



LONDON FIRE BRIGADE

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Freedom of Information request reference number: FOIA 7578.1

Date of response: 3rd July 2023

Request:

Could you please provide me with information regarding the number of times the fire brigade had to come to the building for a fake incident? How many fake incidents have we had in the past 2.5 years? And finally, is the building compliant with the fire regulations? Thank you so much; any information you could provide will be extremely valuable.

Response:

Our Data team have provided us with all False alarms in the last 3 years. Please see the table below.

Our Prevention and Protection (Fire Safety) team have provided me with all the documents held on their records for Creek Lane (Causeway House, SW18 1AG). I have reviewed the documents held on these records and I have attached a copy of the following information: Fire Safety Audit form dated on the 21st March 2022

iMapping	Type	Address	PostcodewithSpace	UPRN	Incident/ Visit ID	Time of call	Financial year	Description	Job type	Status
	False Alarm	CAUSEWAY HOUSE, 5 CREEK LANE, LONDON, WANDSWORTH, SW18 1AG	SW18 1AG	10095440904	081661-08062023	08/06/2023	2023/24	AFA		
	False Alarm	CAUSEWAY HOUSE, 5 CREEK LANE, LONDON, WANDSWORTH, SW18 1AG	SW18 1AG	10095440904	072259-23052023	23/05/2023	2023/24	AFA		
	False Alarm	CAUSEWAY HOUSE, 5 CREEK LANE, LONDON, WANDSWORTH, SW18 1AG	SW18 1AG	10095440904	129637-10082022	10/08/2022	2022/23	AFA		
	False Alarm	APARTMENT 40, CAUSEWAY HOUSE, 5 CREEK LANE, LONDON, WANDSWORTH, SW18 1AG	SW18 1AG	10095440944	110807-19072022	19/07/2022	2022/23	False alarm - Good intent		
	False Alarm	CAUSEWAY HOUSE, 5 CREEK LANE, LONDON, WANDSWORTH, SW18 1AG	SW18 1AG	10095440904	166848-08122021	08/12/2021	2021/22	AFA		
	False Alarm	APARTMENT 1, CAUSEWAY HOUSE, 5 CREEK LANE, LONDON, WANDSWORTH, SW18 1AG	SW18 1AG	10095440905	166771-08122021	08/12/2021	2021/22	AFA		

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](#).



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 21 March 2022

Location summary

File No 10/257078
UPRN 10095440904
Building Name CAUSEWAY HOUSE
Address CAUSEWAY HOUSE
 5 CREEK LANE
 LONDON
 SW18 1AG
Borough Wandsworth
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR South West South
Station Ground H33 - Wandsworth
Site Risk Score 4.25
Building Height band Unknown
Total Floors 14 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Dry riser main and fire Brigade access switch above the main entrance door.
 There is a suppression system inside all the flats and within the carpark area.
 Mechanical ventilation with a reverse hung door on the staircase.
 Category L5 AFD in common areas.

Premises Description Modern purpose built block of 70 flats over 14 floors with a single staircase.

Exterior Wall Cladding N/A

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Balconies present? No

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property CAUSEWAY HOUSE 5 CREEK LANE LONDON SW18 1AG
Responsible team	FSR South West South
Occupancy Type	Occupier - multi 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	4 February 2022
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	There is a suppression system inside the flats and within the car park area.
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 %	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	Basement car park and inside the flats have a suppression system.
# 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	CAUSEWAY HOUSE 5 CREEK LANE LONDON SW18 1AG

Owner/Co-Owner - NEW

Name	Taylor Wimpey South Thames (TWST)
Address	Thornetts House Challenge Court Barnett Wood Lane Leatherhead Surrey KT22 7DE
Mobile	[REDACTED]

Managing Agent - NEW

Name	Taylor Wimpey South Thames (TWST) C/O [REDACTED]
Responsible Person	[REDACTED]
Address	The Harley Building 77 New Cavendish Street London W1W 6XB
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@leebaron.com
URL	www.leebaron.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The fire risk assessment was no available at the time of the visit. However, the premises was found to be satisfactory. The security locking system on the fire escape door are to be replaced as they will not failsafe to open if there was an electrically failure. The doors have been disengaged until the new locks have been installed.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations
None

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations
Fire detection has been installed inside the flats. There is a L5 category automatic fire detection to operate the smoke vents in both the staircase and corridor.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations
The doors at ground floor level have an electronic locking system. Therefore will not open if there was an electrical failure. [REDACTED], the Managing Agents, have been made aware of this have disengaged the electronic locking system. They have informed me that the new locks that failsafe will be installed.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations
Emergency plan is stay put for the residents.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations
Fire exit doors at ground floor level have an electronic security locking system. The doors at the time of the visit were disengaged so the locking system has been removed. The reason being is because the doors did not open due to an electrical failure. I have emailed the RP and recommended a system for the doors that is fail safe to open. Or provide a handle on the inside so that the doors can be manually open.

Article 21 - Training

SAFETY CRITICAL Safety Evaluation	Observations
Not Applicable	N/A

Article 8 - General fire precautions

Safety Evaluation	Observations
Not Applicable	None

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

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
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 Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

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

21/03/2022 15:40

Audit carried out 3rd February 2022 on the back of a complaint by one of the residents. The complaint related to an escape fire door at ground floor level not opening when the door release button was activated.

Premises: Purpose built block of 70 flats over 14 floors with a single staircase.

Responsible person: [REDACTED]

Company: Taylor Wimpey South Thames C/O [REDACTED]

Means of escape, means of warning and emergency evacuation plans satisfactory. The fire risk assessment was not available at the time of the audit. I was presented with the fire strategy and details of the smoke control.

Audit: 100% common areas.

Action: Verbal.

Checks: IMS, Farynor, PAR and Google.

21/03/2022 15:32

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	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
200

Travel Time
100

Post Audit Processing Duration
200