

**Freedom of Information request reference number:** 7542.1

**Date of response:** 27/06/2023

**Request:**

Sir I am the owner of a flat at 60 Bellevue Court, 141-149 Staines Road Hounslow London. Myself and other residents are in the process of taking the Freeholder to a First Tier Property Tribunal in relation to a number of matters at this building including Health and Safety and Fire risks. I am aware that the Fire Brigade has had previous interactions with the Freeholder in relation to Fire Safety at the building. We would request a copy of the related documentation under Freedom of Information

**Response:**

Further to your request for information, please see below for the Fire Audit report. The audit was completed on the 14<sup>th</sup> December 2021. The final outcome was Broadly Compliant. 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** 14 December 2021

### Location summary

**File No** 25/210401  
**UPRN** 100023403168  
**Building Name** BELLVUE COURT  
**Address** BELLVUE COURT  
 141-149 STAINES ROAD  
 HOUNSLOW  
 TW3 3JB  
**Borough** Hounslow  
**Use** D - Purpose Built Flats >=4 floors  
**Responsible Team** FSR Hounslow Hillingdon & Harrow  
**Station Ground** G38 - Heston  
**Site Risk Score** 5.00  
**Total Floors** 7 **Basement floors** 1  
**Estimated number of sleeping** 0

#### Special Features

**Additional detail** 64 flats. 8 ground floor one-bedroom studio flats, six retail units on ground floor currently unoccupied. The 8 ground floor flats are located off of an undivided single means of escape corridor (41m long approx) all have patio doors leading directly to outside fitted with simple fastenings. Automatic detection and warning is also provided in the corridor as well as a smoke control facility.

**Premises Description** Converted office block ,7 storey with basement carpark. 2 protected staircases with final exits at ground floor level. Commercial units on ground floor currently under refurbishment. AOV'S and dry riser with inlet at street level and in basement carpark

**Environmental Risks** NONE

**Features assisting fire spread** \* Other

**Site Reinspection date** 14 April 2024

**Heritage Building** No

**Petroleum redevelopment?** No

**Known firesetting in area?** No

**Site lone worker risk**

**Property Detail (DEFAULT PROPERTY)**

<b>Occupier Contact</b>	Default Property
<b>Address</b>	BELLVUE COURT 141-149 STAINES ROAD HOUNSLOW TW3 3JB
<b>Responsible team</b>	FSR Hounslow Hillingdon & Harrow
<b>Occupancy Type</b>	Sole Occupier
<b>Property Use</b>	D - Purpose Built Flats >=4 floors
<b>Valuation Office</b>	R6 - HMO-PB flatlets
<b>Original Risk Score</b>	5.00
<b>Reinspection Date</b>	14 April 2024
<b>Last Inspection</b>	2 December 2021
<b>Total Capacity</b>	0
<b>Maximum number of people</b>	>100
<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>	

**Specific lone worker risk**

**Primary Authority Partnership** N/A

**Protection Data (SHARED)**

<b>Fire Protection &amp; Warning</b>	Adequate
<b>Unwanted fire signals count</b>	0
<b>AFD remote monitoring</b>	No
<b>Smoke ventilation</b>	Mechanical
<b>Covers MOE/Common areas?</b>	Yes
<b>Sprinklers Installed?</b>	No
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Average
<b>Special Features</b>	
<b># Fire fighting shafts</b>	0
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Defend in place -Stay Put
<b>History of fires?</b>	No

**Contacts**

**Occupier**

<b>Name</b>	Default Property
<b>Address</b>	BELLVUE COURT 141-149 STAINES ROAD HOUNSLOW TW3 3JB

**Owner/Co-Owner**

<b>Name</b>	CITICORP LIMITED (Company number 08132252 )
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Director
<b>Address</b>	[REDACTED]

**Managing Agent**

<b>Name</b>	Wilson Hawkins Property Management
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Managing Agent
<b>Address</b>	[REDACTED]

<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]

**Enforcement history****Infringements**

<b>Type</b>	Art30 Enforcement
<b>Date</b>	22 February 2019
<b>Prohibition/Restriction date</b>	N/A
<b>Prosecution Date</b>	N/A

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

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

A type 3 fire risk assessment was carried out on 30 July 2020 by M A Sharman & Associates and a hard copy was provided subsequently by the managing agents ( Wilson Hawkins) and it identified the following 1) People at risk (including vulnerable groups) 2) Fire hazards (ignition, dangerous substances). 3) Detection and warning 4) Fire-fighting equipment 5) Emergency lighting 6) Signage 7) Maintenance and record keeping 8) Management Procedures. 9) Compartmentation  
It is subject to review annually or when something changes. Significant findings are recorded and timescales are given for remedial action to be completed.

**Article 9**  
(continued)

\*The FRA states that has been subject to a structural and combustibility survey report.\*

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

There management systems in place to manage fire safety and the duty holder now has a proactive attitude to fire safety. There is a suitable and sufficient fire risk assessment and emergency plan this is recorded where required, it is reviewed regularly and action has been taken to address the significant findings of the risk with an action plan with dates for completion and evidence of action being taken There arrangements for the following: 1) Training and instruction 2) Maintenance and testing of fire safety systems by a competent person 3) Fire safety checks eg: fire doors, means of escape, final exits 4) Effective cooperation and coordination between Responsible Persons/ employees 5) Monitoring and controlling incidents or false alarms There clear lines of responsibility for Fire Safety related matters and there is a system in place to;

- 1) Report fire safety issues/deficiencies
- 2) Implement fire safety related remedial works
- 3) Checks to ensure works are completed

There is a fire policy document documenting fire safety management and roles and responsibilities and a Business Continuity plan. There are arrangements for the effective planning, organisation, control, monitoring and review of the preventive and protective measures recorded where required.

Remedial work is still being carried out a the premises, and a cross corridor door has been installed into the ground floor corridor where flats 1A -1H are situated and two way egress is now in place

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

Dwellings located on floors first to sixth: Features of the fire alarm system within the sampled two-bedroom flats are consistent with Grade D Category LD2 (BS5839 Part 6), unable to gain access to confirm this. In addition, there are detector heads within the means of escape routes linked to smoke shafts in corridors and automatic opening vents (AOVs) within the two stairwells. It supports the stay put policy adopted in this area.

Dwellings located on the ground floor - 2016 conversion, 1a to1h: FRA states a Grade D, Category LD2 (BS5839 Part 6) is fitted in these premises, unable to gain access to confirm this. It is considered likely that the communal fire alarm (linked to the ground floor dwellings) was installed to mitigate the single fire exit route / travel direction and undivided corridor (approx.41m).There has however since my last inspection in April, been a cross corridor door installed in the corridor on the ground floor and two way egress has been achieved.

**Article 13**  
(continued)

It would support the simultaneous evacuation has been adopted for this area.

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

1st - 6th Floors Rooms exit directly into the protected corridor with two directional travel to protected staircases ( North & South) with final exits at ground level. At the time of the audit, all escape routes and the final exit were unobstructed and available. There is signage reminding residents not to utilise the communal areas for personal items and this appears to be working as no personal items were found in the communal area at the time of my inspection. There is suitable and sufficient directional signage . Fire Action notices are provided. There is an adequate emergency escape lighting system to BS 5266. Emergency routes and exit lead directly as possible to a place of ultimate safety and are adequate for the number of people using them.

Ground floor – means of escape corridor (dwellings 1a to 1h): Studios 1a to 1h have patio door exits installed with simple fasteners (thumb turns). The corridor (communal) exit route is approximately 41m long has now been subdivided with cross-corridor door-set. Egress is now in two directions.

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

There are appropriate procedures in place for evacuation in case of fire with information provided on occupation as terms of the lease. There are fire action notices in the common areas detailing the following: 1) How to raise the alarm in case of fire 2) Action to be taken on hearing the alarm 3) Summoning the fire and rescue services 4) Assembly point As stated in article 13 the fire alarm system is Grade D, Category LD2 (BS5839 Part 6) in the dwellings, it supports the stay put plan adopted on floors 1-6. .If residents are in the communal area and the fire alarm operates then they are instructed to evacuate directly to the assembly point. L5 system in the communal area and Grade D, Category LD2 (BS5839 Part 6) in the flats on the ground floor. It supports the simultaneous evacuation plan adopted on the ground floor.

**Article 17 - Maintenance**

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

Broadly Compliant

**Observations**

Outside contractors (PLP) are employed to service and maintain the detection and warning system ( light showing on pane indicating routine service is due, but no fault lights, the emergency lighting. Annual certification was produced subsequent to my previous inspection time of the audit for the emergency lighting and the smoke ventilation system. Although break glass had been removed in two of the AOV call points both were indicating operational. both were dated 12 April 2021 Test Certification for the Dry Riser dated 1 March 2021 was also supplied.

**Article 21 - Training**

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

Not Applicable

**Observations**

None

**Article 8 - General fire precautions**

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**Safety Evaluation**

Not Applicable

**Observations**

None

**Article 10 - Principles of prevention to be applied**

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**Safety Evaluation**

Not Applicable

**Observations**

None

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

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

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

**Article 18 - Safety assistance**

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

**Article 19 - Provision of information to employees**

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

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

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



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

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

**Article 23 - General duties of employees at work**

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

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

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

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

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

**Article 24 - Power to make regulations**

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

**Article 27 - Powers of inspectors**

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<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**

Broadly Compliant

**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**

14/12/2021 11:01

Attended the premises with IO [REDACTED] on 2/12/21, following two Station Notification Form received from Heston Blue watch on 15/11/21 and for some reason Heston White watch on the 27/11/21. Both raised valid issues with regards to fire safety problems however none serious enough to warrant any action by RFS. The issues highlighted included personal items being stored in the communal corridors however no items were found at the time of my inspection. Apart from one fire door on the 1st floor with a broken self closer all fire doors appeared to be in good condition and operated correctly. The issues raised about rough sleepers is not one which we have any control over. There are signs situated throughout the building informing tenants about who to call if they come across these intransigent persons. 1 final exit on the ground floor does not shut correctly due to damage it does however open fully. The fire- fighting lift appeared to be operating correctly as far as I was able to ascertain as well. (I have since contacted the managing agents and they confirmed lifts were working correctly). There is no information box (it is not a requirement) and these are General Needs flats so I wouldn't expect to find PEEPs in a box anyway.

There is a Floor plan situated by the fire alarm panel and fire action notices situated through out the building.

100% of common areas, all final escape routes and exits walked and found to be clear and unobstructed. There has in my opinion been a massive improvement in management since the previous enforcement action was taken and since my previous audit last April.

I went to Heston fire station on completion of my audit to pass on my findings to the OIC of Blue watch unfortunately he was on leave, so I discussed it with the Sub O and explained things to him. BW attended as it was in their things to do on the station diary however we could find no reason for White watch visiting the building. I have sent both Station Notification Forms back to the respective watches/Station Commander with the outcome of my inspection.

No reason to deviate from initial expectation

No signature obtained

14/12/2021 10:57

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**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	1
<b>Actual Risk Score</b>	5.03
<b>Risk Score</b>	5.00

**Audit Timings**

<b>Audit Duration</b>	<b>Travel Time</b>	<b>Post Audit Processing Duration</b>
240	120	60