

Freedom of Information request reference number: 7870.1

Date of response: 27 September 2023

Request:

Please can you provide me with any information in relation to The Ridge Way, Sanderstead, CR2 0LE, including BUT not limited to:

- Initial consultation from STROMA building control in relation to the initial notice and planning.*
- Consultation from STROMA building control in relation to final sign of and building compliance with the fire safety act and fire reform act.*
- A copy of the fire safety investigation report following a visit from your fire safety department on 19/04/23*
- A copy of the fire safety investigation report following your senior fire safety officers second visit in July.*
- An explanation as to why a senior fire safety officer has not attended following multiple email requests containing time & date stamped photographic evidence of on-going non compliance with the aforementioned fire safety acts, which form part of statute law.*
- Why the LFB are shrugging responsibility and not using their legal and lawful powers to take further action against the landlord knowing their other development in Mulgrave Road, Croydon. This development is in a more serious state of fire safety non-compliance and we have provided indisputable evidence that this landlord was and still is a repeat offender evidencing gross negligence and why it is going unanswered.*
- A copy of the fire safety investigation report in relation to Lavender Apartments, Mulgrave Road, CR0 1BL on 26/06/23*
- A thorough explanation as to why we cannot view the notice issued to the landlord in regards to either property on the register of notices on the LFB website.*
- A thorough explanation as to why, after hearing audio of the landlord begging for the notice to be stopped and the senior fire safety officer saying that's not possible as to why it is not visible on the LFB website as it should be.*

• *A confirmed date within a reasonable time (following numerous email requests) that a senior fire safety officer will attend the development in order to carry out a thorough and in-depth fire safety investigation report in both the communal areas and inside individual apartments - following confirmation from the home visit team that they'd refer all regulations and fire safety act queries to them as they themselves do not actually receive the training in regards to fire safety acts and legal requirements.*

Response:

Please see our response to your questions in turn below.

Our Fire Safety Regulatory Team have provided the correspondence they hold in relation to your request.

Please can you provide me with any information in relation to The Ridge Way, Sanderstead, CR2 0LE, including BUT not limited to:

• ***Initial consultation from STROMA building control in relation to the initial notice and planning***

See attached below the documents we hold in relation to the initial consultation and planning.

• ***Consultation from STROMA building control in relation to final sign off and building compliance with the fire safety act and fire reform act.***

Attached letter on page 10 is the consultation response from Fire Safety.

• ***A copy of the fire safety investigation report following a visit from your fire safety department on 19/04/23***

A report was not completed following this visit. The decision was made to carry out a follow up audit in July 2023.

A copy of the fire safety investigation report following your senior fire safety officers second visit in July.

A copy of the audit is attached the findings at the time of the visit was that the building was Low Risk.

• ***A copy of the fire safety investigation report in relation to Lavender Apartments, Mulgrave Road, CR0 1BL on 26/06/23***

The audit outcome following this visit is not available as it is still work in progress.

Please note in the attached documents below. Personal data has been removed under [section 40 of the FOIA –Personal Information](#).

Drawing of building plans have not been included and can be accessed via the Croydon Council Planning website.

<https://publicaccess3.croydon.gov.uk/online-applications/>

The remaining five questions are not covered under Freedom of Information. These questions can be passed to our fire service admin department to answer direct as a matter of customer service and Fire Safety advice. As your FOIA request has come through whatdotheyknow our fire safety admin team will need a personal email to provide you with a response. Alternatively, please direct your questions to FSR-AdminSupport@london-fire.gov.uk

I hope you find this information of use. Should you have any further questions please do let me know.

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](#)

London Fire Brigade
Regulatory Fire Safety
169 Union Street
London SE1 0LL

Our Reference: OPP-049083-Building Control

31 October 2022

Dear Sir/Madam,

**Statutory Consultation under The Building Act 1984
Building (Approved Inspector etc.) Regulations 2010/Regulation 12
Description: Erection of two/three storey building including basement and accommodation in the
roof space to form 9 residential units
Site: CR2 0LE - 12, The Ridge Way, SOUTH CROYDON, Greater London**

Please accept this letter as the formal consultation for the above project. This includes consultation under the Local Enactment where applicable (please see section 5 of the Initial Notice enclosed).

Enclosed are the drawings listed below:

- 12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 04 revB
- 12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 01 revB
- 12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 02 revA
- 12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 03 revB
- 12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 05 revB
- 12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 06
-

Notes

Yours faithfully,

██████████
Building Control Surveyor
Stroma Building Control
Email: ██████████@stroma.com

Fire & Rescue Service Consultation Pro-Forma



1.0 Project Details	
Date of Consultation	25/09/2023
Consultation Stage (Note: if additional or design change please quote FRS reference)	Preliminary Design Advice <input type="checkbox"/>
	Statutory Consultation (first) <input type="checkbox"/>
	Statutory Consultation (additional information) <input checked="" type="checkbox"/>
	Statutory Consultation (design change) <input type="checkbox"/>
Site Address	CR2 0LE - 12, The Ridge Way, SOUTH CROYDON, Greater London
Scope of Works	Erection of two/three storey building including basement and accommodation in the roof space to form 9 residential units
BCB Project Reference	OPP-049083-Building Control
Building Control Body (BCB) (Name/Address/Phone/Email)	Stroma Building Control
Fire Authority (Name & Address)	London Fire Brigade Regulatory Fire Safety 169 Union Street London SE1 0LL
Applicant/Owner (Name/Address/Phone/Email)	RSJ Estate Developments Ltd 12, The Ridge Way SOUTH CROYDON CR2 0LE
Principal Designer (Name/Address/Phone/Email)	<i>(Agents details to populate)</i>

2.0 Project Information					
Nature of Building Work	New Build <input checked="" type="checkbox"/>	Extension <input type="checkbox"/>	Alteration <input type="checkbox"/>	Change of Use <input type="checkbox"/>	
Purpose Group/Risk File (state all as detailed in standard designed to)	Residential (dwellings) <input type="checkbox"/>	Residential (Institutional) <input type="checkbox"/>	Residential (Other) <input type="checkbox"/>	Office <input type="checkbox"/>	Imported <input type="checkbox"/>
	Shop & Commercial <input type="checkbox"/>	Assembly & Recreation <input type="checkbox"/>	Industrial <input type="checkbox"/>	Storage & Other non-residential <input type="checkbox"/>	
Approx. Floor Area (m2) (diagram D3 – ADB 2019)	As Attached		Height to Top Storey (m) (diagram D6 – ADB 2019)	<11m	



Fire & Rescue Service Consultation Pro-Forma



Total no. of Storeys (diagram D5 – ADB 2019)	4	No. of Basement Storeys (diagram D5 – ADB 2019)	1
Total Proposed no. of occupants			
Fire resistance of elements of structure (please indicate all minimum levels): 120 mins ICF walls Lobby wall 60 mins with FD30s self closer door Flat entrance doors FD30s self closer			
Scheme Complexity	Simple premises <input checked="" type="checkbox"/>	Complex premises <input type="checkbox"/>	
	Fire engineered premises <input type="checkbox"/>	New premises in scope eg HRRB <input type="checkbox"/>	
	Specialist/Other <input type="checkbox"/> (please give details)		
Structural Frame Design & Fire Resistance: (Note: information required to inform potential complexity, innovation, deviation from traditional e.g timber frame with extensive voids and plasterboard as FR protection method).	Combustibility		
	Combustible <input type="checkbox"/>	Non-combustible <input checked="" type="checkbox"/>	
	Please give details:		
	Fire Resistance (FR)		
	Inherent FR <input checked="" type="checkbox"/>	Proposed protection method <input type="checkbox"/> (if non-inherent)	
	Please give details:		
	Creation of Voids		
	Minimal (Monolithic) <input checked="" type="checkbox"/>	Extensive voids/cavities <input type="checkbox"/>	
Please give details:			
Passive fire protection (please provide details)			
Is the premises façade/part of the façade to be clad?	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>
	If yes, please give specifications/details and in particular does Regulation 7(2) apply to any part of the proposal?		
Does Regulation 7(2) apply to any part of the proposal?	Yes all <input type="checkbox"/>		Yes (partial) <input type="checkbox"/>
			No <input checked="" type="checkbox"/>

3.0 Fire Suppression, Smoke Control, Fire Detection & other fire safety systems



Fire & Rescue Service Consultation Pro-Forma



Is a Fire Suppression System proposed?			
Yes (full coverage) <input type="checkbox"/>	Yes (partial) <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
If yes, provide general commentary and any areas of code deviation:			
Type of Installation:	Sprinkler <input type="checkbox"/>	Watermist <input type="checkbox"/>	Gas <input type="checkbox"/> Other <input type="checkbox"/>
Details of 'other' installation (where applicable) and standard installed to:			
Is Automatic Fire Detection proposed?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, provide commentary/specification and any areas of code deviation:			
Details of smoke control provision: (Please specify)		1m2 AOV at head of stairs, operable at fire access level	
Is emergency escape lighting proposed?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, provide commentary/specification and any areas of code deviation:			

4.0 Evacuation Strategy				
Please indicate the proposed evacuation strategy:				
Simultaneous <input type="checkbox"/>	Phased <input type="checkbox"/>	Staged <input type="checkbox"/>	Stay Put <input checked="" type="checkbox"/>	Progressive Horizontal <input type="checkbox"/>
Please provide commentary/detail if required:				

5.0 Access and Facilities for Firefighting		
Are access & facilities provided in accordance with guidance in ADB B5/BS9999?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If no, provide detail on how the functional requirement B5 will be met:		
Is water provision in accordance with B5 Statutory guidance?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If no, provide detail on how the functional requirement B5 will be met:		



6.0 Building Control Body Assessment		
Principal fire safety design documents used in the assessment (If 'other' then please specify):	ADB V1	<input checked="" type="checkbox"/>
	ADB V2	<input type="checkbox"/>
	BS9999	<input type="checkbox"/>
	BS9991	<input type="checkbox"/>
	BS/PD 7974	<input type="checkbox"/>
	BB100	<input type="checkbox"/>
	HTM	<input type="checkbox"/>
	Other	<input type="checkbox"/>
Is there any deviation or design proposal not covered in the indicated documents above?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	If yes provide details: Small single stair building design ethos, however greater number of flats on ground and first floor (4 & 3 respectively). Therefore, lobby proposed at ground floor to separate all 4 flats from main escape route. In my opinion, this therefore makes the resultant number of units using the stair, less than that of a compliant small single stair building with 2 flats per floor. I.e. total 8 flats in AD B V1 Diagram 3.9b using staircase, this proposal with lobby at ground floor reduces this the number of units on to the staircase to 5.	
Has a performance based (fire engineered) solution been adopted?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	If yes, please confirm the BCB have verified:	
Has a quantitative analysis (e.g. CFD Modelling, structural fire engineering) enclosed with this consultation already been reviewed by the BCB or their nominated consultant, and if so by whom?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	If no provide details (if yes see below):	
If 'Yes', please provide reviewer's comments of the quantitative analysis, together with evidence of competency and any other comments:		
Are there any features considered as 'compensatory' in this submission e.g. to allow a relaxation in another area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	If 'yes', please provide further detail:	



Small single stair building design ethos, however greater number of flats on ground and first floor (4 & 3 respectively). Therefore, lobby proposed at ground floor to separate all 4 flats from main escape route. In my opinion, this therefore makes the resultant number of units using the stair, less than that of a compliant small single stair building with 2 flats per floor. I.e. total 8 flats in AD B V1 Diagram 3.9b using staircase, this proposal with lobby at ground floor reduces this the number of units on to the staircase to 5.

7.0 Comments from the Building Control Body

The BCB confirms that the details submitted have been reviewed in accordance with the Building Regulations and can confirm that:	The submission is considered satisfactory <input checked="" type="checkbox"/>	The submission is considered satisfactory subject to additional information as noted below: <input type="checkbox"/>
Additional Comments:		

8.0 List of Supplied Information incl. document and drawing schedule

Supplied information: E.g.: Fire Strategy		
Title	Reference	Version
Drawing Schedule:		
Title	Reference	Version
12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 02 revA	Lower GF/basement plan	Rev A
12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 01 revB	GF plan	Rev B
12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 03 revB	FF Plan	Rev B
12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 04 revB	SF Plan	Rev B
12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 05 revB	Site plan & Elevations	Rev B
12 The Ridge Way CR2 0LE - FIRE - REV 2-FIRE 06	B5 Access	Rev A



Private and Confidential

██████████
Stroma Building Control
6 Silkwood Business Park
Fryers Way
Wakefield
Ossett
WF5 9TJ

The London Fire Commissioner is the
fire and rescue authority for London

Date 11th November 2022
Our Ref 20/261748/██████████
Your Ref OPP-049083-Building Control

Dear Sir/Madam

RECORD OF CONSULTATION/ADVICE GIVEN

THE BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010 & REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended) ARTICLE 46

FIRE AND RESCUE SERVICES ACT 2004

SCOPE OF WORKS: Erection of two/three storey building including basement and accommodation in the roof space to form 9 residential units.

PREMISES ADDRESS: 12 The Ridgeway South Croydon CR2 0LE

PLAN NUMBERS: FIRE 04 Rev B, FIRE 02 Rev A, FIRE 05 Rev B, FIRE 03 Rev B, FIRE 01 Rev B and FIRE 06.

DOCUMENTS REVIEWED: Consultation letter dated 31/10/2022 and Consultation proforma.

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following comments/ observations:

(1) The comments below are made in connection with The Order and form part of the Building Regulations consultation, which should be provided to the applicant.

As well as comments in section (1) below, we would like to remind the applicant that The Order applies throughout the life of the building, including the construction phase. Consequently, the risk of fire needs to be assessed continually to ensure the safety of relevant persons. A preliminary fire risk assessment should be carried out at this stage and the findings used to inform the development of both the design and the build itself.

The matters identified below may require further fire safety control measures for the proposed works to comply with The Order. If the building is occupied, these matters, if not addressed, may be considered to be fire safety deficiencies under The Order, which may result in enforcement action.

- It is our expectation that premises fully complies with the definition of a small single stair buildings as per diagram 3.9 of Approved Document B:2019 Vol 2. However, in this instance, we acknowledge the justification / mitigation proposed and the provision of communal lobby protection at ground floor and internal lobbies provided for all upper floors and AOV to the stairwell. Therefore, we refer to the building control body for resolution
- Please ensure at least 60 minutes compartmentation is achieved between this demise and the lower ground floor demise (in accordance with BS476 or equivalent standard).
- It is our expectation that the communal stairwell is vented in full compliance with sections 3.50 to 3.53 of Approved Document B:2019 Vol 1.
- Please ensure all flat entrances are fitted with FD30 fire doors (in accordance with BS476 or equivalent standard).

(2) The observations below are made in connection with The Building Regulations

- Whilst we recognise this is primarily a building control matter, It is our expectation that an internal protected route is provided in accordance with the building regulations.
- Whilst we recognise this is primarily a building control matter, It is our expectation that internal travel distances are fully compliant to the building guidance documents.

(3) Additional observations and recommendations relating to proposed scheme

- The Commissioner strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers and can reduce the risk to life. The Commissioner's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our members are public documents which are available on our website.
- **Maintenance and integrity of the flat front doors** – When a fire occurs in the premises, the safety of occupants and their means of escape relies heavily on the flat front doors retaining their self-closing devices and their fire resistance. Ongoing control over the repair, maintenance and replacement of doors and self-closing devices is an important issue that will need to be effectively planned, monitored and reviewed by the responsible person in order to ensure ongoing compliance with the Regulatory Reform (Fire Safety) Order 2005. This may include the need to ensure the issue is specifically covered in leases and tenancy agreements to make certain that appropriate remedial works can be carried out as the need arises.

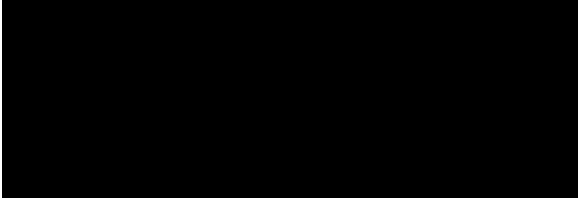
(4) Expected outcome of consultation

Based on the nature of the items raised above in sections (1) to (3):

These observations /comments are referred to the building control body for resolution, as the approving authority. Further consultation is not expected unless the proposed scheme significantly changes in the future.

Any queries regarding this letter should be addressed to FSR-AdminSupport@london-fire.gov.uk. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,



Assistant Commissioner (Fire Safety Regulation)

Reply To: Building Design and Consultation Hub
(via FSR-AdminSupport@london-fire.gov.uk)

There is clear evidence that Automatic Water Fire Suppression Systems (AWFSS) can reduce the number of deaths and injuries from fire, as well as reducing the risk to firefighters.

The London Fire Brigade strongly encourages those who design, construct and approve residential and commercial buildings, to go beyond the minimum expectation of compliance and include AWFSS in a wider variety of buildings. There are also additional benefits to the inclusion of AWFSS in terms of property protection, environmental protection and business continuity.

Further guidance can be found on the Brigade's website.



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 1 August 2023

Location summary

File No 20/261748
UPRN 100020687299
Building Name AVELINE APARTMENTS
Address AVELINE APARTMENTS
 12 THE RIDGE WAY
 SOUTH CROYDON
 CR2 0LE
Borough Croydon
Use H - Other sleeping accommodation
Responsible Team FSD CROY-BROM-SUT-MERT
Station Ground H31 - Croydon
Site Risk Score 4.25
Building Height band <18
Total Floors 3 **Basement floors** 0
Estimated number of sleeping 25
Special Features
Additional detail **NONE**

Premises Description

Traditional purpose-built 3 storey block of flats built 2022/23 and is 7m in height. The block houses a total of 9 flats: 1-4 on the ground floor, 5-7 on the 1st floor, 8&9 on the 2nd floor. Access to the upper floors is via a single staircase. The rear two flats only on the ground floor also feature a lower floor with a concrete patio below the garden height with steps leading up to the garden.

There are two means of escape: the main entrance and a rear door leading to the garden area via a tiled path and steps.

Building approx. 18.5m x 23m, area approx. 428m², with a rear garden of 27m in length.

Property Detail - Aveline Apartments, 12 The Ridge Way, Sanderstead, CR2 0LE

Landlord, [REDACTED]

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? No

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address AVELINE APARTMENTS
 12 THE RIDGE WAY
 SOUTH CROYDON
 CR2 0LE

Responsible team FSD CROY-BROM-SUT-MERT
Occupancy Type Sole Occupier
Property Use H - Other sleeping accommodation
Valuation Office R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score 4.25
Reinspection Date N/A (SAMPLE)
Last Inspection 7 July 2023
Total Capacity 0
Maximum number of people 20-100
Property Size for use Very Small
 51m² to 90m²

Environmental Risks NONE
Occupant Mobility Average
Fire Loading Lower than 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? 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 - CHANGED

Name	Default Property
Person	[REDACTED]
Position	Owner / Landlord
Address	AVELINE APARTMENTS 12 THE RIDGE WAY SOUTH CROYDON CR2 0LE
Email	[REDACTED]@gmail.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The fire risk assessment was provided by [REDACTED] and undertaken by [REDACTED] on 4th May 2023. It appeared to be a comprehensive fire risk assessment covered:

- Means for detecting fire and giving warning to occupants
- Means of escape from the premises (including provisions for disabled persons)
- Fire Safety Signs and Notices
- Emergency Escape Lighting
- Means to limit fire spread and development of fire (e.g. Compartmentation)
- Means for fighting fire
- Other relevant firefighting systems and equipment, if provided
- Maintenance of facilities to assist fire-fighters
- Emergency Action Plan
- Staff training and Fire Drills
- Testing and maintenance of Fire Protection Measures
- Record keeping
- Cooperation & coordination with other premises occupiers, neighbouring premises, emergency services and other authorities

This report presents the significant findings with the key ones being addressed by the RP since the audit. Remaining findings are:

- Remove the portable fire extinguishers from common parts
- Move the AOV override to the entrance area from the 2nd floor.
- Move the bin store away from the building
- Inform the residents about the fire strategy
- No smoking signage required

Article 9
(continued)

- Testing of the emergency lighting and AFD is required as is the need to log the testing.

The fire risk assessment does not state what the emergency strategy would be but after consultation with the RP, he confirmed that it is a 'stay put' policy.

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

Verbal Advice Given

Observations

Some building works on the premises is ongoing but the premises was found to be in good order. Compartmentation issues in the fire risk assessment have been addressed and the RP has written to me stating that they are working through the list identified in the Fire Risk Assessment to ensure that the changes are being rectified.

The fire alarm and detection system, and emergency lighting appear in good order. Portable fire extinguishers was present on every floor, new signs and notices present, means of escape clear.

Residents have access to an internal concrete-built bin store, but to reduce the risk of arson, this needs to remain locked with residents having their own key. Residents need to be made away of the threat of arson.

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:

- 1 - The fire door leading to the flats on the ground floor does not close fully and needs rectifying.
- 2 - The outside tiled path leading to the steps has one unstable tile at the front by the first step. This needs rectifying.
- 3 - Move the AOV Override switch to a position next to the main entrance for the Fire brigade to access.
- 4 - Ensure the access door to the bin store remains locked.

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**

Automatic Fire Detection (AFD) system is stated in the fire risk assessment as being a BS5839 pt 6 Grade A Category LD2 system and is fitted throughout the premises. Detector heads are visible along each corridor or landing on each floor linked to an alarm. Call points are on every floor, 2x on ground floor.

The fire alarm panel is in a locked cupboard under the stairs on the ground floor, so I was unable to view for faults.

Article 13

(continued)

The RP informed me that the system is tested weekly with a different call point tested each time.

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

Low Risk

Verbal Advice Given

Observations

At the time of the audit, the means of escape from the floor corridors and landings, stairwell and along the ground floor corridor to both exits were sterile.

The emergency appeared to be working and was present on each floor. The premises was very well signed with wayfinding emergency exit signs.

The fire door leading to flats 1-4 had been attended to since our first visit in March '23. It featured fire resistant glass, strips and seals, and a self-closing mechanism, however, it did not shut to create a tight seal.

None of the flat front doors were tested.

The doors to the electrical cupboard by the main entrance closed tightly and were fitted with strips and seals.

The door on the right side of the entrance housed water pipes. Although the door did not fit tightly into its frame, there were gaps around it and it was not fitted with strips and seals, there was no ignition source present.

In the ground floor corridor, there were areas of what appeared to be plaster filling in several holes in the ceiling. I will write to the RP to clarify if the holes and what was behind them has been fire stopped.

The exit from the rear door leads to a tiled path before reaching steps which lead down to the garden. I noted one of the paving slabs just before the steps was loose and unstable.

There are fire action notices throughout the building on each floor at each portable fire extinguisher and call point. On the ground floor, the notice towards the front of the building sends residents towards the front door, the one in the rear corridor send residents to the garden where it states that the meeting point is in the rear garden. Once in the garden, there is a sign on the garden fence stating 'emergency exit' to the left side from the rear which leads along the side of the building and through a garden gate to ultimate safety.

Advice given:

Repair the loose paving slab on the garden path

Ensure that the corridor fire door closes completely

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:

1 - There was the loose paving slab at the end of the garden path before the first step down

Article 14
(continued)

2 - The corridor fire door on the ground floor does not close completely

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 employing a competent person to rectify the garden path, and to review all fire doors to ensure they are suitable and sufficient.

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

The fire risk assessment identified that the RP needs to inform residents of the fire safety strategy in event of fire. After writing to the RP, he informed me that it is a stay put policy and residents have been informed.

There are FireXO fire extinguishers on each floor. Suitable and sufficient fire action notices and wayfinding signage throughout the building. Muster point is clearly marked.

The rear emergency exit features a simple turn lock for escape.

The fire risk assessment did not offer an emergency plan.

Article 17 - Maintenance**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

The building is recently renovated and so some facilities would not have been maintained yet such as the portable fire extinguishers which appeared to be brand new.

AFD and AOV maintained by JLA Ltd on 22.05.23

Article 21 - Training**SAFETY CRITICAL**
Safety Evaluation
Not Applicable**Observations**

None

Article 8 - General fire precautions**Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

The fire risk assessment stated that rubbish be stored in a secured area away from the building. Currently, the rubbish is stored in bins in an internal concrete space accessed from the front of the building via a metal door to the right of the main entrance.

I would deem this safe, given the concrete construction, but only if the residents ensure that the bin store is always locked unless in use so this would become a management issue.

Article 8
(continued)

Advice given:

- The landlord to provide a system whereby the residents can lock the bin store to minimise the risk of arson.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
None identified

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
Fire XO fire-fighting extinguishers are provided appeared to be new and were available through the premises on each floor.



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

Safety Evaluation
Not Applicable

Observations
N/A

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
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	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**Date audit carried out**

06.07.23

Time of audit

13:30

Reason for audit;

Reactive audit

Conclusion

This was a reactive audit undertaken [REDACTED] in response to a Station Notification and a complaint from a resident.

The systems I used as pre audit research were as follows:

- Farynor
- I mapping
- FS Portal
- D Job maps
- Photos sent via email from resident and the Station Notification

The premises is 3 storeys constructed of brick and concrete, 7m high. It was originally audited in March. Various issues were identified by Inspecting officers and the fire risk assessment. The key issues relating to compartmentation have been rectified.

There is a stay put policy in place for the apartments.

The block is set over three floor housing 9 flats in total, and the rear two ground floor flats are set over two floors enjoying a basement area and patio.

After gaining entry we began our inspection. [REDACTED], who undertook the original audit, was able to identify that some key concerns had been rectified. The premises appeared to be in very good order.

There is what appears to be snagging works being undertaken and there is some builder's rubble and materials alongside the left of the property from the front.

I have been in contact with the RP, [REDACTED], who has been helpful in providing documentation.

Advice to be given:

- The fire door leading to the flats on the ground floor as it does not close fully.
- The outside tiled path leading to the steps has one unstable tile at the front by the first step. This needs rectifying.
- Move the AOV Override switch to a position next to the main entrance for the Fire brigade to access.
- Remind residents to lock the bin store to minimise the risk of arson. Residents require information to inform them of the risk of arson.

Extent of premises audited

All the common parts inspected, the stairwell, each corridor and landing on each floor, the external garden and both external sides of the premises, front parking area including the internal bin store.

Justification of audit outcome

The significant issues identified in the risk assessment have already been addressed and the RP has stated that he is working to address the others. He seems to demonstrate a proactive attitude towards fire safety identified from his swift replies to my email requests.

The property appeared in very good order with fire safety measures in place and operational.

Verbal Advice Given

None recorded

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	A - Sleeping Unfamiliar
Life Risk	-5.2
Actual Risk Score	3.61
Risk Score	3.50

Audit Timings

Audit Duration
60

Travel Time
40

Post Audit Processing Duration
240