

Freedom of Information request reference number: 7770.1

Date of response: 24/08/2023

Request:

I am looking for the fire strategy report for the development, I have looked into the Southwark planning portal, application number 15/AP/1062Southwark but I can not find anything related to fire safety.

Is the fire strategy report record stored by LFB? if not, how can I get hold of a copy?

what I am looking for in the report is the fire tender access strategy.

The development comprises multiple properties and the address is as per below:
Manor Place Depot Site Comprising 30-34 Penrose Street 33 Manor Place 17-21 Manor Place Units 1-21 Matara Mews 38A Penrose Street London SE17

Response:

As the enforcing authority under the Regulatory Reform (Fire Safety) Order, 2005, (RRO) the Brigade does not provide, or carry out fire risk assessments (FRA) as this is the responsibility of the responsible persons (RP). Whilst on some occasions the RP may provide documents to the Inspecting Officer (IO) we are under no obligation to retain them.

Our Prevention and Protection (Fire Safety) team have confirmed we hold copies of the following FRAs:

- **Flats 1-15 1, Angel Lane London SE17 3FA**
- **Flats 1-19 3, Angel Lane London SE17 3FD**
- **Flats 1-19 5, Angel Lane London SE17 3FE**
- **Flats 1-19 7, Angel Lane London SE17 3FF**

Whilst the LFB freely provide the outcome of Fire Safety Audits and notices issued under freedom of information act, other materials (including email correspondence and detailed notes), documents (such as FRAs provided to us by the responsible person for the building) and other fire safety information held by the Brigade are exempt from access via the FOIA provisions. The Fire risk assessments are exempt under [Section 31 of the FOIA \("law enforcement" – Section 31\(1\)\(g\) combined with 31\(2\) \(a\) and 31\(2\) \(c\)\)](#).

The LFB did conduct a Fire Safety Audit at Angel Lane on 21st February 2022.

The result of the Fire safety audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO).

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 by the LFB.

I attach a copy of the Fire Safety Audit Report to this response.

Please note, personal data has been removed from the attached documents under [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

Audited By [REDACTED]
Audit Completed 21 February 2022

Location summary

File No 91/247359
UPRN 10094743101
Building Name
Address 11 ANGEL LANE
 LONDON
 SE17 3FH
Borough Southwark
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Southwark & Lewisham
Station Ground E35 - Old Kent Road
Site Risk Score 4.25
Building Height band Unknown
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Single Staircase
 Smoke detection in common parts linked to AOVs (Manual overrides on each floor)
 Dry Riser Outlets in Staircase
 Dry Riser Inlet = Occupation road
 Communal garden patio on 4th floor
 2 Exits = Main entrance via Angel Lane, Rear Exit via Occupation Road

Premises Description

Purpose Built Block of Flats 6 Storeys (Ground + 5 Floors)
 Concrete and Mortar construction circa 2019, approx. 500m²
 Single Staircase with flats accessed via a Lobby Door to protected corridor
 Intercom Key Fob Entry
 Partial external wall façade / rain screens fitted
 23 Flats in total
 5th Floor = 21-23
 4th Floor = 18-20
 3rd Floor = 13-17
 2nd Floor = 8-12
 1st Floor = 4-7
 Ground Floor 1-3

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?	<u>Unknown</u>
Gas Supply present?	<u>Unknown</u>
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	11 ANGEL LANE LONDON SE17 3FH
Responsible team	FSR Southwark & Lewisham
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>4.25</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	8 February 2022
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

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	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	11 ANGEL LANE LONDON SE17 3FH

Owner/Co-Owner

Name	Notting Hill/Genesis
Responsible Person	[REDACTED]
Position	Director
Address	Rendell & Ritner Limited 13b St Georges Wharf London SW8 2LE
Telephone	[REDACTED]

Managing Agent

Name	Notting Hill Genesis
Responsible Person	The Company Secretary
Address	Bruce Kenrick House 2 Killick Street London N1 9FL
Telephone	0203 815 0000
Email	healthandsafety@nhg.org.uk

On Site Representative - NEW

Name	Notting Hill Genesis
Responsible Person	[REDACTED]
Position	Senior Contract Manager Fire
Address	Bruce Kendrick House 2 Killick Street London N1 9FL
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the Audit, the fire risk assessment was viewed to be suitable and sufficient.

Article 9
(continued)

The fire risk assessment was carried out by [REDACTED] of Savills on 01/05/2021

The hazards onsite have been identified, the people at risk have been considered

The fire safety measures onsite fully support that a fire risk assessment has been carried out.

The significant findings have been identified and recorded.

This is a relatively new building completed 2019 and the overall standard of the fire safety provisions on-site is evidence that the fire risk assessment is subject to regular review.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, Effective management attitude to fire safety with a fire risk assessment available to be viewed when requested

There are effective systems in place to allow residents to report defects. Clear recourse to site representative and designated fire safety team is available

General fire safety advice is readily available on the Notting Hill Genesis website Discussions with Notting Hill Genesis Senior Contract Manager Fire confirmed that there is also proactive attitude to fire safety.

General fire precautions were viewed as subject to sufficient managerial oversight.

Compliance has therefore deemed to have been achieved under this article.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit the detection and warning arrangements were viewed as suitable and sufficient.

This is a concrete and brick purpose built block of flats with a single staircase, leading to lobby protected corridors and a stay put policy/ defend in place evacuation strategy.

There was smoke detection in the common parts which were linked to Automatic Opening Vents.

Additionally, a sounder was viewed on the 4th floor roof garden to alert persons if a detector actuates in the common parts.

A review of the individual flats was not possible due to COVID 19 restrictions, however the fire risk assessment details that smoke detection in individual flats is checked as part of an on-going maintenance programme and system of works.

Compliance is therefore viewed as achieved under this article.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the emergency routes and exits were clear available to be used and led to a place of total safety.

Ventilated by AOVs controlled by smoke detection in the escape route with manual override switches on each floor.

The Emergency routes and exit was sufficiently lit by emergency lighting with no visible faults.

Directional escape route signage viewed as appropriate/effective.

Lobby doors from staircase to protected corridors were in good condition self-closing effectively.

Riser cupboards all displayed signage and in good condition

All service penetrations viewed were fire stopped labelled Optimum Contractors

The flat entry doors (FEDs) were viewed as typically FD 30s Fire doors

The status of the inside of the FEDs in terms of intumescent strips, cold smoke seals and self-closers could not be confirmed. The FEDs external condition viewed however fully support compliance under this article.

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 a suitable and sufficient emergency evacuation strategy of stay put/ defend in place was viewed to be implemented.

A fire action notice in large discernible font was displayed on the ground floor entry detailing the actions to take if :

1. A fire occurs in the individuals flat
2. If a fire is seen or heard in another part of the building
3. Calling the fire service

The fire action notice also provides a number if further assistance is required in this regard

Compliance is therefore viewed as achieved under this article.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, the Emergency Lighting, AOVs and Fire Doors were viewed as subject to a suitable and sufficient system of maintenance, in an efficient state, effective working order and in good repair.

The Fire Risk Assessment declares that Notting Hill Genesis holds records on a central database and the Risk Hub Client Portal.

There were no other fire safety provisions which on site which fall under this article.

The overall condition of the fire safety provisions viewed on-site fully supports completion under this article

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, effective and efficient training was viewed to be in place for persons that work on the premises

This was evidenced by the conditions on site which support that the persons that manage and maintain, these measures have sufficient training knowledge and understanding.

Notting Hill Genesis has entered into framework agreements with architectural, mechanical and engineering services with industry standard third-party accreditations as evidenced on the website.

Notting Hill Genesis website also details comprehensive fire safety advice for residents in regards to communal areas , and fire safety in the home which demonstrates compliance under this article.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the Audit, there were no visible breaches gaps or holes in compartmentation.

The significant findings of the fire risk assessment were viewed as actioned.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit the preventative and protection measures in place were in accordance with the hierarchy principles found in schedule 1 part 3.

There were no smoking signs displayed.

Bins are kept in a designated bin store

The fire risk assessment reports that ECIR Fixed electrical inspections are carried 5 Yearly.

Signage displayed not to use the lift in an emergency

Regular cleaning of the common parts evidenced by an attendance schedule

These measures remove, reduce and mitigate the risks from fire in the premises SFAIRP.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

Not Applicable

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

There are no fire extinguishers installed at the building. This is a purpose built block of flats

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

Safety Evaluation

Not Applicable

Observations

Please refer to article 12

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit the fire safety provisions installed and their condition were evidence that suitable competent persons had been appointed to carry out the maintenance in the premises, install the fire safety features.

Emergency lighting and AOVs serviced by RGE Services Ltd

Additionally, the fire risk assessment has been carried out by Savills by a BAFE accredited individual utilising PAS 79 methodology.

Compliance has therefore been demonstrated under this article

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, the provision of information to employees who may be assigned to work at the building were viewed as suitable and sufficient.

Employees are provided with comprehensible and relevant information in respect to the risks on site in accordance with the Health and safety at work act 1974.

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, the provision of information to employers and the self-employed from outside undertakings who may be assigned to work at the building were viewed as suitable and sufficient.

A notice board is provided in the ground floor lobby area containing information and contact numbers for workers on-site

Fire safety conditions are imposed on contractors with hot works permits a requirement.

Sufficient signage and simplicity of escape ensures that basic information in respect to fire safety fully supports compliance under this article.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There are no shared duties or responsibilities in respect to this premises

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit there was no evidence to indicate non-compliance under this article.

This is a residential building containing 23 flats

All person who may work on the premises are provided direction and supervision by the responsible person with communication channels to report any fire safety issues that are discovered or arise.

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

At the time of the audit, the dry riser main installed was viewed as in an efficient state effective working order and in good repair.

Inlets and outlets secured behind standard access doors are easily locatable and openable with standard LFB keys.

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

21/02/2022 16:29

This inspection is a Demand Led Audit

The inspection comprised of three parts: Pre-Audit Research, Physical Audit, and debrief.

Pre-Audit research comprised of checking

Primary Authority Business Group (PABG)

I-Mapping

Farynor

Google Maps,

Companies House,

Previous Audits via the Fire Safety Portal

Incident Monitoring Process (IMS)

This inspection commenced at 12:45 on 07/ 02 /21 and a full inspection of the site was undertaken I inspected the exterior and interior of this premises, in terms of access and the effectiveness of its preventative and protective measures.

There was good fire appliance access and availability of hydrants

The building was viewed to be a Modern Purpose-Built Block of Flats arranged over 6 floors containing 23 flats

2 Exits. Main Entrance and rear fire exit

Ground floor entrance with flats accessed via a central staircase through a lobby door on each floor to a protected corridor left and right to access the flats

Communal roof terrace/ garden on the 4th Floor

Protected staircase and corridors are ventilated AOVs activated by smoke detection in the common parts with manual override switches on each floor.

No compartmentation issues identified.

A debrief e-mail was sent to the managing agents Notting Hill Genesis / Responsible Person following the inspection reporting the outcome of the inspection with scope provided for question and discussion.

The overall safety standard was viewed as Broadly Compliant.

Relevant Persons are at minimal risk in case of fire.

The general fire precautions are well managed and maintained in a sustainable manner therefore reducing the risk to relevant persons from fire as intended to as low as is reasonably practicable (ALARP).

My initial expectation is that this premises achieves Verbal Action

21/02/2022 16:26

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	-4
Actual Risk Score	4.42
Risk Score	4.50

Audit Timings

Audit Duration
120

Travel Time
60

Post Audit Processing Duration
300