



LONDON FIRE BRIGADE

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**Freedom of Information request reference number:** 8339.1

**Date of response:** 20 February 2024

**Request:**

*I would like to request under the Freedom of Information Act 2000 the most recent FRA and LFB familiarization / inspection reports for Albert House, Royal Artillery Quays, Erebus Drive, London, SE280GN*

**Response:**

Please see my response to each of your requests in turn below:

*FRA (Fire Risk Assessment) report*

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

*Familiarisation report*

Relevant information obtained through LFB fire station familiarisation visits to buildings is recorded on the LFB Operational Risk Database (ORD). The ORD is a 'live' database, which is updated with new information as it is identified. I have attached the most recent ORD report for Albert House, SE28 dated 14 November 2023.

Personal data has been removed from the attached document under section 40 of the FOIA – Personal Information.

*Inspection report*

The most recent fire safety audit took place at Albert House on 23 September 2022. The result of this audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed low risk. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.

I have attached a copy of the Fire Safety Audit report to this response. Personal data has been removed from the attached document under section 40 of the FOIA – Personal Information.

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request [on our website](#).

Current User:		Approved By:	
Completed By:		Watch:	Blue
Name & Address:	(SIM EVAC) ALBERT HOUSE- EREBUS DRIVE, ALBERT HOUSE, EREBUS DRIVE, SE28 0GN		
Date:	14/11/2023		

**Comments**

New Comment:

**Current Visit Comments**

User	Date
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**Previous Visit Comments**

User	Date
All correct as per previous visit.	14/11/2023 19:17:05

**Earlier Visit Comments**

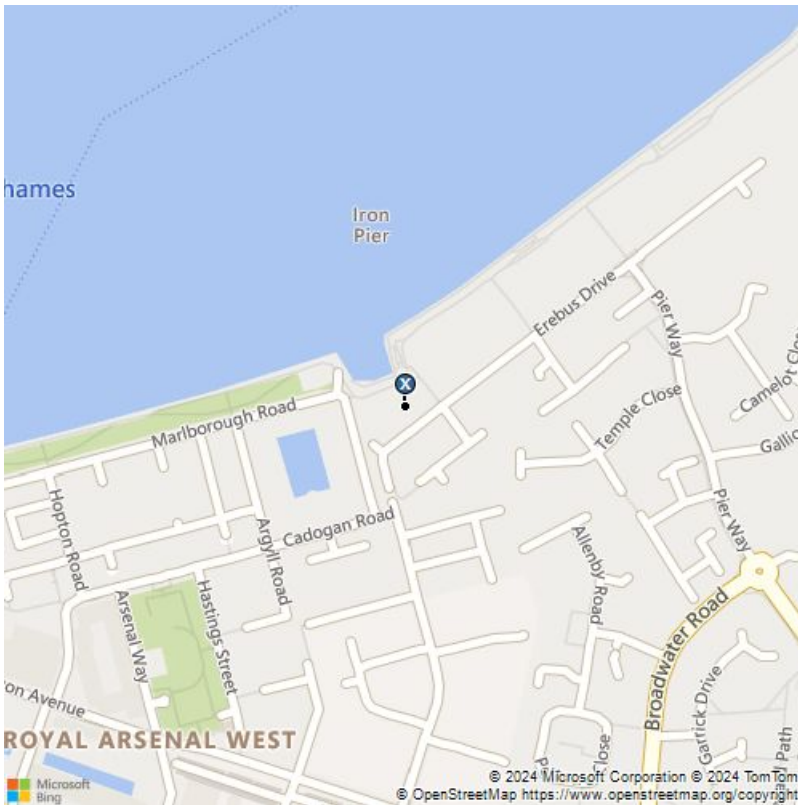
User	Date
***** data quality checks completed *****	26/06/2023 10:36:18
Some amendments made in 'Hazards' and 'Tactical Plan' to maintain quality assurance.	26/06/2023 10:36:18
Waking watch details removed from inspection notes as no longer in situ. Materials (foam insulation) has yet to be removed so has been added to hazard list.	04/06/2023 15:03:11
***** data quality checks completed *****	03/03/2023 10:06:33
site visited today, stored materials found in communal area on the top floor (no flats on this level). Concierge  informed and agreed to get them removed. Please check this has been actioned on next visit. Waking watch info deleted as they are disbanded. Hydrant info added as per EPIP	19/02/2023 16:00:21
***** data quality checks completed *****	06/01/2023 16:39:59
Alarms present in all flats and fully working no waking watch present. Conceirge now deals with all issues	06/12/2022 14:42:36
***** data quality checks completed *****	08/11/2022 09:25:24
Alarm system now installed and working. Waking Watch still in place. One on duty daytime two at night. Otherwise no changes.	23/09/2022 19:02:13
***** data quality checks completed *****	22/06/2022 09:51:27

R/W visited today. Spoke with concierge who has given new contact numbers for all blocks. These have been added to Emergency Contacts. Date of 16th June given for final fitting of alarm system in remaining block. Alarm system is intended to go live on this date for all blocks, and waking watch will then be removed. Follow up recommended to check on status of alarm panel. Building is well maintained. Dry Risers and Lift checked and in good working order.		02/06/2022 12:58:06
***** data quality checks completed *****		05/01/2021 15:44:15
Frequency changed to every 3 months as combustable cladding. Hazards and Tactical Plan updated.		03/12/2020 16:47:57
***** data quality checks completed *****		16/07/2020 11:24:18
Visit frequency set to every 24 months as agreed within Borough for crew familiarisation.		16/07/2020 10:55:00
***** data quality checks completed *****		17/06/2020 16:37:06
Hydrant opposite Albert House 1 length away to Pump feeding DRM. No tablet! 2nd hydrant corner of Erebus Drive and Tuppy Street 3 lengths away, again no tablet.		05/06/2020 14:29:48
hydrant size and lengths. Info regarding cladding and guidance from Fire Safety entered please		07/01/2020 12:06:08
Minor amendments including more detail to nearest hydrant.		27/11/2019 14:47:43
***** data quality checks completed *****		01/05/2019 10:17:25
Amendments made throughout. Flat and floor numbers added to plans.		31/03/2019 15:08:00
***** data quality checks completed *****		08/03/2017 11:31:24
Site re visited and ORD up dated.		11/02/2017 16:08:49
***** data quality checks completed *****		19/03/2016 12:20:38
Visit completed by CM [REDACTED] No change to ORD data base.		10/02/2016 13:37:56
***** data quality checks completed *****		02/03/2015 11:37:42
7.2.d. No changes to premises. PRA score negligible. Consider changing frequency of visits and/or combining with visits to adjoining premises of same design in Erebus Drive.		01/03/2015 17:26:37
***** data quality checks completed *****		04/04/2013 11:51:22
All as before. Concierge made aware of damage to top floor dry riser outlet box and stairwell trip hazard		22/03/2013 14:50:35
***** data quality checks completed *****		04/04/2012 11:00:47
New type fire lift. Press and hold floor button until doors fully close. When at desired floor press and hold door open button until doors fully open. Doors will close if buttons are released to early		12/03/2012 12:48:30

## Address

## Station

Area	South East
Borough	Greenwich
Station	E25 Plumstead



Easting	5442646
Northing	1794555

## Hazards

Inspection Notes:	Residential block of flats of 8 floors (with two low rise sections of 2 floors) measuring 50m x 25m. Constructed from pre cast concrete with internal stanchion steel system and cladded with foam insulation beneath render. Dark metal cladding on small parts of low rise section and top floors of high rise is flammable but light grey cladding on outside of stairwell is not.
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## Hazards Summary

Location	External Facia of Building.
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Code	SI - SPECIAL INFORMATION	Desc	External foam facia cladding beneath render allowing possible fire spread. Dark grey metal sheet cladding also flammable. Light grey metal sheet cladding not flammable.
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Location	Top Floor		
Code	OTH - OTHER RISKS	Desc	Foam insulation stored top of staircase during roof repairs.

## Tactical Plan

## Operational Contingency Plan

Plan Name	Albert House
Plan No	File 22
Version	1
Date Effective From	10/03/2012
Date Documented	10/03/2012

## Site Details

Site Profile	Residential block of flats of 8 floors (with two low rise sections of 2 floors) measuring 50m x 25m. Constructed from pre cast concrete with internal stanchion steel system and cladded with foam insulation beneath render. Dark metal cladding on small parts of low rise section and top floors of high rise is flammable but light grey cladding on outside of stairwell is not. Evacuate persons unable to respond to simultaneous evacuation.
Site Dimensions	8 floors (with two low rise sections of 2 floors) 50m x 25m
Life Risks	Residents.
Water Supply	Due to the fact that water supplies have proven difficult in the past at this site it would be prudent for the OIC to request a HVP early into the incident to supplement oncoming appliances. Hydrant 1 - o/s 91 Erebus drive Hydrant 2 - o/s 5 Tuppey Street

Number of People at Risk			
Occassion	PeopleType	No. ppl Day	No. ppl Night
Typical	Residents	100	100

Operational Hazards
Riverside development open to elements and additional wind load.
Simultaneous evacuation policy in operation at this site.
External foam facia cladding beneath render allowing possible fire spread. Dark grey metal sheet cladding also flammable.
Risk of falling debris and early loss of escape routes.

## Communications

No internal comms system in place.
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Fixed Installations		
Group	Type	Description
Other systems/building facilities	Dry rising mains	Dry riser outlet key stored inside inlet cupboard
Other systems/building facilities	Other	Alarm Panel: Ground floor lobby main block covers communal areas
Other systems/building facilities	Other	Smoke vent break glass controls in ground floor lobby and head of stairs.AOV in lobbies and head of stairs.

Premises Information Box (PIB)	
Is there a PIB at this address?	True
PIB/Other Plans Location	Plans but no vulnerable person list.

## Access

Route Access
From Erebus Drive via Pier Way Only

Site Access
Electronic door entry system. Key fobs on E251 and E252 also available from concierge at Tideslea Tower
Consider whether access may become disrupted by the evacuation process. Ensure access for aerial appliances if possible.

En Route Considerations
RVP for larger incidents as congestion will be heavy and appliance access difficulty.
Siting of aerial appliance.
Mass rescue/assist simultaneous evacuation if building failing.
Ensure access for aerial appliances.

## On Site Action

Site Staff
Supply Keys to locked areas, plans and advice on fire control systems available from concierge at Tideslea House, Erebus Drive. 24hr concierge.

OIC
Command and Control. Additional resources for water relay. Early consideration for appliance marshalling due to traffic congestion.
Consider early make up for BA and simultaneous evac if cladding involved.
Consider hazard zone for falling debris.

RVP & Meeting Points		
Name	Type	Description

RVP	RVP	Pier way j/o Erebus Drive.
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Emergency Contacts					
Title	Surname	Forename	Position	Type	Telephone
				Office	
				Mobile	

OPS Planning Consideration
Appliance marshalling. Designation of RVPs.
Cladded building with simultaneous evacuation policy. Possibility of need for mass rescue/assist with evac.
Early use of aerial appliances. Risk of fire fighting actions affecting evacuation.

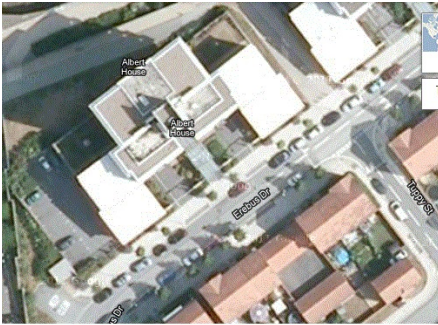
Policies
633 - High Rise
794 - Lifts and incidents involving lifts
317 - Hydrants
793 - Compartment firefighting
790 - Fire survival guidance call

Other Service Agencies
Police, LAS, LALO. Could generate large press interest.

# Plans and Images

Name  
Description

Albert House Erebus Drive



Name  
Description

ePIP
ePIP

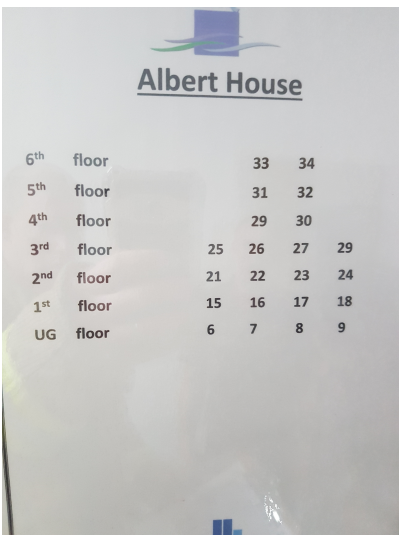
## Albert House

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F
B  
LONDON FIRE BRIGADE

<b>FLOORS</b>	<b>7</b> <small>GROUND + ABOVE</small> 7 <small>BELOW GROUND</small> 0	<p><b>River Thames</b></p> <p>LG: Car Park                  Flats left of Entrance: 1, 3, 4, 5, 13, 14                  Flats right of Entrance: 2, 10, 11, 12, 19, 20.</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">                     Flats                      Flats:                      UG: 6-9                      1: 15-18                      2: 21-24                      3: 25-28                      4: 29-30                      5: 31-32                      6: 33-34                 </div> <p style="font-size: 2em; font-weight: bold; margin: 10px 0;">S</p> <p style="font-size: 1.5em; font-weight: bold; margin: 10px 0;">E</p> <p style="font-size: 1.5em; font-weight: bold; margin: 10px 0;">DRM</p> <p style="font-size: 1.5em; font-weight: bold; margin: 10px 0;">H1 2L   H2 4L</p>
<b>DIMENSIONS</b>	<b>11m x 18m</b> <b>Height: 26m</b>	
<b>FLATS: 2L</b>		
<b>Level</b>	→	
<b>DRY RISER: 2L</b>		
<b>Starts: 1st Floor</b>		
<b>Outlets: All floors</b>		
<b>HYDRANT</b>		
<b>H1 o/s 91 EREBUS DRIVE</b>		
<b>H2 o/s 5 TUPPY STREET</b>		
<b>LIFTS</b>		
<b>F1 - All floors</b>		

Name  
Description

Flat numbers and floors.







## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED] ([REDACTED])  
**Audit Completed** 23 September 2022

### Location summary

**File No** 94/183095  
**UPRN** 10010220012  
**Building Name** Albert House  
**Address** ALBERT HOUSE  
 EREBUS DRIVE  
 THAMESMEAD  
 SE28 0GN  
**Borough** Greenwich  
**Use** D - Purpose Built Flats >=4 floors  
**Responsible Team** FSD SOUTH-LEW-GREEN-BEX  
**Station Ground** E25 - Plumstead  
**Site Risk Score** 4.75  
**Building Height band** 18-25  
**Total Floors** 8 **Basement floors** 0  
**Estimated number of sleeping** 0  
**Special Features** External Facade  
**Additional detail** This building has EPS insulation and missing cavity barriers.

### Premises Description

This is an 8 storey purpose built block of flats (LG-UG-6). It has one staircase with an AOV at the head of stair, a firefighting lift, a dry rising main in the flat/lift lobby and a full common parts fire alarm system interlinked to the flats. There is a smoke vent in every flat lobby. The external wall makeup is brick and render with EPS insulation and missing cavity barriers. There is an onsite concierge located in Tideslea Tower and the Estate Manager is also onsite occasionally. There is a waking watch in place patrolling the exterior of the buildings. There is a ground floor car park.

**Exterior Wall Cladding** Render system

**Exterior Wall Insulation** Polystyrene - EPS/XPS

**Cladding/Insulation details confirmed by** Other specialist report

**Environmental Risks** NONE

**Features assisting fire spread** \* Other

<b>Site Reinspection date</b>	
<b>Heritage Building</b>	No
<b>Balconies present?</b>	Yes
<b>Gas Supply present?</b>	No
<b>Petroleum redevelopment?</b>	No
<b>Known firesetting in area?</b>	No
<b>Site lone worker risk</b>	0

## Property Detail (DEFAULT PROPERTY)

<b>Occupier Contact</b>	Default Property
<b>Address</b>	ALBERT HOUSE EREBUS DRIVE THAMESMEAD SE28 0GN
<b>Responsible team</b>	FSD SOUTH-LEW-GREEN-BEX
<b>Occupancy Type</b>	Sole Occupier
<b>Property Use</b>	D - Purpose Built Flats >=4 floors
<b>Valuation Office</b>	R3 - Flats/Mais 4 Flrs and over PB
<b>Original Risk Score</b>	4.75
<b>Reinspection Date</b>	N/A (SAMPLE)
<b>Last Inspection</b>	17 August 2022
<b>Total Capacity</b>	0
<b>Maximum number of people</b>	<u>&gt;100</u>
<b>Property Size for use</b>	Medium 5001m <sup>2</sup> to 8300m <sup>2</sup>
<b>Environmental Risks</b>	NONE
<b>Occupant Mobility</b>	Average
<b>Fire Loading</b>	Average
<b>Additional detail</b>	<u>Non compliant insulation and missing cavity barriers</u>
<b>Specific lone worker risk</b>	0
<b>Primary Authority Partnership</b>	Direct - Hampshire Fire & Rescue

## Protection Data (SHARED)

<b>Fire Protection &amp; Warning</b>	Adequate
<b>Unwanted fire signals count</b>	0
<b>AFD remote monitoring</b>	YES
<b>Smoke ventilation</b>	Natural
<b>Covers MOE/Common areas?</b>	Yes
<b>Sprinklers Installed?</b>	No
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Above average
<b>Special Features</b>	Non compliant EPS insulation and missing cavity barriers.
<b># Fire fighting shafts</b>	1
<b>Engineered solution?</b>	No

Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

## Contacts

### Occupier

Name	Default Property
Address	ALBERT HOUSE EREBUS DRIVE THAMESMEAD SE28 0GN

### Owner/Co-Owner

Name	Holdings and Management (Solitaire) Limited
Position	Chief Executive Officer
Address	C/O The Property Management Department Estates & Management Ltd 302 Regents Park Road Finchley LONDON N3 2JX
Telephone	[REDACTED]

### Managing Agent

Name	Rendall & Rittner
Address	13B St George Wharf London SW8 2LE
Telephone	[REDACTED]
Email	office@rendallandrittner.co.uk

### On Site Representative

Name	Royal Artillery Quays
Responsible Person	[REDACTED]
Position	Estate Manager
Address	Tideslea Tower Erebus Drive London SE28 0GF
Telephone	[REDACTED]
Email	estate.manager@theraq.co.uk

### Other relevant contact

Name	Rendall and Rittner
Responsible Person	[REDACTED]
Position	Senior Property Manager
Address	13B St George Wharf London SW8 2LE
Telephone	[REDACTED]
Email	[REDACTED]@rendallandrittner.co.uk
URL	www.rendallandrittner.co.uk

## Enforcement history

**Articles****Article 9 - Risk assessment**

**SAFETY CRITICAL**  
**Safety Evaluation**  
Low Risk

**Observations**

At the time of the audit, a fire risk assessment was provided. The fire risk assessment was dated February 2022 however it had not been reviewed since the implementation of a full common parts fire alarm. The fire risk assessment was undertaken during the installation of a full fire alarm, and did not take the suitability of the fire alarm into consideration. A new review has been undertaken however I have not been provided with this. It identified some risks with management issues regarding storage of combustibles next to the bin rooms in the car parks, and the doors which are in the process of being remediated. PEEPs are considered within the fire risk assessment, they are stored within a PIB.

**FAILURE****Article 9(3) Failure to Review**

At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that the fire risk assessment has not been reviewed following the implementation of a full common parts alarm system.

**REMEDY**

The fire risk assessment should be reviewed.

**Article 11 - Fire Safety Arrangements**

**SAFETY CRITICAL**  
**Safety Evaluation**  
Low Risk

**Observations**

At the time of the audit, there were systems of management in place for the removal of combustibles within the building and attached car park. The management patrols the building and knocks on residents' doors if they see parcels or waste outside of their flats, however they are aware of repeat offenders and remove this if necessary. The door to the bin room was not fully closing to its frame, this is located in the car park and there are works in place to replace these bin doors alongside the replacement of flat front doors commencing late September 2022, therefore this will not be identified as deficient as works are already in hand. There was a fault on the fire alarm panel, this was due to management removing the head to protect from damage from a leak in flat ■■■ this was also in hand as a maintenance worker was on site on the day of inspection and this fault would be rectified as soon as the damage has been fixed. There was some contractors' waste within the riser cupboards.

**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 management had not controlled, monitored or reviewed the excess storage of contractor's waste in the riser cupboards.

**REMEDY**

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

## Article 13 - Detection and warning

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**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

At the time of the audit, there was a full common parts fire alarm system interlinked with the flats in place in this premises. This had recently been completed, and the fire alarm was tested weekly and records were kept in a log book. There was a fault showing on the panel, the estate had recently had problems with leaks within some of the buildings and had removed the detector head from the affected room to complete maintenance works. There is a waking watch in place to assist with evacuation management and patrol the exterior of the blocks, there is also a concierge on site and an estate manager who is on site.

## Article 14 - Emergency routes and exits

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**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

At the time of the audit, the AOV in this building at the head of the stair was opened due to maintenance works being carried out. There was no damage to it, nor the smoke vents within the flat lobbies. The escape stair was clear and available for relevant persons' use in the event of a fire related incident. There was a suitable and sufficient amount of emergency lighting and emergency escape signage within this building.

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

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**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

At the time of the audit, there was a simultaneous evacuation strategy in place in this building. This was supported by a full common parts alarm system, waking watch for the exterior of the building, and fire action notices stating a simultaneous evacuation strategy was in place for the building. This was due to EPS insulation and missing cavity barriers. PEEPs are considered for all blocks on the estate, these are stored within the PIB and the Estate Manager is aware of the PEEPs.

## Article 17 - Maintenance

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**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

At the time of the audit, the flat front doors sampled, flat ■ and flat ■ closed fully to their frame with intact strips and seals. The flat front doors were scheduled for replacement beginning late September 2022. The common fire doors on the escape route fit fully into their frames with intact strips and seals, the gaps were measured using the door wedge I have and they were not excessive. The bin room doors were due for replacement, there was some damage to this door, however it opened directly onto a vented space (car park with no cars parked within 20 feet of the bin room) and they were going to be replaced alongside the flat front doors. There was no damage showing to the smoke vents in the flat lobbies, these could not be tested on the estate as there were maintenance personnel on site fixing leaks however service records have been seen for this, the AOV opened fully as seen due to the maintenance work.

## Article 21 - Training

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**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

### Observations

At the time of the audit, the Estate Manager and concierge were aware of all of their duties in regards to fire safety in this premises. They tested the fire safety systems regularly, reported faults to their maintenance contractor and knew the reason why the building was in simultaneous evacuation. Training certificates were seen prior to the audit for all staff. Waking watch were aware of their limited role and what to do in the event of a fire.

## Article 8 - General fire precautions

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**Safety Evaluation**  
Broadly Compliant

### Observations

At the time of the audit, the compartmentation within this building was suitable and sufficient, no holes or gaps were seen in the fire stopping dated late 2019. The fire alarm had been fire stopped. The significant findings of the fire risk assessment had been actioned, the storage had been removed from the bin area and the management patrolled the common parts to ensure that any storage was removed.

## Article 10 - Principles of prevention to be applied

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**Safety Evaluation**  
Broadly Compliant

### Observations

The preventative measures had been implemented, a simultaneous evacuation strategy was in place for this building due to non compliant insulation.

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

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**Safety Evaluation**  
Not Applicable

### Observations

None

## Article 13 - Fire Fighting Equipment

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**Safety Evaluation**  
Not Applicable

### Observations

None

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

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**Safety Evaluation**  
Not Applicable

### Observations

None

## Article 18 - Safety assistance

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**Safety Evaluation**  
Broadly Compliant

### Observations

There were competent persons in place to assist the RP as evidenced by maintenance records.

## Article 19 - Provision of information to employees

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**Safety Evaluation**

Broadly Compliant

**Observations**

The estate manager and management staff are aware of their duties regarding evacuation management, they have had suitable and sufficient training of which records have been seen.

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

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**Safety Evaluation**

Broadly Compliant

**Observations**

The waking watch is provided by a third party, and the waking watch staff are aware of the risks posed by the premises alongside their role and responsibilities in the premises. They are aware of the fire safety measures in this premises.

## Article 22 - Co-operation and co-ordination

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**Safety Evaluation**

Broadly Compliant

**Observations**

The company providing the waking watch are in contact with the RP and update the waking watch's training regularly, the RP shares all necessary relevant information with the RP.

## Article 23 - General duties of employees at work

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**Safety Evaluation**

Broadly Compliant

**Observations**

Employees are carrying out their general duties at work.

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

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**Safety Evaluation**

Not Applicable

**Observations**

None

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

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**SAFETY CRITICAL****Safety Evaluation**

Not Applicable

**Observations**

At the time of the audit, the dry riser was showing no signs of damage. The firefighting lift was showing no signs of damage however there were maintenance personnel on site so it could not be tested in this building. The AOV at the head of the stair was working as expected, a maintenance personnel opened this up.

## Article 24 - Power to make regulations

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**Safety Evaluation**

Not Applicable

**Observations**

None

**Article 27 - Powers of inspectors**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 29 - Current alterations notices**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 30 - Current enforcement notices**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 31 - Current prohibition notices**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 32 - Offences**

<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Overall safety standard**

Low Risk

**Management compliance level**

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



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

20/09/2022

**Time of audit**

12:00

**Reason for audit;**

Simultaneous evacuation 6 monthly inspection.

**Conclusion**

I attended this audit on 20/09/2022 with IO [REDACTED]. This was part of the 6 monthly simultaneous evacuation inspections. The extent of the audit was agreed prior to the inspection with [REDACTED], the Estate Manager. Pre audit checks included Imapping, Farynor, Google Maps, FS Case File Portal, Primary Authority and more.

This is an 8 storey purpose built block of flats with 1 staircase. There were some issues with contractors' waste in riser cupboards and the fire risk assessment, a new one was in the process of being sent over but it had not been at the time of this write up. Overall this building was well managed, the fire doors closed fully into their frames, the flat front doors closed fully into their frames also. The smoke ventilation within the flat lobbies could not be tested as the Estate Manager was not able to walk around with us, I have seen maintenance records for this.

PEEPs were included in the FRA. Small issues have been dealt with on an email which has been uploaded to portal.

Outcome is verbal action. Issues with sleeping risk - I am not able to remove the number from the column so it reads as 0, also firefighting shafts will not save nor will balconies.

**Extent of premises audited**

Full premises.

**Justification of audit outcome**

The RP took all advice on board for this estate, there were no fire safety deficiencies found onsite aside from the small management issues.

**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**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	E - High Rise Residential Building (HRRB specific)
<b>Life Risk</b>	-2.1
<b>Actual Risk Score</b>	4.7
<b>Risk Score</b>	4.75

**Audit Timings**

**Audit Duration**  
75

**Travel Time**  
0

**Post Audit Processing Duration**  
90