



LONDON FIRE BRIGADE

London Fire Brigade Headquarters
169 Union Street London SE1 0LL
T 020 8555 1200 F 020 7960 3602
Textphone 020 7960 3629
london-fire.gov.uk

Freedom of Information request reference number: 8963.2

Date of response: 17 October 2024

Request:

*Planetree Path, Walthamstow, E17 7FW
Fire safety audit reports for 2019 and 2020.*

Response:

In response, our Fire Safety Regulatory team have confirmed we hold two further audit reports that relate to Planetree Path, E17. I am very sorry that these were not provided to you in my initial FOI response (8963.1) published on 17 September 2024: https://www.london-fire.gov.uk/media/hcxbxmjo/8963-1_response.pdf.

The building has fire safety audit report information saved to three files and it appears that only one file was provided for my initial response, this was an accidental oversight and I have now been able to review all three files.

For completeness, I have listed all the Fire Safety Audit visits, we have on record, that have taken place at the building in three tables below, along with the outcome of the audit and where you can view the audit report or any notices issued as a result of the audit taking place.

Table 1: File Number: 13/264510
FLATS 1 TO 9, PLANETREE PATH, WALTHAMSTOW, E17 7FW

Full Job No	Inspection or Audit Type	Job Status	Date of Audit	Outcome of Audit
2430714	Fire Safety Audit	Completed	16 August 2024	The result of this audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required and no notices were issued.

				A copy of the fire safety audit report can be found in an earlier FOI response (8963.1) published here: https://www.london-fire.gov.uk/media/hcxbxmjo/8963-1_response.pdf
2413803	Fire Safety Audit	Completed	09 April 2024	<p>The result of the audit confirmed that some fire safety matters required attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters needed to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NoD) was issued for the premises.</p> <p>A copy of the NoD can be found in an earlier FOI response (8963.1) published here: https://www.london-fire.gov.uk/media/hcxbxmjo/8963-1_response.pdf</p>
2323001	Fire Safety Audit	Completed	27 September 2023	<p>The result of the audit confirmed that some fire safety matters required attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters needed to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NoD) was issued for the premises.</p> <p>A copy of the NoD can be found in an earlier FOI response (8963.1) published here: https://www.london-fire.gov.uk/media/hcxbxmjo/8963-1_response.pdf</p>
2310611	Fire Safety Audit	Completed	24 April 2023	<p>The result of this audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required and no notices were issued.</p> <p>I have attached a copy of the fire safety audit report to this response.</p>

Table 2: File Number: 13/232148
1 TOWER MEWS, WALTHAMSTOW, E17 7BF

Full Job No	Inspection or Audit Type	Job Status	Date of Audit	Outcome of Audit
2111361	Fire Safety Audit	Completed	19 October 2021	<p>The result of this audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required and no notices were issued.</p> <p>A copy of the fire safety audit report can be found in an earlier FOI response (8963.1) published here: https://www.london-fire.gov.uk/media/hcxbxmjo/8963-1_response.pdf</p>

Table 3: File Number: 13/000129
2 TOWER MEWS, WALTHAMSTOW, E17 7JJ

Full Job No	Inspection or Audit Type	Job Status	Date of Audit	Outcome of Audit
2017838	Fire Safety Audit	Completed	22 June 2020	<p>The result of this audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and the premises was deemed low risk. This means that no enforcement action (informal or formal) was required and no notices were issued.</p> <p>I have attached a copy of the fire safety audit report to this response.</p>

Please note, personal data has been redacted 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](#).



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 24 April 2023

Location summary

File No 13/264510
UPRN 5220004961961
Building Name FLATS 1-9
Address FLATS 1-9
 PLANETREE PATH
 WALTHAMSTOW
Borough Waltham Forest
Use H - Other sleeping accommodation
Responsible Team FSD HACK-ISL-HAV-RED-WF
Station Ground F36 - Walthamstow
Site Risk Score 4.25
Building Height band 18-25
Total Floors 7 **Basement floors** 0
Estimated number of sleeping 45
Special Features Premises Information Box (PIB)

Additional detail

PIB installed inside the main entrance and contains information, documents and plans of the building.
 ACM cladding has been identified of the external walls on the top 3 floors. An EWS has been carried out and rated B2. remedial action required.
 A FRA has been carried out and the evacuation strategy has been changed to simultaneous evacuation due to the Cladding.
 A communal fire alarm system has been installed to detect and alert residents to evacuate in the event of a fire.

Premises Description

1-9 Planetree Path is a residential property consisting of a single end of terrace block housing 9 residential units on Ground to 6th floor. The height of the building is approximately 18m (calculated at 3m per floor as per PAS 9980-2022 section 3.1.22), constructed circa 2010. The building is constructed using Class "0" non-combustible materials such as concrete, brick and breeze block materials with skimmed plasterboard on the ceilings and walls of the access and escape routes. The external of the property offers a pitched roof and an exposed brick, ACM and insulated render facade. The main communal entrance opens into a lobby housing the access to the ground floor corridor housing the entry doors to the flats, a water intake cupboard with a cycle store and stairwell offering access to [REDACTED] via separate fire lobbies. The electrical intake cupboard is located on the ground floor with service risers on each floor within protected compartments (using FD120 fire doors).

Exterior Wall Cladding	Aluminium Composite (ACM)
Exterior Wall Insulation	N/A
Cladding/Insulation details confirmed by Fire Risk assessment	
Environmental Risks	NONE
Features assisting fire spread	* Other
Site Reinspection date	
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Compton Property Management Ltd
Address	FLATS 1-9 PLANETREE PATH WALTHAMSTOW
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Occupier - multi occupancy
Property Use	H - Other sleeping accommodation
Valuation Office	R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score	<u>4.25</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	6 April 2023
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Medium 141m ² to 360m 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	Natural
Covers MOE/Common areas?	Yes

Sprinklers Installed?	Yes
Sprinkler Type	Other
Coverage %	70
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	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Compton Property Management Ltd
Person	[REDACTED]
Position	Property Manager
Address	FLATS 1-9 PLANETREE PATH WALTHAMSTOW
Telephone	Out of hours 0345 [REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@compton.group

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FRA took place on 18/05/2022 by 4site Consulting Ltd.

It covers risk in regards to fire safety arrangements in place (prevention & risk reduction measures), early Warning, means of escape, emergency plan, maintenance, staff training, etc.

This was a Type 1 , which it acceptable for this premises type.

The FRA identifies ACM cladding on the external walls on the 3 upper levels. Following an EWS the cladding has been rated as B2 and remedial action is required.

The FRA states the following:-

Due to the installation of external cladding which may compromise the fire integrity/protection of the whole building and limit protection from the rapid spread of fire, heat and smoke between compartments. With consideration to these factors a 'Stay Put' policy would not be appropriate.

Article 9
(continued)

The evacuation strategy for the building is simultaneous evacuation. A full fire alarm system has been installed within the building to facilitate the simultaneous evacuation should an emergency occur. The residents have received information confirming this.

Article 11 - Fire Safety Arrangements**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant**Observations**

Through Q&A and the review of documentation it was established that there is suitable and sufficient fire safety arrangements in place. There are clear lines of responsibility and a clear fire safety policy in place.

Fire alarm – A fire alarm panel linked to mains power operated smoke detection units, MCP units throughout. These are located within the access lobbies and stairwell and are linked to smoke ventilation riser shafts and the head of the stairwell/fire lobby windows. Override switches are located at the ground floor of the stairwell and communal entrance lobby. The RP for Managing the building is responsible for the maintenance of the fire alarm system. The fire alarm is tested weekly. Documented evidence seen to confirm the system is maintained in accordance with BS 5839. last maintained on 26/01/2023.

EEL - The RP for the management of the building is responsible for the maintenance of the emergency escape lighting system. The emergency escape lighting system is tested monthly. Document evidence seen to confirm the system is maintained in accordance with BS 5266. last maintained on 26/01/2023

AOV's - The RP for the management of the building is responsible for the maintenance of the AOV's. documented evidence seen that the AOV's are maintained. Last maintained 26/01/2023

MOE - All flats are housed within fire lobbies which in turn lead into a protected and enclosed escape stairwell. The stairwell descends down onto street level to the main communal entrance of the block. Escape travel distances leading from the tenant's flats to the next point of safety are considered adequate (Within the maximum distance for means of escape) with suitable escape route signage displayed throughout. Non-maintained emergency lighting and communal fire doors are installed throughout to assist in the event of an evacuation.

Firefighting access/facilities:

A dry rising main, sprinkler system (Within flats) are installed to assist in firefighting operations. A property information box (PIB) has not been installed at the communal entrance and wayfinding signage has not been applied throughout the stairwell. Firefighting appliances can access the block via the front and back with the roadway clear for access. The dry riser inlet is located on the rear facade.

Emergency plan - Suitable and sufficient procedures for serious and imminent danger are in place. Simultaneous evacuation strategy in place.

Article 11
(continued)

Staff fire safety training - No onsite staff located at the premises. Property management staff FS training Is carried out on induction, this is recorded. staff training covers the following:-
Risks to them identified from risk assessment
Preventative and protective measures
Procedures and measures to be taken in the event of an emergency (emergency plan)

Article 13 - Detection and warning**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

A fire alarm panel linked to mains power operated smoke detection units, MCP units throughout. These are located within the access lobbies and stairwell and are linked to smoke ventilation riser shafts and the head of the stairwell/fire lobby windows. Override switches are located at the ground floor of the stairwell and communal entrance lobby. The RP for Managing the building is responsible for the maintenance of the fire alarm system. The fire alarm is tested weekly. Documented evidence seen to confirm the system is maintained in accordance with BS 5839. last maintained on 26/01/2023.

Article 14 - Emergency routes and exits**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

All flats are housed within fire lobbies which in turn lead into a protected and enclosed escape stairwell. The stairwell descends down onto street level to the main communal entrance of the block. Escape travel distances leading from the tenant's flats to the next point of safety are considered adequate (Within the maximum distance for means of escape) with suitable escape route signage displayed throughout. Non-maintained emergency lighting and communal fire doors are installed throughout to assist in the event of an evacuation.

Article 15 - Procedures for serious and imminent danger and for danger areas**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

Suitable and sufficient procedures for serious and imminent danger are in place. Simultaneous evacuation strategy in place.

The evacuation policy is based on the installation of external cladding which may compromise the fire integrity/protection of the whole building and limit protection from the rapid spread of fire, heat and smoke between compartments.

In the event of a Fire Emergency the policy for occupants of this property is to Evacuate. To support the evacuation strategy a full fire alarm system has been installed.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Fire alarm – The fire alarm is tested weekly. Documented evidence seen to confirm the system is maintained in accordance with BS 5839. last maintained on 26/01/2023.

The emergency escape lighting system is tested monthly. Document evidence seen to confirm the system is maintained in accordance with BS 5266. last maintained on 26/01/2023

AOV's - Documented evidence seen that the AOV's are maintained. Last maintained 26/01/2023

Dry Riser - Documented evidence seen confirming the DR has been maintained.

Sprinklers - At the time of the audit I was informed that the flat sprinklers systems had been maintained. No information or records in regards to the maintenance and inspection of the sprinkler system have been made available.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Staff fire safety training - No onsite staff located at the premises. Property management staff FS training Is carried out on induction, and refreshed annually, this is recorded.

staff training covers the following:-

Risks to them identified from risk assessment.

Preventative and protective measures.

Procedures and measures to be taken in the event of an emergency (emergency plan).

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

The RP has take suitable and sufficient general fire precautions which include the following:-

FRA

Fire prevention policy

On site contingency plan.

Trained Fire safety wardens

Fire protection measures which have been tested and maintained.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

Principles of Prevention have been taken which address the following:-
 Avoiding risks
 Evaluating the risks which cannot be avoided
 Replacing the dangerous by the non-dangerous or less dangerous
 Developing a coherent overall prevention policy which covers technology, organization of work
 and the influence of factors relating to the working environment
 Giving collective protective measures priority over individual protective measures
 Giving appropriate instructions to employees

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

In order to safeguard the safety of relevant persons, the responsible person has ensured that appropriate, equipped and appropriate firefighting equipment including any non-automatic fire-fighting equipment so provided is easily accessible, simple to use and indicated by signs. This includes, dry riser, fire alarm system linked to the AOV's, Fire doors.

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

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Not Applicable

Observations

None

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

The following information is provided to employees.
 Risks to them identified from risk assessment
 Preventative and protective measures
 Procedures and measures to be taken in the event of an emergency (emergency plan)

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
Broadly Compliant	<p>All reasonable steps have been taken to coordinate the measures taken in regards to the Fire Safety Order.</p> <p>All reasonable steps have been taken to inform the other Duty Holder concerned (Residents) of the risks to Relevant Persons arising out of or in connection with the conduct by him of his undertaking.</p>

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Broadly Compliant	<p>Through Q&A and documentation it was demonstrated that staff every employee is aware while at work to take reasonable care for the safety of himself and others. They must co-operate at all times with their employer; and inform their line manager/other employee with specific responsibility for the safety of his fellow employees of any hazard.</p>

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
Broadly Compliant	<p>The premises are provided with Firefighting facilities and the following systems have been tested and maintained under this Article:</p> <p>Dry Rising Main.</p> <p>A Firefighting Shaft (Lobby and Stair).</p> <p>A fire alarm system linked to the automatic smoke control system, with manual override switch, coloured yellow.</p> <p>sprinkler system (Within flats).</p>

Article 24 - Power to make regulations

Safety Evaluation	Observations
No (Compliant)	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
No (Compliant)	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
No (Compliant)	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
No (Compliant)	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	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

17/04/2023

Time of audit

12:00

Reason for audit;

This was a reactive audit from the High Risk Premises Team following information that the evacuation strategy had changed to sim evac.

Conclusion

Farynor - No previous records on file.

Incident management system (IMS) no fires or secondary fires within last 3 years.

Team lone working file checked no known risk.

iMapping used to measure building dimensions.

Google maps and street view used to confirm exterior of premises and route to audit.

Operational Risk database (ORD) - NO ORD record or Tactical plan recorded.

Station notification sent to local crews outlining reason for change in evacuation strategy.

I carried out the audit following information from the HRPT that the evacuation strategy had changed due to cladding on the upper floors.

I met [REDACTED] from the premises management company on site and carried out a full audit, inspecting and walking all escape routes. The FRA has identified that all flats are fitted with an internal sprinkler system. Following an EWS the cladding on the upper floors has been rated as B2 and remediation works are required. Following this a FRA was carried out which stated the Stay put policy was no longer suitable. The evacuation strategy was change to sim evac.

A full fire alarm system has been installed which is linked to the AOV smoke ventilation system. This is suitable and sufficient and meets the requirements for a simulations evacuation strategy.

All residents have been notified of the change in evac strategy.

The outcome of the audit was BC

Extent of premises audited

All common parts of the building were inspected.

all escape routes were inspected.

Justification of audit outcome

There is a good fire safety policy in place with clear lines of responsibility. The means of escape, emergency lighting, signage, detection and warning, where suitable and sufficient for this type of premises.

There is a suitable and sufficient maintenance schedule in place for the fire protection measures within the premises.

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

Please process and close job.

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	A - Sleeping Unfamiliar
Life Risk	-4.8
Actual Risk Score	3.64
Risk Score	3.75

Audit Timings

Audit Duration
90

Travel Time
120

Post Audit Processing Duration
90



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 22 June 2020

Location summary

File No 13/000129
UPRN 10059000116
Building Name Tower Mews
Address 2 TOWER MEWS
 WALTHAMSTOW
 E17 7JJ
Borough Waltham Forest
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Newham & Waltham Forest
Station Ground F36 - Walthamstow
Site Risk Score 9.00
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

This audit relates to the address 1-9 Planetree Path, Walthamstow, London E177JJ.

There are documents within farynor for 1 Tower Mews (FN 13/232148) but the documents relate to the address detailed here. The premises was built and completed last November 2019. The second exit at ground level for the premises at 1-9 Planetree Path is to 2 Tower Mews and the JN/ Audit was raised for me to this address and FN above. There doesn't appear to be a Number 1 Tower Mews as all the premises go up in single numbers.

Premises Description 6 storey PB block of flats
Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date 4 April 1991
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail

Occupier Contact	Rollings and Sons
Address	Tower Mews High Street London E17 7JJ
Responsible team	FSR Newham & Waltham Forest
Occupancy Type	Occupier - multi or single occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>3.00</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	15 May 2020
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Medium 5001m ² to 8300m 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	
Coverage %	80
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?	YES
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Rollings and Sons
Address	Tower Mews High Street London E17 7JJ

Owner/Co-Owner - NEW

Name	Rosco ingo ltd
Responsible Person	[REDACTED]
Position	owner
Address	55 Beulah Road Walthamstow London E17 9LG
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@gmail.com>

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

Audit on 19/05/20.

I have spoken and had email correspondence since then with the owner/RP.

The owner/builder has stated that he is in the process of passing the premises over to a management company to manage the premises including the FS provisions. He has agreed to advise us of the new management company when in place.

The premises is a 6 storey block of flats that had consultation with LFB at build stage. Recommendations were made by IO [REDACTED] and have been actioned. Documentation is available on file.

Although a formal FRA has not been written and recorded by the fact that the premises has the following FS provisions a FRA has been thought about: Sprinklers, fire alarm, EL, Dry Riser, AOV all in place. I have recommended to the RP ([REDACTED]) that a formal FRA be written and recorded.

FAILURE

Article 9(6) FRA findings not recorded

At the time of the audit no evidence was demonstrated or provided that the significant findings of your fire risk assessment had been recorded.

REMEDY

Record the significant findings of the fire risk assessment. In particular the recorded information should include details of the fire alarm, means of escape,

Article 9
(continued)

Separation within riser cupboards, cladding system on outside walls and general management procedures for the premises.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

Fire alarm, AOV and emergency lighting is not being tested on a regular basis. I have advised the RP of the BS testing recommendations. Again, he has stated that the premises is being passed to a management company that will test the FS provisions in place.

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 the fire alarm, emergency lighting and AOV are not being tested on a regular basis.

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

Verbal Advice Given

Observations

Alarm /SD system in place as documented. There is SD in the common part but this is silent as agreed, so that Stay Put policy works correctly. This was requested at build stage by LFB. The SD in the common part operates the AOV and also goes to a monitoring centre. there is SD within the all flats.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit there was FFE stored under the stairs. I have spoken with [REDACTED] and he has confirmed that these were left by the builders and have now been removed. The MOE has 2 final exits at the ground floor. Zonal plans available at entrance hallway next to the alarm panel.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

██████████ has stated that all the residents have been made aware of the Stay Put policy. I have advised ██████████ to ensure that the new managing company are aware of the Stay Put policy and communicate to the residents by the way of a formal Emergency Plan.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

This audit was completed under COVID 19 restrictions so unable to check every front flat fire door. I have spoken with ██████████ regarding this and he has confirmed that the front flat fire doors are all compliant fire doors. Unable to check riser cupboards also. Advised ██████████ also to check separation within riser cupboards via the Fire Risk Assessment

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Not Applicable

Verbal Advice Given

Observations

None

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

NB: Sprinklers throughout, AOV and alarm linked to monitoring station in place

GFP are broadly compliant but ██████████ is aware of minor improvements required detailed in audit form under other articles.

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

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

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

None

Article 22 - Co-operation and co-ordination

Safety Evaluation

Not Applicable

Observations

None

Article 23 - General duties of employees at work

Safety Evaluation

Not Applicable

Observations

None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

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

22/06/2020 15:19

Travel:120

Audit:90

PAPD:420 (fire engineering involved for cladding advice)

22/06/2020 15:14

PLEASE NOTE:

This audit relates to the address 1-9 Planetree Path, Walthamstow, London E177JJ.

There are documents within farynor for 1 Tower Mews (FN 13/232148) but the documents relate to the address detailed here. The premises was built and completed last November2019. The second exit at ground level for the premises at 1-9 Planetree Path is to 2 Tower Mews and the JN/Audit was raised for me to this address and FN above. There doesn't appear to be a Number 1 Tower Mews as all the premises go up in single numbers.

22/06/2020 15:11

Research Via Farynor, Portal, Google, fire engineering

22/06/2020 15:11

██████████ has stated that he is in process of passing the management of the premises to a management company and he will advise in due course. I have advised ██████████ that when the company takes over we would want to see an improvement in the management of the FS provisions for the building.

22/06/2020 15:09

I have had several email and phone calls with the RP (██████████) since the audit and he has emailed us relevant documents regarding the cladding on the outside of the building(Under 18m). I have taken advice and emailed to our Fire Engineering Department and received a detailed reply from ██████████. (all emails sent to admin for up loading to file,) Cladding and construction appears compliant as per the report from Fire Engineering.

22/06/2020 15:05

Audit completed under COVID 19 restrictions so not all front flat doors checked for fire doors

22/06/2020 15:05

I have spoken and had email correspondence since then with the owner/RP.

The owner/builder has stated that he is in the process of passing the premises over to a management company to manage the premises including the FS provisions. He has agreed to advise us of the new management company when in place.

The premises is a 6 storey block of flats that had consultation with LFB at build stage. Recommendations were made by IO ██████████ and have been actioned. Documentation is available on file.

Although a formal FRA has not been written and recorded by the fact that the premises has the following FS provisions a FRA has been thought about: Sprinklers, fire alarm, EL, Dry Riser, AOV all in place. I have recommended to the RP (██████████) that a formal FRA be written and recorded.

22/06/2020 15:04

Spoke with tenant who gave me the Owners /Builder details

22/06/2020 15:03

Audit completed on 19/05/20. RP not present,

22/06/2020 15:03

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

Admin
 This audit relates to the address 1-9 Planetree Path, Walthamstow, London E177JJ.
 There are documents within farynor for 1 Tower Mews (FN 13/232148) but the documents relate to the address detailed here. The premises was built and completed last November2019. The second exit at ground level for the premises at 1-9 Planetree Path is to 2 Tower Mews and the JN/Audit was raised for me to this address and FN above. There doesn't appear to be a Number 1 Tower Mews as all the premises go up in single numbers starting from 2?
 Please add all relevant emails to the file that have been sent separately Please link the 2 file numbers and perhaps all 3 addresses as these relate to the main entrance at:1-Planetee Path, Walthamstow, London E17 7JJ
 Admin
 Please raise new FS01 audit in 6 months time to mainly check on the new management of the FS provisions

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-6.2
Actual Risk Score	4.23
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
90	120	420