

Freedom of Information request reference number: 7948.1

Date of response: 25/10/2023

Request:

Please provide all information held by your organization(s) (the LFB) related to the following buildings/projects (from planning, design, all the way until operation - where applicable).

The two projects in question are:

1. High-rise building named Ten Degrees, 101 George Street, Croydon (construction completed in 2021)
2. High-rise building on College Road, Croydon (under construction in 2023)

For the purpose of this FOI request, the categorization of the information may be as follows:

- A. Primary information which has been submitted to LFB by the project teams and/or other authority such as the building control body / planning authority,
- B. Secondary information, which has been issued by LFB externally,
- C. Tertiary information, internal information held by LFB pertaining to the projects (e.g., internal coordination e-mails, inspection records and reports).

This information may include: fire strategy reports, design consultation information, technical reports and design notes, qualitative design review information, meeting minutes, fire test results, and e-mail correspondence.

Please provide this information in its native electronic format (and or searchable and legible pdf) as your organization received it / produced it unaltered and unedited (see note below).

I accept that personal information, national security, or future policy information may be redacted in accordance with the relevant legislation.

Should you require more time to complete the request, please feel free to commence releasing information in tranches either by project (1 and 2) and/or in order of the above list (A to C), starting with primary information.

Should you need any clarification, please do not hesitate to reach out via email.

Response:

Further to your request for information on 101 George Street, Croydon and the High-rise building on College Road, Croydon, I can confirm that LFB do hold this information. Please find attached redacted versions of the Fire Audit reports below for 101 George Street (2021 and 2022) and for the College

Road, Croydon building (2023). The final outcomes were Broadly Compliant for all the reports. Personal data has been redacted in accordance with [section 40 of the FOIA – Personal Information](#).

In September 2021, an Alteration Notice was served to Greystar Europe Holdings Limited. The LFB published an [online register](#) of all notices issued since 01 January 2010. The details of the Alteration Notice issued for 101 George Street, Croydon can be accessed via the following link: <https://www.london-fire.gov.uk/community/public-notices/public-notice-detail/?id=7022>. These Alteration Notices have been put in place to ensure that the Responsible Person (RP) for these premises must consult with the LFB if they plan to make any major changes to the premises.

I have contacted the relevant department and reviewed the remaining information provided. However, upon reviewing the design consultation, fire reports, emails and other relevant information, these documents cannot be released. The information requested is exempt from release under [Section 31 of the FOIA – law enforcement](#); specifically section 31(1)(g) combined with 31(1)(a) and 31(1)(c), [Section 41 of the FOIA – Information provided in confidence](#) and [Section 43 of the FOIA – Commercial interests](#).

LFB clearly understands that there is a public interest and concern about knowing about the fire safety of buildings in which we live, work or visit. However, the Brigade needs to maintain a balance between the public interest in safety and the Brigade's ability to work with the responsible person in a safe space where honest, frank and meaningful discussions can take place. The information held by LFB can be considered commercially sensitive and is also shared confidentially between the relevant organisations in order to contribute to discussions to provide fire safety. This includes documented discussions such as emails and Building design consultations, where there would be an expectation of duty of confidence.

LFB are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding information and evidence gathered for regulating activities.

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 24 June 2021

Location summary

File No 20/012433
UPRN 200001204928
Building Name Ten Degrees
Address LAND FORMER SITE OF ESSEX HOUSE ADJOINING 100
 GEORGE STREET
 CROYDON
 CRO 1PJ
Borough Croydon
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Croydon
Station Ground H31 - Croydon
Site Risk Score 9.00
Total Floors 43 **Basement floors** 2
Estimated number of sleeping 0

Special Features

Additional detail

[REDACTED]

Premises Description

IMPORTANT: THIS IS A FIRE ENGINEERED PREMISES ANY MINOR /MAJOR FIT OUTS AND OTHER CONSULTATIONS MUST BE REFERRED TO THE FIRE ENGINEERING GROUP.

Ten Degrees comprises two [REDACTED] tower blocks. Tower A is 43 storeys and comprises 294 apartments, Tower B is 37 storeys and comprises 252 apartments. Both share the podium (ground floor); incorporating the reception/concierge area, dog

parlour a mezzanine floor, offices and two retail units plus basements 1 & 2 which contain a car park, plant rooms and refuse stores. Both towers have four lifts serving all floors, one being a firefighting lift and another an evacuation lift. The final exit from Tower A is on the ground floor via a protected corridor leading to College Road, an alternative exit is through reception to George Street. The final exit from Tower B is on the ground floor via a protected corridor leading to the pedestrian walkway between George Street and College Road, an alternative exit is through reception to George Street. Tower A & B both have firefighting staircases with wet rising mains and outlets on each floor. Within each storey landing in both towers a refuge point has been provided with emergency voice communication (EVC) linked to the reception/concierge control panel. There are additional communal areas on the top floors of both towers, Tower A: a cinema room and private dining room, Tower B: a gym.

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 (DEFAULT PROPERTY)

Occupier Contact Default Property
Address LAND FORMER SITE OF ESSEX HOUSE ADJOINING 100
 GEORGE STREET
 CROYDON
 CR0 1PJ

Responsible team FSR Croydon
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 **9.00**
Reinspection Date 4 April 1991
Last Inspection 20 May 2021
Total Capacity 0
Maximum number of people **>100**
Property Size for use Extremely Large
 >12601m²

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	Wet Pipe
Coverage %	100
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?	YES
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name Default Property
Address 101 George Street
Croydon
Surrey
CR0 1LE

Owner/Co-Owner - NEW

Name Greystar Europe Holdings Ltd
Position Company Secretary
Address Finsbury Circus House
15 Finsbury Circus
London
EC2M 7EB

On Site Representative - NEW

Name [REDACTED] - Greystar European Holdings Ltd
Position Facilities Manager
Address Ten Degrees
100A George Street
Croydon
CR0 1GP
Telephone [REDACTED]
Mobile [REDACTED]
Email [REDACTED]

Other relevant contact - NEW

Name	[REDACTED] - Greystar Europe Holdings Ltd
Position	Director of Operational Risk Management and Health Safety, Europe
Address	Greystar Europe Holdings Ltd Finsbury Circus House 15 Finsbury Circus London EC2M 7EB
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Comprehensive fire risk assessment completed by [REDACTED] of Arcadis (UK) Ltd. Significant findings and an action plan are recorded and the building remedial work required is being carried out by the builders Tide Construction as part of the one year handover program. The management systems requiring action are being completed by Greystar Europe.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

A comprehensive fire risk assessment has been provided with significant findings and an action plan.

Weekly checks of the AFA/AFD system, the emergency lighting, AOV's, sprinkler systems and general condition of the escape routes is carried out by the onsite maintenance team with records and defects kept.

During the first year of being handed over, all maintenance of the installed systems will be undertaken by those competent contractors who installed and commissioned the systems originally. CDS Maintenance Ltd have been employed to continue this maintenance regime with a 3 hour turnaround of any problem found. Greystar have already employed their services to ensure that all systems are operating correctly.

There is a comprehensive Fire Emergency Management Plan which details all of the requirements of the management team and staff.

When a disabled or disability impaired residents sign a lease contract a PEEP will be agreed and documented with the resident, placed in a sealed envelope and held in the 'Emergency Go Box' located in the reception, for use by the fire brigade, this also contains:

- As built plans
- Compartmentation plans
- Firefighting lift keys
- Keys to access all risers, service cupboards and plant rooms

Article 11
(continued)

- Information documentation on how to shut down the mains gas, electric and water
- Summary of the smoke control measures
- Master Key to all apartments

PIB's are located adjacent to the final escape corridors and contain the same information as above, except they do not have the Master Key.

All team members are required to have undertaken training, this is recorded and at this present time [REDACTED] is ensuring that all staff receive continuous training monthly to ensure their knowledge is maintained, this will be reduced to six monthly over time.

The Greystar fire management system is designed to adhere to Management level 1 requirements as set out in BS9999. This can only be gauged over time.

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

A BS5839-1 L5 system installed within the residential corridors to operate the mechanical smoke control system only.

A BS5839-1 L3/M system installed in all amenity spaces and basement car park, those detectors within the car park operate pulse fans to clear the area of smoke.

A BS5839-6 LD1 system is provided in each residential flat.

The main panel is located in the reception area, with repeater panels located in the final escape corridors for Towers A & B.

At the time of inspection the system was in full working order with no faults showing.

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

All the components of the means of escape are present. Emergency routes maintained clear with adequate emergency lighting and signage. Those doors inspected are of a FD30 standard fitted with overhead closers. Weekly checks of the emergency lighting and general condition of the escape routes including the fire doors is carried out by the on-site maintenance person with records of defects/remedial action kept. All other final exit doors are fitted with easy to open mechanisms. Within each storey landing in both towers a refuge point has been provided with emergency voice communication (EVC) linked to the reception/concierge control panel.

Separation from the Tower A & B ground floor corridors from the reception area is provided by fire and smoke curtains - there are manual overrides provided adjacent to each curtain. The ground floor final escape corridors in Towers A & B, the lifts are provided with fire and smoke curtains - there are manual overrides provided adjacent to each curtain.

At the time of inspection it was noted that additional way finding signage was required in the basement carpark and also 'Do not use the lifts in the case of

Article 14
(continued)

Fire' signs were required in the lift lobbies. I spoke to [REDACTED] at the time and have followed this up with an email.

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

The procedures to be followed in the event of fire is twofold i.e. A 'Stay Put' plan is in place for unaffected flats; with single stage evacuation of the amenity/communal areas and any affected flat. This was backed up in writing and provided to residents via a handbook when they enter into a lease contract. I spoke to a resident, who confirmed their understanding of the emergency plan.

If the alarm sounds within the amenity/communal areas the management team will identify its location and commence evacuation of the fire floor first. A key fob system has been introduced to allow the management team to monitor the use of the communal areas on the top floor of each tower, thus allowing them to make the decision as to whether to send a team member to the top floors if not required to do so. CCTV also allows them to monitor these spaces. An evacuation lift is provided for the management team to access those storey landings as required if communication has been received via the emergency voice communication system, in addition it will allow them to access the upper amenity/communal floors if they are required to sweep them.

A disabled evacuation chair has been provided for the mezzanine floor and all staff are trained to use this piece of equipment.

When a disabled or disability impaired residents sign a lease contract a PEEP will be agreed and documented with the resident, placed in a sealed envelope and held in the 'Emergency Go Box' located in the reception, for use by the fire brigade.

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

Weekly checks of the AFA/AFD system, the emergency lighting, AOV's, sprinkler systems and general condition of the escape routes is carried out by the onsite maintenance team with records and defects kept.

During the first year of being handed over, all maintenance of the installed systems will be undertaken by those competent contractors who installed and commissioned the systems originally. CDS Maintenance Ltd have been employed to continue this maintenance regime with a 3 hour turnaround of any problem found. Greystar have already employed their services to ensure that all systems are operating correctly.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All team members are required to have undertaken the following training, some is provided by outside contractors the remainder by [REDACTED]:

- Fire Safety at Work - Green Cross
- First aid training - Green Cross
- Property Specific Life Safety Systems - [REDACTED]
- Location of all main intakes - [REDACTED]
- The Fire Emergency Plan - [REDACTED]
- Evacuation Lift - Kone
- Disabled Evacuation Chair - Green Cross
- Fire Fighting Equipment - CDS Maintenance Ltd

All training is recorded and at this present time [REDACTED] lly is ensuring that all staff receive training monthly to ensure their knowledge is maintained, this will be reduced to six monthly over time.

Article 8 - General fire precautions

Safety Evaluation
 Not Applicable

Observations
 None

Article 10 - Principles of prevention to be applied

Safety Evaluation
 Not Applicable

Observations
 None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
 Broadly Compliant

Observations

200 ltrs of diesel for use in powering the back up pumps, is being stored in a bunting tank, on the ground floor, under the mezzanine garden in an area of natural ventilation. A spill kit is located next to the drum.

I have spoken/emailed our petroleum Team who have advised that we do not enforce or have remit for diesel. They recommended that the environmental agency website was looked at. I have spoken to [REDACTED] about this and in addition [REDACTED] advised that the area will require signage and the FRA will need to be reviewed. An email to this affect has been sent to [REDACTED]

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
Broadly Compliant	Competent persons appointed - maintenance engineer, fire risk assessor, external approved contractors.

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	Information is provided as required and is comprehensible, relevant and sufficient. There is a dedicated visitor signing in/out procedure. Emergency notices are prominently placed and only established, recognised and approved contractors are employed.

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
Broadly Compliant	<ol style="list-style-type: none"> 1. A BS EN 12845 sprinkler system is installed to protect the ground floor podium and Basements 1 & 2 - shut off valve located adjacent the reception desk. 2. A BS 9251 residential sprinkler system is installed to protect the residential apartments - shut off valves located within each storey landing. 3. Separation from the Tower A & B ground floor corridors from the reception area is provided by fire and smoke curtains - there are manual overrides provided adjacent to each curtain. 4. The ground floor final escape corridors in Towers A & B, the lifts are provided with fire and smoke curtains - there are manual overrides provided adjacent to each curtain. 5. The stair lobbies and residential corridors are fitted with a mechanical smoke control system. <p>During the first year of being handed over, all maintenance of the installed systems will be undertaken by those competent contractors who installed and commissioned the systems originally. CDS Maintenance Ltd have been employed to continue this maintenance regime with a 3 hour turnaround of any problem found. Greystar have already employed their services to ensure that all systems are operating correctly.</p>

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

24/06/2021 09:57

This inspection included two visits to site, one with [REDACTED]. This visit was to speak/look at the engineering solutions that were in place at the property.

The second visit was with [REDACTED] and this was to talk through the life safety systems, inspect the FRA and the building as required by the RRO.

24/06/2021 09:47

Ten Degrees comprises two [REDACTED] tower blocks. Tower A is 43 storeys and comprises 294 apartments,

Tower B is 37 storeys and comprises 252 apartments. Both share the podium (ground floor); incorporating the reception/concierge area, dog parlour a mezzanine floor, offices and two retail units plus basements 1 & 2 which contain a car park, plant rooms and refuse stores. Both towers have four lifts serving all floors, one being a firefighting lift and another an evacuation lift. The final exit from Tower A is on the ground floor via a protected corridor leading to College Road, an alternative exit is through reception to George Street. The final exit from Tower B is on the ground floor via a protected corridor leading to the pedestrian walkway between George Street and College Road, an alternative exit is through reception to George Street. Tower A & B both have firefighting staircases with wet rising mains and outlets on each floor, inlets to supplement the wet riser supply tanks are located in George Street, College Road and the pedestrian walkway between George Street and College Road. Within each storey landing in both towers a refuge point has been provided with emergency voice communication (EVC) linked to the reception/concierge control panel. There are additional communal areas on the top floors of both towers, Tower A: a cinema room and private dining room, Tower B: a gym.

Competent persons appointed - maintenance engineer, fire risk assessor, external approved contractors etc. During the first year of being handed over, all maintenance of the installed systems will be undertaken by those competent contractors who installed and commissioned the systems originally. CDS Maintenance Ltd have been employed to continue this maintenance regime with a 3 hour turnaround of any problem found. Greystar have already employed their services to ensure that all systems are operating correctly.

There is a comprehensive Fire Emergency Management Plan which details all of the requirements of the management team and staff.

When a disabled or disability impaired residents sign a lease contract a PEEP will be agreed and documented with the resident, placed in a sealed envelope and held in the 'Emergency Go Box' located in the reception, for use by the fire brigade, in addition to the information we would expect it contains the Master Key for all apartments.

PIB's are located adjacent to the final escape corridors and contain the same information as above, except they do not have the Master Key.

All team members are required to have undertaken training, this is recorded and at this present time [REDACTED] is ensuring that all staff receive continuous training monthly to ensure their knowledge is maintained, this will be reduced to six monthly over time.

At the time of inspection it was noted that additional way finding signage was required in the basement carpark, 'Do not use the lifts in the case of Fire' signs were required in the lift lobbies and the labelling of the sprinkler valve cupboards on each floor. I spoke to [REDACTED] at the time and have followed this up with an email.

24/06/2021 09:47

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

The address in the Location and Property Tabs needs to be changed to 100A George Street, Croydon, CR0 1GP - the official address for this property.

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-17.1
Actual Risk Score	3.79
Risk Score	3.75

Audit Timings

Audit Duration
360

Travel Time
90

Post Audit Processing Duration
300



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 7 April 2022

Location summary

File No 20/012433
UPRN 10095494532
Building Name TEN DEGREES
Address 100A GEORGE STREET
 CROYDON
 CROYDON
 CR0 1PJ
Borough Croydon
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Croydon, Bromley & Sutton
Station Ground H31 - Croydon
Site Risk Score 4.00
Total Floors 43 **Basement floors** 2
Estimated number of sleeping 0
Special Features
Additional detail

Premises Description

IMPORTANT: THIS IS A FIRE ENGINEERED PREMISES ANY MINOR /MAJOR FIT OUTS AND OTHER CONSULTATIONS MUST BE REFERRED TO THE FIRE ENGINEERING GROUP.

Ten Degrees comprises two [REDACTED] tower blocks. Tower A is 43 storeys and comprises 294 apartments, Tower B is 37 storeys and comprises 252 apartments. Both share the podium (ground floor); incorporating the reception/concierge area, dog parlour a mezzanine floor, offices and two retail units plus basements 1 & 2 which contain a car park, plant rooms and refuse stores. Both towers have four lifts serving all floors, one being a firefighting lift and another an evacuation lift. The final exit from Tower A is on the ground floor via a

protected corridor leading to College Road, an alternative exit is through reception to George Street. The final exit from Tower B is on the ground floor via a protected corridor leading to the pedestrian walkway between George Street and College Road, an alternative exit is through reception to George Street.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

ALTERATIONS NOTICE PRESENT ON PROPERTY

Occupier Contact Default Property

Address 100A GEORGE STREET
CROYDON
CR0 1PJ

Responsible team FSR Croydon, Bromley & Sutton

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 3.75

Reinspection Date N/A (SAMPLE)

Last Inspection 7 December 2021

Total Capacity 0

Maximum number of people >100

Property Size for use Extremely Large
>12601m²

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	Wet Pipe
Coverage %	100
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	2
Engineered solution?	YES
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name Default Property
Address 101 George Street
 Croydon
 Surrey
 CR0 1LE

Owner/Co-Owner

Name Greystar Europe Holdings Ltd
Position Company Secretary
Address Finsbury Circus House
 15 Finsbury Circus
 London
 EC2M 7EB

On Site Representative

Name Greystar Europe Holdings Ltd
Responsible Person [REDACTED]
Position Facilities Manager
Address Ten Degrees
 100A George Street
 Croydon
 Surrey
 CR0 1GP
Telephone [REDACTED]
Email [REDACTED]

Other relevant contact

Name Greystar Europe Holdings Ltd
Responsible Person [REDACTED]
Position Director of Operational Risk Management
Address Finsbury Circus House
 15 Finsbury Circus
 London
 EC2M 7EB
Telephone [REDACTED]
Email [REDACTED]

Enforcement history**Alterations Notices**

Date Issued 16 September 2021 RA Required? YES

Articles**Article 9 - Risk assessment****SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

Comprehensive fire risk assessment completed by [REDACTED] of Arcadis (UK) Ltd. Significant findings and an action plan are recorded and the building remedial work required is being carried out by the builders Tide Construction as part of the one year handover program. The management systems requiring action are being completed by Greystar Europe.

The FRA is due to be reviewed June 2022 by [REDACTED] Compliance Solutions.

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

A comprehensive fire risk assessment has been provided with significant findings and an action plan.

Weekly checks of the AFA/AFD system, the emergency lighting, AOV's, sprinkler systems and general condition of the escape routes is carried out by the onsite maintenance team with records and defects kept.

Competent persons appointed - maintenance engineer, fire risk assessor, external approved contractors.

Complete Detection Systems Ltd have been employed to continue this maintenance regime with a 3 hour turnaround of any problem found.

There is a comprehensive Fire Emergency Management Plan which details all of the requirements of the management team and staff.

When a disabled or disability impaired residents sign a lease contract a PEEP will be agreed and documented with the resident, placed in a sealed envelope and held in the 'Emergency Go Box' located in the reception, for use by the fire brigade, this also contains:

- As built plans
- Compartmentation plans
- Firefighting lift keys
- Keys to access all risers, service cupboards and plant rooms
- Information documentation on how to shut down the mains gas, electric and water
- Summary of the smoke control measures
- Master Key to all apartments

PIB's are located adjacent to the final escape corridors and contain the same information as above, except they do not have the Master Key.

All team members are required to have undertaken training, this is recorded and at this present time [REDACTED] is ensuring that all staff receive

Article 11
(continued)

continuous training monthly to ensure their knowledge is maintained, this will be reduced to six monthly over time.

The Greystar fire management system is designed to adhere to Management level 1 requirements as set out in BS9999. This can only be gauged over time.

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

A BS5839-1 L5 system installed within the residential corridors to operate the mechanical smoke control system only. A BS5839-1 L3/M system installed in all amenity spaces and basement car park, those detectors within the car park operate pulse fans to clear the area of smoke. A BS5839-6 LD1 system is provided in each residential flat.

The main panel is located in the reception area, with repeater panels located in the final escape corridors for Towers A & B. At the time of inspection the system was in full working order with no faults showing.

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

All the components of the means of escape are present. Emergency routes maintained clear with adequate emergency lighting and signage. Those doors inspected are of a FD30 standard fitted with overhead closers. Weekly checks of the emergency lighting and general condition of the escape routes including the fire doors is carried out by the on-site maintenance person with records of defects/remedial action kept. All other final exit doors are fitted with easy to open mechanisms. Within each storey landing in both towers a refuge point has been provided with emergency voice communication (EVC) linked to the reception/concierge control panel.

Separation from the Tower A & B ground floor corridors from the reception area is provided by fire and smoke curtains - there are manual overrides provided adjacent to each curtain. The ground floor final escape corridors in Towers A & B, the lifts are provided with fire and smoke curtains - there are manual overrides provided adjacent to each curtain.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The procedures to be followed in the event of fire is twofold i.e. A 'Stay Put' plan is in place for unaffected flats; with single stage evacuation of the amenity/communal areas and any affected flat. This was backed up in writing and provided to residents when they enter into a contract. I spoke to a resident, who confirmed their understanding of the emergency plan.

If the alarm sounds within the amenity/communal areas the management team will identify its location and commence evacuation of the fire floor first. A key fob system has been introduced to allow the management team to monitor the use of the communal areas on the top floor of each tower; thus allowing them to make the decision as to whether to send a team member to the top floors if not required to do so. CCTV also allows them to monitor these spaces. An evacuation lift is provided for the management team to access those storey landings as required if communication has been received via the emergency voice communication system, in addition it will allow them to access the upper amenity/communal floors if they are required to sweep them.

A disabled evacuation chair has been provided for the mezzanine floor and all staff are trained to use this piece of equipment.

When a disabled or disability impaired residents sign a lease contract a PEEP will be agreed and documented with the resident, placed in a sealed envelope and held in the 'Emergency Go Box' located in the reception, for use by the fire brigade.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Weekly checks of the AFA/AFD system, the emergency lighting, AOV's, sprinkler systems and general condition of the escape routes is carried out by the onsite maintenance team with records and defects kept.

Complete Detection Systems Ltd have been employed to carry out the maintenance regime with a 3 hour turnaround of any problem found. All fire life safety maintenance records are kept on the Facility Managers computer matrix.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

All team members are required to have undertaken the following training, some is provided by outside contractors the remainder by [REDACTED]:

- Fire Safety at Work - Green Cross
- First aid training - Green Cross
- Property Specific Life Safety Systems - [REDACTED]
- Location of all main intakes - [REDACTED]
- The Fire Emergency Plan - [REDACTED]
- Evacuation Lift - Kone
- Disabled Evacuation Chair - Green Cross
- Fire Fighting Equipment - CDS Maintenance Ltd

All training is recorded and at this present time [REDACTED] is ensuring that all staff receive their training every six months.

Article 8 - General fire precautions

Safety Evaluation
 Not Applicable

Observations
 None

Article 10 - Principles of prevention to be applied

Safety Evaluation
 Not Applicable

Observations
 None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
 Broadly Compliant

Observations

200 litres of diesel for use in powering the back-up pumps, is being stored in a bunting tank, on the ground floor, under the mezzanine garden in an area of natural ventilation. A spill kit is located next to the drum.

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
Broadly Compliant	Competent persons appointed - maintenance engineer, fire risk assessor, external approved contractors.

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	Information is provided as required and is comprehensible, relevant and sufficient. There is a dedicated visitor signing in/out procedure. Emergency notices are prominently placed and only established, recognised and approved contractors are employed.

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
Broadly Compliant	<p>1. A BS EN 12845 sprinkler system is installed to protect the ground floor podium and Basements 1 & 2 - shut off valve located adjacent the reception desk.</p> <p>2. A BS 9251 residential sprinkler system is installed to protect the residential apartments - shut off valves located within each storey landing.</p> <p>3. Separation from the Tower A & B ground floor corridors from the reception area is provided by fire and smoke curtains - there are manual overrides provided adjacent to each curtain.</p> <p>4. The ground floor final escape corridors in Towers A & B, the lifts are provided with fire and smoke curtains - there are manual overrides provided adjacent to each curtain.</p> <p>5. The stair lobbies and residential corridors are fitted with a mechanical smoke control system.</p> <p>Inlets to supplement the wet riser supply tanks are located in George Street, College Road and the pedestrian walkway between George Street and College Road.</p> <p>Complete Detection Systems Ltd have been employed to carry out the maintenance regime with a 3 hour turnaround of any problem found. All fire life safety maintenance records are kept on the Facility Managers computer matrix.</p>

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

07/04/2022 15:58

Programmed inspection carried out with [REDACTED] the Facilities manager. This included the inspection of [REDACTED] were the compartment walls had been opened to allow access to the steel structure following a complaint from the resident. The wall has been re-built to the appropriate standard and Greystar await the report on the findings. This will be forwarded to LFB for our records.

Ten Degrees comprises two [REDACTED] tower blocks. Tower A is 43 storeys and comprises 294 apartments,

Tower B is 37 storeys and comprises 252 apartments. Both share the podium (ground floor); incorporating the reception/concierge area, dog parlour a mezzanine floor, offices and two retail units plus basements 1 & 2 which contain a car park, plant rooms and refuse stores. Both towers have four lifts serving all floors, one being a firefighting lift and another an evacuation lift. The final exit from Tower A is on the ground floor via a protected corridor leading to College Road, an alternative exit is through reception to George Street. The final exit from Tower B is on the ground floor via a protected corridor leading to the pedestrian walkway between George Street and College Road, an alternative exit is through reception to George Street. Tower A & B both have firefighting staircases with wet rising mains and outlets on each floor, inlets to supplement the wet riser supply tanks are located in George Street, College Road and the pedestrian walkway between George Street and College Road. Within each storey landing in both towers a refuge point has been provided with emergency voice communication (EVC) linked to the reception/concierge control panel. There are additional communal areas on the top floors of both towers, Tower A: a cinema room and private dining room, Tower B: a gym.

Competent persons appointed - maintenance engineer, fire risk assessor, external approved contractors etc. Complete Detection Systems Ltd have been employed to carry out the maintenance regime with a 3 hour turnaround of any problem found. All fire life safety maintenance records are kept on the Facility Managers computer matrix.

There is a comprehensive Fire Emergency Management Plan which details all of the requirements of the management team and staff.

When a disabled or disability impaired residents sign a lease contract a PEEP will be agreed and documented with the resident, placed in a sealed envelope and held in the 'Emergency Go Box' located in the reception, for use by the fire brigade, in addition to the information we would expect it contains the Master Key for all apartments.

PIB's are located adjacent to the final escape corridors and contain the same information as above, except they do not have the Master Key.

All training is recorded and at this present time [REDACTED] is ensuring that all staff receive their training every six months.

I inspected the communal areas, basement car park, escape routes, all internal stairs and the final exits.

07/04/2022 15:58

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	-17.1
Actual Risk Score	3.79
Risk Score	3.75

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
300	60	240



Fire Safety Audit Report

Audit Information

Audited By [Redacted]
Audit Completed 28 September 2023

Location summary

File No 20/267017
UPRN 10096150276
Building Name Enclave Building
Address RECEPTION A
 ENCLAVE BUILDING, 23 COLLEGE ROAD
 CROYDON
 CRO INN
Borough Croydon
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD CROY-BROM-SUT-MERT
Station Ground H31 - Croydon
Site Risk Score 4.25
Building Height band 50+
Total Floors 52 **Basement floors** 2
Estimated number of sleeping 0
Special Features [Redacted]

Additional detail
 [Redacted]

Premises Description
 [Redacted]

Exterior Wall Cladding

Exterior Wall Insulation

Unknown

Cladding/Insulation details confirmed by O&M Manuals

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	RECEPTION A ENCLAVE BUILDING, 23 COLLEGE ROAD CROYDON CR0 1NN
Responsible team	FSD CROY-BROM-SUT-MERT
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	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	16 August 2023
Total Capacity	0
Maximum number of people	>100
Property Size for use	Very Large 10301m ² to 12600m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average

Additional detail

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	Wet Pipe
Coverage %	90
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	1
Engineered solution?	YES
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	ENCLAVE BUILDING 23 COLLEGE ROAD CROYDON CR0 1NN

Owner/Co-Owner - NEW

Name	UK Modern Living Developments L.P
Address	Forum 4 Solent Business Park, Parkway South, Whiteley Fareham, United Kingdom, PO15 7AD

Managing Agent - NEW

Name	Outpost Management Limited
Address	2 Stephen St London W1T 1AN

On Site Representative - NEW

Name	Enclave Croydon
Person	[REDACTED]
Position	Residence Manager
Address	Tower A Enclave Building 23 College Road CR0 1NN
Email	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Pre occupation Fire Safety Survey carried out by [REDACTED] of BB7on 23/08/2023 - inspection took place on 06/09/2023 with residents due to move in at the end of September.
 I advised the RP that the FRA should be revised once the units start to be occupied.

Significant findings and an action plan given with photographs and timescales for remediation.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

This premises is a new construction and fire safety systems have not yet had a service.

Completion certificates have been provided for
 Wet riser pressure test - Triangle Fire Systems 14/06/2022
 Jockey pumps - Triangle Fire Systems 02/05/2022
 Diesel standby pumps - Triangle Fire Systems 08/06/2022
 Wet riser electric pumps - Triangle Fire Systems 08/06/2022
 Water tanks - Balmoral 17/10/2022
 Electric consumer units - We Love Solutions 05/04/2023
 NICEIC 5 year electrical certs - Red Electrical carried out between 01/08/2023 and 07/08/2023
 EL certificates by Red Electric Design Ltd on 07/08/2023
 3 x fire curtains - Blaze Fire Technology 09/08/2023
 Fire dampers - Red Group 10/08/2023
 2 x FF lifts and 2 x evacuation lifts - Kone August 2023
 Smoke control system - Certificate of Design and Certificate of Commissioning - Red Electrical Designs and Orion Contract Services 14/08/2023
 Residential sprinkler system - Triangle Fire Systems between May and June 2023
 Commercial dry pipe sprinkler system covering Basement levels - Triangle Fire Systems 09/2022
 Diesel backup generator - Red Electric 01/03/2022

PIB installed which contained A3 laminated plans and key fobs. 24/7 concierge on site. RP advised that all residents are to be given a welcome pack which contains fire safety information.

At time of inspection the residential units were not occupied and only management staff and contractors were on site. The premises was well managed with escape routes clear of obstructions and combustible items.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Alarm panel behind in GF corridor with slave panel behind concierge desk - RP advised that faults showing on system due to ongoing commissioning works. Adjacent to the Main alarm panel are an AOV indicator panel, refuge communications panel, PIB and BS8629 mass evac system. RP advised that sprinkler flow switches are wired into the alarm panel.

Amenity and communal spaces on floors GF, 1, 2, 3, 47, 48 and 49 have detection and sounders to support sim evac from these areas - RP advised that any actuation in these areas causes a full alarm to sound in all communal/amenity spaces within the premises.

Fire strategy states that all flats should have an LD1 system as they are open plan designs - sampled flat [REDACTED] had an LD1 system installed.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Single concrete stair has AOV at head and at basement level - tested ok. 6 final exit doors available on GF.

Upper floors with amenity areas have mechanical extraction - 2 vents to extract and another vent to provide make up air. Further make up air is provided by doors feathering to the stair.

Residential floors have mechanical extraction and a TD of up to 15m - this is acceptable with sprinklered flats and mechanical extraction.

Basement areas have mechanical extraction and impulse fans.

GF and 1st floor are one compartment with an additional helical stair between these floors. A fire curtain on GF separates the entrance lobby/1st floor compartment from the FF/evacuation lifts.

An alternative stair is provided between the 3rd floor gym/sauna/steam room and a GF final exit.

Mechanical extraction tested on floors 40 and 48 - system triggered by cold smoke rather than test buttons.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Fire action notices clearly displayed showing the relevant fire strategy - sim evac in communal/amenity areas and stay put in flats.

No drills have been carried out.

Article 15
(continued)

PIB installed which contained A3 laminated plans and key fobs. 24/7 concierge on site. RP advised that all residents are to be given a welcome pack which contains fire safety information.

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

Verbal Advice Given

Observations

Front door to sampled flat [REDACTED] did not fully self close into its frame. RP advised that a full survey of flat front doors and required remediation works are ongoing. As this was the only deficiency found I have scored this Article as Broadly Compliant.

Completion certificates have been provided by the RP and most systems are not yet due for annual maintenance - see article 11.

Article 21 - Training**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

RP confirmed that all staff receive basic fire safety training - no documentation supplied.

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

Verbal Advice Given

Observations

Intumescent collars fitted around plastic pipes as required.
Electric utility riser cupboards are fire stopped on all floors.

Fusible link shutter fitted to bottom of waste chutes in basement B1.

GF unoccupied commercial unit not inspected but separation appears adequate.

Article 10 - Principles of prevention to be applied**Safety Evaluation**
Not Applicable**Observations**

None

Article 12 - Elimination or reduction of risks from dangerous substances**Safety Evaluation**
Not Applicable**Observations**

None

Article 13 - Fire Fighting Equipment**Safety Evaluation**
Not Applicable**Observations**

None

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

SAFETY CRITICAL Safety Evaluation	Observations
Broadly Compliant	Attempted to test FF and evacuation lifts during my first visit on 06/09/2023 - at this time there was not a door close button fitted to these lifts so it was unclear how to operate the lift when in FF mode.
Verbal Advice Given	I re-inspected the lifts on 25/09/2023 with the RP and Kone lift engineers - a door close button had been fitted to all lifts and the lifts were all tested ok. I

Article 38
(continued) advised the RP to get a laminated aide memoir to assist crews using the lifts as a combination of buttons is required due to the height of the premises. Kone engineers stated that all the lifts were now fully compliant with installation/ completion certificates issued.

PIB installed which contained A3 laminated plans and key fobs. 24/7 concierge on site. RP advised that all residents are to be given a welcome pack which contains fire safety information.

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**Date audit carried out**

06/09+25/09/23

Time of audit

10:00

Reason for audit;

New build high rise residential [REDACTED] premises has never been inspected.

Conclusion

Fsign 213, PBBF and NFCC guidance referred to.

Extent of premises audited

Whole of GF and 1st floor common parts and risers.

B1 bin store and plant, B2 residents parking and plant rooms.

1st, 2nd, 3rd, 47th and 48th floor communal/amenity spaces. 49th floor plant areas.

Corridors to flats randomly sampled. Single stair sampled over multiple floors. Alternative stair from 3rd floor walked in its entirety.

All GF final exit doors checked.

Single concrete stair has AOV at head and at basement level - tested ok.

Mechanical extraction tested on floors 40 and 48.

Sampled front door to flat [REDACTED]

Justification of audit outcome

Inspection carried out by [REDACTED] on 06/09/2023 - accompanied by [REDACTED] of fire engineering, new fire engineer team members, [REDACTED]. We were all able to witness the mechanical extraction system working on floors 40 and 48.

This is a new build [REDACTED] premises which was only occupied by staff and contractors during my first visit. I returned on 26/09/2023 to check the FF/evacuation lifts and the RP advised that 87 units were occupied at that time.

Main alarm panel, AOV indicator panel, refuge communications panel, PIB and BSB629 mass evac system sited in GF corridor. RP advised that sprinkler flow switches are wired into the alarm panel.

Amenity and communal spaces on floors GF, 1, 2, 3, 47, 48 and 49 have detection and sounders to support sim evac from these areas - RP advised that any actuation in these areas causes a full alarm to sound in all communal/amenity spaces within the premises.

This is a well managed premises with no notable issues found during my inspection - some minor snagging works are ongoing.

Tower B and the GF commercial unit will be subject to separate inspections.

Alterations notice issued due to the reliance on fire engineered solutions - RP supplied Freeholder and Managing Agent details.

Times include review of extensive documentation and revisit to premises.

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	E - High Rise Residential Building (HRRB specific)
Life Risk	-6.1
Actual Risk Score	4.24
Risk Score	4.25

Audit Timings

Audit Duration 360	Travel Time 60	Post Audit Processing Duration 420
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Potential Ops Risks

Identified Potential Issues

- Sprinklers/riser/fixd installation present
- Premises Information Box installed