritage Building</b>	No
<b>Balconies present?</b>	No
<b>Gas Supply present?</b>	Unknown
<b>Petroleum redevelopment?</b>	No
<b>Known firesetting in area?</b>	No

Site lone worker risk No.

### Property Detail (DEFAULT PROPERTY)

**Occupier Contact Address** Default Property  
THE MOUNT  
BROOMFIELD ROAD  
BEXLEYHEATH  
DA6 7PE

**Responsible team** FSD SOUTH-LEW-GREEN-BEX

**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** **4.50**

**Reinspection Date** N/A (SAMPLE)

**Last Inspection** 9 May 2023

**Total Capacity** 0

**Maximum number of people** **20-100**

**Property Size for use** Very Small  
1400m<sup>2</sup> to 3000m<sup>2</sup>

**Environmental Risks** NONE

**Occupant Mobility** Average

**Fire Loading** Average

**Additional detail**

Specific lone worker risk No.

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** THE MOUNT  
 BROOMFIELD ROAD  
 BEXLEYHEATH  
 DA6 7PE

### Managing Agent

**Name** PMUK (Residential Block and Estate Management)  
**Position** The Company Secretary  
**Address** PMUK (Residential Block and Estate Management)  
 The Base  
 Dartford Business Park  
 Victoria Road  
 Kent  
 DA1 5FS  
**Telephone** [REDACTED]  
**Email** [REDACTED]

### Other relevant contact

**Name** PMUK (Residential Block and Estate Management)  
**Person** [REDACTED]  
**Position** Property Manager  
**Address** The Base  
 Dartford Business Park  
 Victoria Road  
 Dartford  
 Kent  
 DA1 5FS  
**Telephone** [REDACTED]  
**Email** [REDACTED]

## Enforcement history

### Infringements

**Type** Art30 Enforcement

**Date** 12 August 2020

**Prohibition/Restriction date** N/A

**Prosecution Date** N/A

## Articles

### Article 9 - Risk assessment

#### SAFETY CRITICAL

#### Safety Evaluation

Low Risk

Verbal Advice Given

#### Observations

The fire risk assessment had just been completed and also included a programme of works to review flat front doors even though the premises does not come under high rise. However, when reviewing the risk assessment and attending site with the fire risk assessor it was deemed not suitable and sufficient at the time of inspection. This was due to items not being highlighted under a fire action plan or significant findings these included such items as storage in riser cupboards not being controlled reviewed or monitored and wooden batten in riser cupboards to make a fire break, however, causing issues such as gaps and fire loading within the riser cupboards.

**Article 9**

(continued)

**FAILURE****Article 9(1) FRA not suitable or sufficient**

At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that there were items not being highlighted under a fire action plan or significant findings within the fire risk assessment. Such as items being stored in riser cupboards by residents and this not being controlled reviewed or monitored.

Wooden batten in riser cupboards to make a fire break. However, causing issues such as gaps to fire doors and fire loading within the riser cupboards.

**REMEDY**

The fire risk assessment should be reviewed, with specific consideration given to The significant findings and action plan of the risk assessment.

The riser cupboards for excess residential storage and fire loading.

**Article 11 - Fire Safety Arrangements****SAFETY CRITICAL****Safety Evaluation**

Low Risk

Verbal Advice Given

**Observations**

Although PMUK and the fire risk assessor on site with me were able to show the efforts that have been made in the block since the last visit with the updated fire action notices and the flat front door surveys being rolled out and completed as well with the maintenance and servicing of all emergency lighting in the premises. It was found that some deficiencies still need addressing such as updating and reviewing the fire risk assessment to highlight issues found with residents storing items within the riser cupboards this was not being monitored, reviewed or controlled and this was causing significant risk of fire loading items in this areas. It was also highlighted that compartmentation issues that have previously been raised within the riser cupboards in the basement level have not been addressed or reviewed. Wooden battering which originally was to be used as a fire break was causing issues with gaps and fire loading within the riser cupboard, the riser cupboard doors also require reviewing to make sure they meet the minimum BS.

**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 a review of the fire risk assessment was needed to highlight issues found with residents storing items within the riser cupboards and address how this was not being monitored, reviewed or controlled and this was causing significant risk of fire loading items in this areas.

Also highlighting compartmentation issues that have previously been raised within the riser cupboards in the basement level have not been addressed or reviewed such as Wooden battering which originally was to be used as a fire break was causing issues with gaps and fire loading within the riser cupboard. The riser cupboard doors also require reviewing to make sure they meet the correct minimum British Standard.

**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**

Purpose built block of flats with a stay put fire strategy so no fire alarm detector and sounders installed in the common parts of the building.

**Article 14 - Emergency routes and exits**

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

**Observations**

At the time of the audit all common areas walked were free and clear of any obstructions and this was seen to be well managed. I recognise from previous audits that the flat front doors are notional fire doors and would not meet today's standards and a previous notification of deficiencies was served requiring the doors to be checked. Although at the time of the audit the doors had not been reviewed or changed. The fire risk assessor who was on site was just starting his programmed work in which to review all fire doors and have these assessed and reviewed as per the new fire safety (England) regulations 2022. Although the premises is not a high rise building PMUK have recognised the need to have the doors checked for any potential remediation works and have instructed this action in the form of a full door survey and programmed works to follow. Therefore reasonable efforts are being made considering fire doors within the premises.

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

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

**Observations**

Fire action notices were clear and visible throughout. They referred to the correct stay put strategy for the premises. There is no common parts alarm system fitted in this purpose built block of flats.

**Article 17 - Maintenance**

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

**Observations**

As highlighted in article 14. All fire doors in the premises are currently being reviewed and a programme of works created to address issues. Therefore reasonable efforts are being made considering fire doors within the premises.

**Article 21 - Training**

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

**Observations**

PMUK staff are proficiently trained to manage their blocks and this will include fire safety training which is periodically kept up to date. The premises does not have onsite staff.

**Article 8 - General fire precautions**

**Safety Evaluation**  
 Broadly Compliant

**Observations**

I have discussed with PMUK that it was raised on the fire risk assessment that the loft area was unable to be accessed or commented on for voids, gaps in compartmentation etc. PMUK have addressed this and this will be having a survey and be reported on.

**Article 10 - Principles of prevention to be applied**

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Safety Evaluation	Observations
Not Applicable	None

**Article 12 - Elimination or reduction of risks from dangerous substances**

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Safety Evaluation	Observations
Not Applicable	None

**Article 13 - Fire Fighting Equipment**

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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**

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Safety Evaluation	Observations
Not Applicable	None

**Article 23 - General duties of employees at work**

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Safety Evaluation	Observations
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

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Safety Evaluation	Observations
Not Applicable	None

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

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SAFETY CRITICAL Safety Evaluation	Observations
Broadly Compliant	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**

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Safety Evaluation	Observations
Not Applicable	None

**Article 30 - Current enforcement notices**

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Safety Evaluation	Observations
Not Applicable	None

**Article 31 - Current prohibition notices**

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Safety Evaluation	Observations
Not Applicable	None

**Article 32 - Offences**

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Safety Evaluation	Observations
Not Applicable	None



**Overall safety standard**

Low Risk

**Management compliance level**

<b>Management Compliance Level</b>	1 - Well above average
<b>Initial Expectation</b>	Verbal action
<b>Considered EMM?</b>	Yes
<b>Confirmed Action</b>	Verbal action

**Audit Conclusion****Date audit carried out**

09/5/2023

**Time of audit**

2pm

**Reason for audit;**

Follow up visit regarding concerns from resident and previous notices served on property.

**Conclusion**

I informed PMUK of my findings and the enforcement process which we adhere too. I advised on remedial works that can be done to correct some of these issues identified. This has been followed up with an email and phone conversations confirming the areas identified and acknowledging that the building was Low Risk with verbal advice given.

**Extent of premises audited**

100% of common areas.

**Justification of audit outcome**

Prior to the audit I was able to complete the necessary research using Farynor, imapping, IMS, Companies house and primary authority. I was able to get in touch with the managing agents of the premises. They were able to provide me with information for the building. PMUK, manages this building. I was in touch with [REDACTED] a property manager for PMUK who was able to send me all relevant documentation and the fire risk assessment before completing my audit. I did meet with the fire risk assessor on site at the time of my audit. The audit was to be carried out in three parts. First was an inspection of all available records and information gathering. The second part of the audit was to carry out a full premises inspection. The third part of the audit was to carry out a conclusion.

At the time of the audit there was evidence that the fire risk assessment was not suitable and sufficient for the premises. This was due to items not being highlighted under a fire action plan or significant findings these included such items as storage in riser cupboards not being controlled reviewed or monitored and wooden batten in riser cupboards to make a fire break, however, causing issues such as gaps and fire loading within the riser cupboards.

It is evidenced within the Fire risk assessment that records are available to reflect the application of the emergency plan in place for the premises which is Defend and Stay Put.

The second part of the audit was to carry out a full premises inspection.

I was able to audit all of the common parts of the premises.

I was able to sample some flat front doors as the fire risk assessor at the time of the audit was starting to complete some programmed fire door surveys which also includes flat front doors. Issues have been identified with some flat front doors that require addressing. This has been followed up with letters to the residents.

Issues identified at the time of the audit:

- . Fire risk assessment not suitable and sufficient and requires reviewing of significant findings and action plan.
- . Loft area to be surveyed and accessed for suitability.
- . All fire doors within the premises to be checked and reviewed by a competent person.

I advised PMUK to have a fire door survey of the premises completed and any remedial works completed. This was already starting to take place and a suitable programmed, controlled and monitored set of actions are in place.  
My overall score reflects this and that issues were being addressed while on site.

**Verbal Advice Given****Advice given on article(s) 9, 11**

Verbal advice given can be seen in articles 9 and 11.

**Other Authorities to notify**

None

**Weeks to Complete Work**

N/A

**Specific instructions for Admin to Action**

None

**Compliance calculation & signature**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	E - High Rise Residential Building (HRRB specific)
<b>Life Risk</b>	-5
<b>Actual Risk Score</b>	4.33
<b>Risk Score</b>	4.25

**Audit Timings**

<b>Audit Duration</b>	<b>Travel Time</b>	<b>Post Audit Processing Duration</b>
90	45	310