

Freedom of Information request reference number: 9109.3

Date of response: 12/11/2024

Request:

Duxbury House , RM13 8RY (high rise - 10 floors, 51 flats) Is it possible to get a copy of the report completed last week at Duxbury House at your earliest convenience ?

An audit took place weeks ago and I would like sighting of it without delay.

Response:

Further to your request, a Fire Audit report was completed on the 7th October 2024. An outcome was submitted as *Low Risk*. As a result, verbal action was submitted. Please see below for a copy of the Fire Audit Report. Personal information has been removed from the report under [section 40 of the FOIA – Personal Information](#).

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 7 October 2024

Location summary

File No 15/272121
UPRN 10094417355
Building Name DUXBURY HOUSE
Address DUXBURY HOUSE
 3 FAIRLANE ROAD
 RAINHAM
 RM13 8RY
Borough Havering
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD HACK-ISL-HAV-RED-WF
Station Ground F40 - Wennington
Site Risk Score 4.25
Total Floors 11 **Basement floors** 0
Estimated number of sleeping 120
Special Features

Additional detail
 Ground floor internal - Access entrance lobby, Lift lobby, access to 4 riser cupboards SIB, AOV panel and letterboxes for all flats and Flats 1 to 3
 1st Floor - Flats 4 to 9
 2nd Floor - Flats 10 to 15
 3rd Floor - Flats 16 to 21
 4th Floor - Flats 22 to 27
 5th Floor - Flats 28 to 31 (Access to a turfed flat roof garden)
 6th Floor - Flats 32 to 35
 7th Floor- Flats 36 to 39
 8th Floor- Flats 40 to 43
 9th Floor- Flats 44 to 47
 10th Floor- Flats 48 to 51

Premises Description
 Duxbury House is a residential building of 11 floors, with a footprint of this building is approximately 450m². This is a purpose built high-rise build multi-storey structure formed from concrete; with repetitive floor plans formed inside a skeleton frame of continuous columns and floors'. there is a slight internal floor layout change between ground to 4th and 5th to 10th floors. Externally there is brick and composite windows, metal surround private balconies with tiled floor and the building had a flat roof with solar panels.

Exterior Wall Cladding Brick, Unknown

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by Fire Risk assessment

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Balconies present? Yes

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	DUXBURY HOUSE 3 FAIRLANE ROAD RAINHAM RM13 8RY
Responsible team	FSD HACK-ISL-HAV-RED-WF
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	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	6 September 2024
Total Capacity	0
Maximum number of people	>100
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk**Primary Authority Partnership** Direct - London Fire Brigade**Protection Data (SHARED)**

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	No
Sprinklers Installed?	Yes
Sprinkler Type	Alternate

Coverage %	60
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?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	DUXBURY HOUSE 3 FAIRLANE ROAD RAINHAM RM13 8RY

Managing Agent - NEW

Name	London and Quadrant Housing Trust
Address	29-35, West Ham Lane, London, England, E15 4PH

On Site Representative - NEW

Name	Londonand Quadrant Housing Trust.
Person	[REDACTED]
Position	Senior Fire Strategy Advisor
Address	29-35 West Ham Lane Stratford London E15 5PH
Telephone	[REDACTED]

Other relevant contact - NEW

Name	London and Quadrant Housing trust
Position	L&Q (Housing management & maintenance) Chief Operating Officer.
Address	29-35 West Ham Lane Stratford E15 4PH

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit, there was evidence that the fire risk assessment (FRA) was suitable and sufficient for the premises. The fire risk assessment was clear and in date and carried out by L&Q, [REDACTED] on 13/02/2024.

Article 9
(continued)

The FRA identifies the property risk as medium. this is due to findings identified for the building.

The findings contained within the FRA have been reviewed and addressed or is part of a programme of works with action plans for completion dates.

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

At the time of the audit, a clear, suitable and sufficient fire risk assessment and emergency plan is in place.

I met with [REDACTED], Senior Fire Strategy Advisor, London and Quadrant Housing Trust on site.

Through discussion with [REDACTED] and inspection of the building there is effective management in place and they are rectifying issues that arise at the earliest opportunity.

There is a secure information box in place, I inspected the contents, with plans, keys available.

There are a number of issues pertaining to service riser doors throughout the premises, these are all part of a schedule of works to be carried out. with maintenance schedule provided.

It was reported to me that both lifts were out of order, inclusive of the fire lift. I checked the High rise building data portal during the inspection and this had been reported via the appropriate channels by L&Q.

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

This is a purpose built block of flats and a communal fire detection system is not required due to a stay put policy. There is automatic detection for activation of smoke vents. with panel located in lobby area, panel was in good state of repair with no faults showing at the time of inspection.

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

At the time of inspection there was a number of doors to riser cupboards on a number of floors found to be defective due to a variety of issues: -

Ground floor - Electrical riser cupboard door ajar and not locking due to lock being defective

First floor - Electrical riser cupboard not closing due to sliding bolt damaged

Second floor - Electrical riser cupboard not locking due to lock being defective

Third floor - Electrical riser cupboard not locking or closing due to lock being defective and sliding bolt damaged

Forth Floor - Electrical riser cupboard not locking due to defective lock

Fifth floor - Electrical riser cupboard not locking or closing due to lock being defective and sliding bolt damaged

eighth floor - Electrical riser cupboard door ajar due to sliding bolt damaged

ninth floor - Electrical riser cupboard door ajar due to sliding bolt damaged and not locking due to lock being defective.

Article 14
(continued)

All service cupboards were inspected particularly the cupboards containing the sprinkler isolation on each floor, at the time of inspection a few of these doors were not locked, this was rectified at the time by [REDACTED].
I tried to inspect a few flat front doors but only managed to inspect flat [REDACTED]. Working correctly.

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:-

Ground floor - Electrical riser cupboard door ajar and not locking due to lock being defective

First floor - Electrical riser cupboard not closing due to sliding bolt damaged

Second floor - Electrical riser cupboard not locking due to lock being defective

Third floor - Electrical riser cupboard not locking or closing due to lock being defective and sliding bolt damaged

Forth Floor - Electrical riser cupboard not locking due to defective lock

Fifth floor - Electrical riser cupboard not locking or closing due to lock being defective and sliding bolt damaged

eighth floor - Electrical riser cupboard door ajar due to sliding bolt damaged

ninth floor - Electrical riser cupboard door ajar due to sliding bolt damaged and not locking due to lock being defective.

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 appointing a competent person to inspect and carry out required works to remedy issues.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Due to the size and simplicity of the building, the fire action notice set out is suitable and sufficient. There are instructions for the residents on what to do in the event of a fire. No smoking signs on each level.
Stay Put evacuation strategy in place.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the Audit, there was suitable & sufficient maintenance schedules in place.

The Responsible Person have ensured that the premises and any facilities, equipment and devices provided are subject to suitable system of maintenance and are maintained in an efficient working order and in good repair.

It was noted at the time that a number of service cupboard doors were defective, there is a planned schedule of works in place to remedy the issues.

There is also a monthly inspection of all corridor doors being carried out by L&Q.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit there are no persons permanently employed to work on site, due to this being a residential building.

There are contractors employed to work on site to clean communal areas and carry out maintenance works and are provided with training aligned to L&Q fire safety training.

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit there were no visible compartmentation or separation issues identified. There is evidence of fire stopping carried and findings contained within the fire risk assessment have been resolved within the timescales recorded.

Article 10 - Principles of prevention to be applied

Safety Evaluation
 Broadly Compliant

Observations

There are appropriate signage throughout the communal areas regarding no smoking within the communal areas.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
 Broadly Compliant

Observations

This section is not applicable due to this being a residential premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation
 Broadly Compliant

Observations

No fire extinguishers on site; this is acceptable for block of flats with no staff on site.

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

Safety Evaluation
 Not Applicable

Observations

Not applicable. There are no dangerous substances available. This is a residential building.

Article 18 - Safety assistance

Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit there was evidence that a competent person had been appointed:-

- Is employed and available for maintenance of the fire detection, AOV and the emergency lighting system.
- Dry Riser installation
- Sprinkler system.

Article 18
(continued)

All records made available showed that the competent persons responsible for the individual protective and preventative measures in place had the required documentation to undertake the tasks required.

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
No staff are employed to permanently work onsite.

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

Safety Evaluation
Broadly Compliant

Observations
No staff are employed to work on site. Contractors are informed of the preventative and protective measures in place and the procedures for the employee to follow onsite in event of a fire.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations
At the time of the audit it was found there was effective co-operation and co-ordination between responsible persons and all duties were being carried out and shared between persons whilst maintaining a high standard.
Through discussion with [REDACTED] it was established that there should be a more effective method of communication between L&Q and residents regarding required works being carried out within the building.

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
Through discussion with [REDACTED] there are procedures in place for the reporting of defects to the RP by persons employed to work onsite, cleaners and maintenance companies used by the RP.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit suitable arrangements were in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters were maintained in an efficient state, working order and in good repair.
DRM service carried out on the 08/05/2024 by FAFS fire and security.

Article 24 - Power to make regulations

Safety Evaluation	Observations
No (Compliant)	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
No (Compliant)	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
No (Compliant)	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
No (Compliant)	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	None

Overall safety standard

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**

01/10/2024

Time of audit

09:30

Reason for audit;

Demand led audit due to fire safety concern raised by resident assigned by team leader.

Conclusion

Audit was conducted by myself with [REDACTED] (Senior Fire Strategy Advisor, London and Quadrant Housing Trust), [REDACTED] (Countryside Partnerships East London), Councillor [REDACTED] (Beam Park Ward, London Borough of Havering) with FSA's [REDACTED] and [REDACTED].

All documentation requested and provided prior to inspection via email.

I met with all on the morning and discussed the issues that had been highlighted to the LFB and was informed by the Councillor that the fire lift was now out of order, I asked [REDACTED] if this had been reported and confirmed this by accessing the High Rise building data portal.

I then carried out an inspection of the building noting defects with doors on the floors below: -

Ground floor - Electrical riser cupboard door ajar and not locking due to lock being defective

First floor - Electrical riser cupboard not closing due to sliding bolt damaged

Second floor - Electrical riser cupboard not locking due to lock being defective

Third floor - Electrical riser cupboard not locking or closing due to lock being defective and sliding bolt damaged

Forth Floor - Electrical riser cupboard not locking due to defective lock

Fifth floor - Electrical riser cupboard not locking or closing due to lock being defective and sliding bolt damaged

eighth floor - Electrical riser cupboard door ajar due to sliding bolt damaged

ninth floor - Electrical riser cupboard door ajar due to sliding bolt damaged and not locking due to lock being defective.

Along with a number doors to the sprinkler isolation cupboards being open during the inspection, these were locked at the time.

I discussed with [REDACTED] the issues with the doors and whilst an inspection is being carried out each month as required there is a clear issue with the electrical riser cupboards as these contain the electrical meters for the flats and residents have access to these cupboards. There is a maintenance schedule in place for these doors to be fixed.

I discussed the issues with councillor [REDACTED] regarding areas of concern raised not only by him but by residents as well.

I concluded with [REDACTED] the issues with the cupboard doors and these should be remedied at the earliest opportunity, [REDACTED] agreed and this would be escalated. It was also discussed with regards to the communication between L&Q and the residents needs to be improved to ensure resident have a good understanding of works being carried out on or in the building.

Overall outcome of Low risk - verbal action.

Extent of premises audited

All communal areas inspected inclusive of riser cupboards on all floors.

Justification of audit outcome

Verbal advice given surrounding maintenance of cupboard doors along escape routes and informing residents of works being carried out.

Verbal Advice Given**Advice given on article(s) 22**

Given in article.

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	-6.43
Actual Risk Score	4.22
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	60	240