

Freedom of Information request reference number: 8377.1

Date of response: 25 April 2024

Request:

NEW PROVIDENCE WHARF, 1 FAIRMONT AVENUE, LONDON, E14
LFB Incident number: 053666-07052021 (07 May 2021)

Part 1: Officers in charge of the initial attendance, breathing apparatus crews and other incident information:

1. Please would you confirm the flat numbers from which Fire Survival Guidance (FSG) calls were made to London Fire Brigade and the time that the calls were made. We will not need any identifying information such as caller's names or contact details.
2. Please would you provide a copy of the 'BOSS' incident log (redacted if required), which will assist us greatly in forming an accurate timeline of the incident.
3. Please would you provide a list of the flats into which crews forced entry during the incident.
4. Please can you provide any available statements prepared by the initial breathing apparatus (BA) crews, the officers in charge of the attendance, and the designated FSG officer(s), who was anonymised as Leading Firefighter (LFF) LIMA in the Fire Investigation Report. If possible, are you able to confirm his name and rank.
5. Once/if we have had an opportunity to review the statements, we would like to interview the following officers who were identified in the report.

Part 2: Fire Safety Investigation

1. Please can you provide details of what was stored on the Operational Risk Database for the premises as at the time of the fire on 7 May 2021.
2. Please can you provide details of any pre-fire inspections at the premises and any restrictions placed on the occupancy and use of the building.
3. Please can you confirm whether any photographs are available from the Fire Safety officers and how we would go about obtaining them.
4. Please can you confirm whether any inspection records are available from the Fire Safety officers' work after the fire and how we would go about obtaining them.
5. Please can you confirm whether any reports are available from the Fire Safety officers work after the fire and how we would go about obtaining them.
6. Please confirm what defects, deficiencies and observations were found with the smoke control system during the Fire Safety investigation following the fire.
7. Please confirm whether London Fire Brigade placed any restrictions or other enforcement on the premises, such as whether it was allowed to be occupied following the fire and under what conditions.
8. Please confirm the date on which the smoke control system was found to be working correctly and when London Fire Brigade allowed the residents to re-occupy the

building.

9. We would like to interview the Fire Safety officers involved in the investigation of the incident and/or the smoke control system.

Communication with other parties:

1. Please would you provide copies of any correspondence, enforcement notices etc issued to any third parties involved in the incident, including but not limited to Ballymore, ATEC, AFSS.
2. Please would you provide copies of any documents received from any third parties in relation to LFB's investigations following the fire.

Response:

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

Part 1: Officers in charge of the initial attendance, breathing apparatus crews and other incident information:

1. Please would you confirm the flat numbers from which Fire Survival Guidance (FSG) calls were made to London Fire Brigade and the time that the calls were made. We will not need any identifying information such as caller's names or contact details.

It is our view that the information falls within [Section 41 of the Freedom of Information Act 2000](#) (Information provided in confidence) because, when a caller makes a 999 call it is their reasonable expectation that the information has been provided in confidence and would not be made public.

The Brigade does not routinely publish or release details of emergency ('999') calls as we believe that information provided to us at the time of an emergency call comes with an expected duty of confidence for the purpose of supporting and responding to an emergency incident.

2. Please would you provide a copy of the 'BOSS' incident log (redacted if required), which will assist us greatly in forming an accurate timeline of the incident.

For fire incidents, those individuals and organisations affected by the incident can request a report, including a copy of the mobilisation report ('BOSS' incident log) which provide more details about the incident and the cause of the fire where known.

Fire reports are not available under the freedom of information act (FOIA) as they are considered a chargeable service and, as such, will incur a fee. As a result, they are exempt under [Section 21 of the Freedom of Information Act 2000 - Information accessible to an applicant by other means](#).

If you do want to go ahead and request a copy of any fire reports held, I must also advise that you may not be eligible to receive a copy. Further information about how to obtain a LFB incident report is published on our website and can be accessed through the following link <https://www.london-fire.gov.uk/about-us/services-and-facilities/services-we-offer/incident-reports/>

3. Please would you provide a list of the flats into which crews forced entry during the incident.

This information has not been collated in written form however, as part of their investigation into the cause of the fire, the lead Fire Investigating Officer took photos at the scene. These images include the doors in the block where crews had forced entry during the incident.

Images are not available under the freedom of information act (FOIA) as they are considered a chargeable service and, as such, will incur a fee. As a result, they are exempt under [Section 21 of the Freedom of Information Act 2000 - Information accessible to an applicant by other means](#)

If you would like to request copies of images from this incident, please email our Photos and Video team at photosandvideos@london-fire.gov.uk.

- 4. Please can you provide any available statements prepared by the initial breathing apparatus (BA) crews, the officers in charge of the attendance, and the designated FSG officer(s), who was anonymised as Leading Firefighter (LFF) LIMA in the Fire Investigation Report. If possible, are you able to confirm his name and rank.*

We hold written witness statements from the following individuals mentioned in the Fire Investigation Report:

SubO ALPHA ECHO
Firefighter (FF) JULIET
FF KILO
FF MIKE
FF QUEBEC
FF ROMEO

I understand that Firefighter (FF) JULIET and FF KILO were the first breathing apparatus (S) crew that were committed to the incident. Written statements are withheld under the FOIA provisions through [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)). We are of the view that the correct balance between the public interest in the fire and our ongoing regulatory involvement lies in making information about incident available to those that request it through a formal, completed incident report, but in withholding the supporting information and evidence gathered during regulatory Fire activities.

We do not hold a written statement from Leading Firefighter (LFF) LIMA. Please note, 'Leading Firefighter' is the rank of this individual. We consider the name of LFF LIMA their personal data and, as such, would withhold from disclosure under [Section 40 – Personal Information](#) of the FOI act as the disclosure of this information under the FOI act would contravene [Schedule 2, Part 3 \(16\) – Protection of the rights of others: general](#) of the data protection principles.

- 5. Once/if we have had an opportunity to review the statements, we would like to interview the following officers who were identified in the report.*

Please see above in relation to the statements that are held by the LFB. As an organisation we would not create information to respond to a FOI request however, you can arrange to interview officers via our Operational Directorate Support Group Administration team using the following email address: ODSGAdmin2@london-fire.gov.uk.

Part 2: Fire Safety Investigation

- 1. Please can you provide details of what was stored on the Operational Risk Database for the premises as at the time of the fire on 7 May 2021.*

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 New Providence Wharf (dated 16 April 2024). This will include any comments recorded on the ORD prior to 07 May 2021.

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

2. Please can you provide details of any pre-fire inspections at the premises and any restrictions placed on the occupancy and use of the building.

The table below shows details of the fire safety audits, that took place before 07 May 2021, at the five blocks which make up New Providence Wharf:

New Providence Wharf Block	Date of fire safety audit	Overall Safety Standard Recorded	Any notices issued?	Notice attached?
BLOCK C	13/04/2021	Low Risk	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK D	13/04/2021	Low Risk	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK E	13/04/2021	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK A	28/03/2021	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK B	28/03/2021	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK E	13/03/2020	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK D	13/03/2020	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK C	13/03/2020	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK B	13/03/2020	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK A	13/03/2020	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.

BLOCK A	19/10/2017	Not recorded	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK B	19/10/2017	Not recorded	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK C	19/10/2017	Not recorded	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK D	19/10/2017	Not recorded	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK E	19/10/2017	Not recorded	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK D	02/05/2017	Not recorded	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK B	05/04/2017	Not recorded	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK A	04/04/2017	Not recorded	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK E	04/04/2017	Not recorded	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK C	08/03/2017	Not recorded	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK C	11/07/2012	Not recorded	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.

3. *Please can you confirm whether any photographs are available from the Fire Safety officers and how we would go about obtaining them.*

Images are not available under the freedom of information act (FOIA) as they are considered a chargeable service and, as such, will incur a fee. As a result, they are exempt under [Section 21 of the Freedom of Information Act 2000 - Information accessible to an applicant by other means.](#)

If you would like to request copies of images from this incident, please email our Photos and Video team at photosandvideos@london-fire.gov.uk

4. *Please can you confirm whether any inspection records are available from the Fire Safety officers' work after the fire and how we would go about obtaining them.*

The table below shows details of the fire safety audits, that took place after 07 May 2021, at the five blocks which make up New Providence Wharf:

New Providence Wharf Block	Date of fire safety audit	Overall Safety Standard Recorded	Any notices issued?	Notice attached?
BLOCK D	20/04/2023	Low Risk	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK E	20/04/2023	Low Risk	Informal notification of (fire safety) deficiencies (NoD) issued for the premises.	Yes, NoD (dated 30 May 2023) attached to this response
BLOCK B	19/04/2023	Low Risk	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK A	19/04/2023	Low Risk	Informal notification of (fire safety) deficiencies (NoD) issued for the premises.	Yes, NoD (dated 15 May 2023) attached to this response
BLOCK C	19/04/2023	Low Risk	Informal notification of (fire safety) deficiencies (NoD) issued for the premises.	Yes, NoD (dated 30 May 2023) attached to this response
BLOCK E	27/06/2022	Low Risk	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK D	27/06/2022	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK C	27/06/2022	Low Risk	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK B	27/06/2022	Low Risk	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK A	27/06/2022	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK D	10/01/2022	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK D	27/07/2021	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK E	03/06/2021	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK A	26/05/2021	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK D	24/05/2021	Broadly Compliant	No enforcement action (informal or formal) was required and, as a result, no notices were issued.	N/A - no notice issued.
BLOCK C	16/05/2021	High Risk	Informal notification of (fire safety) deficiencies (NoD) issued for the premises.	Yes, NoD (dated 29 June 2021) attached to this response
BLOCK B	07/05/2021	Low Risk	Informal notification of (fire safety) deficiencies (NoD) issued for the premises.	Yes, NoD (dated 01 July 2021) attached to this response

5. Please can you confirm whether any reports are available from the Fire Safety officers work after the fire and how we would go about obtaining them.

I have attached copies of the fire safety audit reports conducted after 07 May 2021, where no notices were issued (as listed in the table above). I have also attached copies of the five informal notification of (fire safety) deficiencies (NoD) letters issued to the blocks that make up New Providence Wharf.

Personal data has been removed from the attached document under [section 40 of the FOIA – Personal Information](#).

Where a Fire Safety audit results in a notice being issued by the LFB, the reports themselves are exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

When the LFB identifies any safety concerns, we make this information available to the public by supplying copies of any informal notification of fire safety deficiencies (NOD) issued, and through access to [the public register](#) of any formal enforcement action. We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place.

6. Please confirm what defects, deficiencies and observations were found with the smoke control system during the Fire Safety investigation following the fire.

Some information is provided in the Fire Safety Audit reports and NoD letter attached to this response. I have asked our Prevention and Protection team to confirm this is all the all information held to cover this question.

7. Please confirm whether London Fire Brigade placed any restrictions or other enforcement on the premises, such as whether it was allowed to be occupied following the fire and under what conditions.

No enforcement notices, prohibition notices or alteration notices have been issued by the LFB to New Providence Wharf.

8. Please confirm the date on which the smoke control system was found to be working correctly and when London Fire Brigade allowed the residents to re-occupy the building.

As no enforcement notices, prohibition notices or alteration notices have been issued by the LFB to New Providence Wharf, it is my understanding that the RP for the building would have been responsible for the re-occupation of the building. I have asked our Prevention and Protection team to confirm this is all information held to cover this question.

9. We would like to interview the Fire Safety officers involved in the investigation of the incident and/or the smoke control system.

As an organisation we would not create information to respond to a FOI request however, you can arrange to interview officers via our Operational Directorate Support Group Administration team using the following email address: ODSGAdmin2@london-fire.gov.uk.

Communication with other parties:

1. *Please would you provide copies of any correspondence, enforcement notices etc issued to any third parties involved in the incident, including but not limited to Ballymore, ATEC, AFSS.*
2. *Please would you provide copies of any documents received from any third parties in relation to LFB's investigations following the fire.*

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:	Green
Name & Address:	NEW PROVIDENCE WHARF (Flammable Cladding) , NEW PROVIDENCE WHARF, 1, FAIRMONT AVENUE, E14 9PF		
Date:	15/04/2024		

Comments

New Comment:

Current Visit Comments

	User	Date
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Previous Visit Comments

	User	Date
All work now completed and site is awaiting sign off. Sim evac remains, No waking watch but on site fire wardens still remain. PRA updated following new information. Fire safety yet to confirm all is now ok so i have left the information on the building until instructed to change it.		16/04/2024 09:33:31

Earlier Visit Comments

	User	Date
***** data quality checks completed *****		15/04/2024 13:13:34
Simultaneous evacuations still remains in all of the blocks , all fire lifts in working order , remedial works still on going. No further changes		02/04/2024 14:14:36
***** data quality checks completed *****		19/01/2024 11:09:52
Small areas of ACM (mainly around lobby doors and lower windows) still to be replaced but as scaffolding is now removed, a cherry picker is in use to complete this work. Work is to be completed imminently.		23/12/2023 17:42:34
Hazard Section- Type 2 ACM cladding. These premises are subject to weekly, unannounced LFB visits. Can you please review and update .		05/12/2023 12:26:59
Hazard section and tactical plan updated (removal of cladding and scaffolding). PRA updated. No other changes at time of inspection since last visit.		24/10/2023 07:02:54
***** data quality checks completed *****		03/08/2023 14:00:23

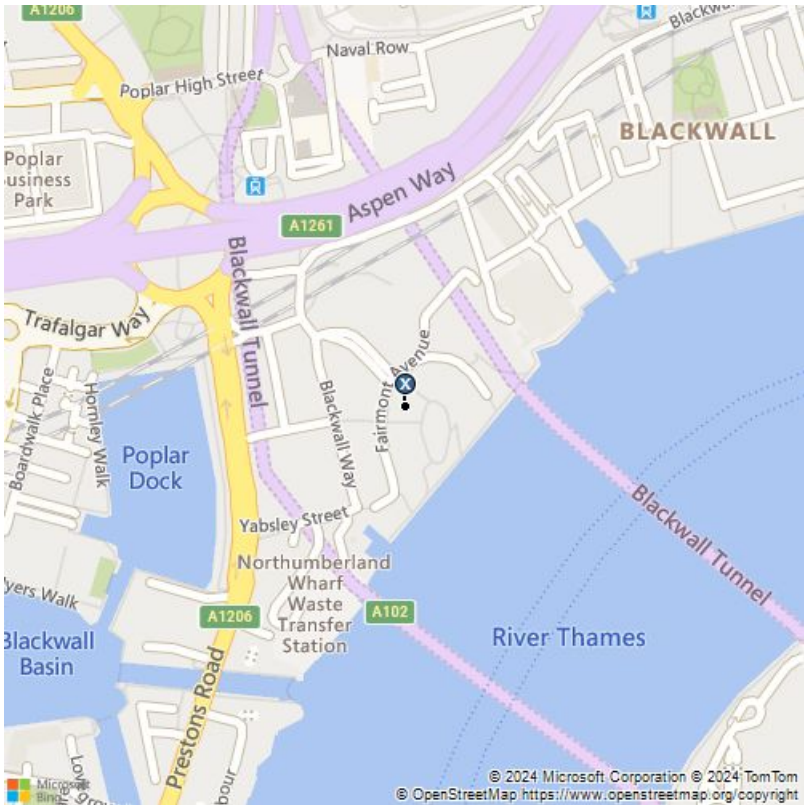
Scaffolding removed, ACM cladding now been replaced by cladding within Fire Regulation. Firefighting lift in Block D defective due to routine maintenance, should be completed by Friday 28th July 2023. Firefighting lift in Block A also defective, building management made aware. A020 sent up regarding Firefighting Lifts. Faults on alarm panel in Block D, building management are aware and dealing with. Emergency contact details updated on Tactical plan.		22/07/2023 19:38:59
***** data quality checks completed *****		30/04/2023 14:24:42
Some scaffolding still remains. Nothing else of note to report.		24/04/2023 17:06:54
***** data quality checks completed *****		17/02/2023 10:20:53
Bellow comment 08/02/22 incorrect. Visit carried out All Balconies now complete except ground floor areas. Scaffolding being taken down and is expected to be completely removed by end of march. Lift issues have now been resolve		09/02/2023 15:47:11
***** data quality checks completed *****		09/02/2023 13:31:30
No changes to report. Comms check carried out. No other issues to report.		08/02/2023 14:52:53
***** data quality checks completed *****		29/11/2022 12:50:21
Information received from FSIO [REDACTED] (on 18 November 2022) that the fire fighting lifts in blocks A and C are experiencing issues and the expected completion date is 21 November 2022. Site access tab updated.		18/11/2022 16:12:53
***** data quality checks completed *****		20/10/2022 15:47:17
Work still ongoing reinstating frontage. Work due to be completed in April 2023. All old cladding confirmed removed. Balconies still be changed from wood into aluminium. PRA updated. All other site information remains correct.		20/10/2022 09:41:32
***** data quality checks completed *****		08/09/2022 10:04:06
Cladding removal continues and expected to be finished by the end of the year. No longer a waking watch in place, removed from risk matrix. Communications tested and section updated.		23/08/2022 15:32:29
***** data quality checks completed *****		07/05/2022 07:50:51
Site is now completely enveloped in scaffolding and the removal of all flammable material is under way ,This will be in place until at least November 2022, I have added a current aerial photograph to plans to aid operational overview. Waking watch is in place and no issues identified.		01/05/2022 18:24:38
***** data quality checks completed *****		07/03/2022 17:42:08
The information I received while conducting this 7(2)d has so far not been confirmed by fire safety. In light of this I should not have included it in the comments section and so will be leaving the tactical plan in place until we have this confirmation. Sorry for any confusion.		26/02/2022 20:05:29
In visit comments - [REDACTED] (duty manager) met us on site. He states all ACM cladding has now been removed from the buildings and the site as a whole. In Hazards -Type 2 ACM cladding. These premises are subject to weekly, unannounced LFB visits. ETC Please update/amend Hazard section .		22/02/2022 09:48:08

<p>██████████ (duty manager) met us on site. He states all ACM cladding has now been removed from the buildings and the site as a whole. The balconies are currently having the wood removed and being replaced with aluminium. This is currently approximately 10% complete. Scaffolding is due to remain in situ until November 2022 for the remaining works. Duty manager contact details updated. AO20 completed for faults found on fire alarms panels and to confirm the ACM removal.</p>	██████████	16/02/2022 13:51:25
<p>***** data quality checks completed *****</p>	██████████	06/01/2022 10:13:42
<p>Waking Watch removed following completed installation of retrofitted alarm system.</p>	██████████	22/12/2021 16:55:52
<p>***** data quality checks completed *****</p>	██████████	19/10/2021 11:56:07
<p>Visit carried out with building manager and waking watch. All questions answered correctly. Scaffolding now 50% complete and cladding removal at 40%. All information remains correct</p>	██████████	09/10/2021 15:07:41
<p>***** data quality checks completed *****</p>	██████████	15/09/2021 12:15:10
<p>Visit included walk round with Cladding project manager, Ballymore shift manager and Waking Watch supervisor. Contact details updated Waking Watch confirmed each block patrolled every 15 minutes, exterior patrol carried out every 10 minutes</p>	██████████	27/08/2021 15:31:07
<p>***** data quality checks completed *****</p>	██████████	19/07/2021 10:06:42
<p>Good work ██████████</p>	██████████	26/06/2021 09:50:20
<p>Updated to reflect immediate simultaneous evacuation by waking watch and scaffold erected to outside of building added to hazards</p>	██████████	17/06/2021 17:56:57
<p>***** data quality checks completed *****</p>	██████████	11/05/2021 14:24:01
<p>Waking watch checked and correct Info added to Tactical plan regarding Fire control room and on site staff. Further plans added</p>	██████████	27/04/2021 17:21:16
<p>***** data quality checks completed *****</p>	██████████	09/02/2021 10:47:04
<p>Hazards and Tactical Plan updated as per guidance issued 19/JUL/2019.</p>	██████████	30/01/2021 20:32:06
<p>***** data quality checks completed *****</p>	██████████	11/05/2020 11:03:21
<p>New listing to replace five separate entries (one for each block) which have had to be amalgamated owing to a gazetteer issue</p>	██████████	18/04/2020 12:48:00

Address

Station

Area	North East
Borough	Tower
Station	F22 Poplar



Easting	5385370
Northing	1804710

Hazards

Inspection Notes:	Type 2 ACM cladding. These premises are subject to weekly, unannounced LFB visits.
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Hazards Summary

Location	Internal areas.		
Code	SI - SPECIAL INFORMATION	Desc	Risk of compartmentation failure due to external fire spread.

Location	Car Park under Block A
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Code	OTH - OTHER RISKS	Desc	Integral Electrical Substation.
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Tactical Plan

Operational Contingency Plan

Plan Name	New Providence Wharf
Plan No	A010/F22/187
Version	1
Date Effective From	20/04/2020
Date Documented	20/04/2020

Site Details

Site Profile	Crescent Shaped Block of flats of 13, 15, 17 & 19 floors. Evacuate persons unable to respond to simultaneous evacuation.
Site Dimensions	240m x 20m Height: 49m
Life Risks	Approximately 1500 residents
Water Supply	

Number of People at Risk			
Occasion	PeopleType	No. ppl Day	No. ppl Night
Typical	Residents	500	1500

Operational Hazards
Simultaneous evacuation may hinder Fire Fighting operations on staircases.
Risk of falling debris and early loss of escape routes.
No vehicular access to the south face of the building (the interior of the crescent), thus external fire fighting would be extremely limited.

Communications
Consider use of site security's radios.
Communications tested from top floor of each block to bottom and work throughout

Fixed Installations		
Group	Type	Description
Other systems/building facilities	Dry rising mains	Each block has its own riser
Other systems/building facilities	Smoke ventilation systems	AOVs
Other systems/building facilities	Firefighting lifts	In each block

Premises Information Box (PIB)

Is there a PIB at this address?	False
PIB/Other Plans Location	

Access

Route Access
Potential for evacuation to hinder access. Approach Fairmont Avenue either via Blackwall way & Biscayne Ave from the north or Yabsley Street from the south.

Site Access
Each Block (A to E) has its own entrance, staircase, riser and FF Lift (see ePIP). Car Park access between blocks A & B (see ePIP).
Consider whether access may become disrupted by the evacuation process. Ensure access for aerial appliances if possible.
Access from Yabsley Street has a swinging barrier that is padlocked. [REDACTED] key required

En Route Considerations
Traffic will be extremely congested on occasions when the Blue Bridge (Prestons Road) is raised & is heavy north bound on Prestons Road at peak time.
Ensure access for aerial appliances.

On Site Action

Site Staff
Simultaneous evacuation immediately implemented by alarm system upon detection of a fire.
Panel linked to FCC. Site staff will meet brigade on Biscayne avenue and escort nominated officer to FCC if desired.
Appliance will be met at barrier by staff with plans and entrance fob from the fire control room.
Fire control room is situated on the ground floor of Jessop Building on Biscayne Ave where CCTV, Plans, AFA panels and PA system can be located.

OIC
Evacuate persons unable to respond to simultaneous evacuation.
Consider the nomination of a support officer to assist with the evacuation process.
Early consideration of RVP suitability and access.
River-facing side of building particularly vulnerable to external fire spread due to absence of appliance access. 360 early.
Consider hazard zone for falling debris.

RVP & Meeting Points		
Name	Type	Description
Biscayne Avenue	RVP	LFB appliance RVP

Emergency Contacts					
Title	Surname	Forename	Position	Type	Telephone
[REDACTED]	[REDACTED]	[REDACTED]s	Shift Manager	Mobile	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	Office	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	Shift Manager	Mobile	[REDACTED]

OPS Planning Consideration

Early assessment of communal areas to determine if compartmentation breaches are affecting escape plan.

Early consideration of requesting the attendance of the Police and a LALO

Integral Electrical Substation in Car Park under Block A.

Early use of aerial appliances. Designation of RVPs. Risk of fire fighting actions affecting evacuation.

Policies

633 - High Rise

769 - Incidents involving electricity

793 - Compartment firefighting

Other Service Agencies

Plans and Images

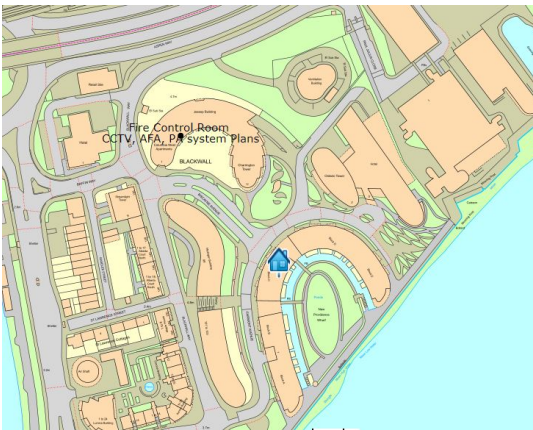
Name
Description

Large-Main Hydrant Locations
Note lack of vehicle access to interior of crescent...



Name
Description

Fire control Room



Name
Description

Site Overview



Name
Description

aerial overview image may 2022
Site enveloped in scaffolding

Name
Description

ePIP
ePIP



New Providence Wharf LFB LONDON FIRE BRIGADE

FLOORS	19 <small>GROUND + ABOVE 18</small> <small>BELOW GROUND 1</small>	Block B 105-109 206-211 307-312 404-412 507-513 607-613 707-713 807-813 907-913 1007-1013 1107-1113 1209-1209 1301-1307 1401-1407	Block C 110-115 212-218 313-318 413-419 514-522 614-622 714-722 814-822 914-922 1014-1022 1114-1122 1210-1218 1308-1316 1403-1411 1501-1509 Sub. 1601-1603 station Car Park	Block D 219-227 320-328 420-428 523-532 623-632 723-732 823-832 923-932 1023-1032 1123-1132 1219-1228 1317-1326 1412-1421 1510-1519 1604-1613 1701-1710 1801-1806	Block E 124-127 228-233 329-334 429-434 533-538 633-638 733-738 833-838 933-938 1033-1038 1133-1138 1229-1234 1327-1332 1422-1427 1520-1525 1614-1619 1711-1716 1807-1812
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Fairmont Avenue

River Thames

Flats start on 1st floor in ALL blocks.



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 27 July 2021

Location summary

File No 05/222402
UPRN 5220004807328
Building Name BLOCK D NEW PROVIDENCE WHARF
Address BLOCK D NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 20 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

New Providence Wharf is a set of 5 residential blocks (A-E) of varying height . Single core buildings

Each block is independent from one another.

No Interconnection between blocks other than basement car park.

The development has minimal ACM3 cladding that failed the BRE test and is now in the process of remediation - aimed for completion in April 2021.

Simultaneous Evacuation (Block of origin only). 24 Hour Security Patrolling (Pseudo Waking Watch) blocks regularly along with Fire Control Centre nearby is the interim measures during ACM remediation.

24 hour concierge in nearby block manages all of development including security.

Premises Description

This is a purpose built block of flats consisting on 19 Floors inclusive of the basement. The premises built from a mixture of modern materials including Brick Slip and ACM cladding which is located around balconies and the protected staircase. To mitigate this the RP has employed a waking watch who complete external inspections once every 15 minutes and complete internal inspection 4 times a day. The internal layout is very simple with flat escape corridors all leading to a central lift lobby where the protected staircase is located. Compartmentation and fire stopping throughout including in riser cupboards and within the basement

carpark is completed to a high standard and no issues were major risks were found on the inspection.

Apartments have LD3 smoke detection (standalone)

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 13 April 2024

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address Default Property
BLOCK D NEW PROVIDENCE WHARF
FAIRMONT AVENUE
LONDON

Responsible team FSR Tower Hamlets & Newham

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 5.00

Reinspection Date 13 April 2024

Last Inspection 17 May 2021

Total Capacity 0

Maximum number of people **>100**

Property Size for use Large
8301m² to 10300m²

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 YES

Smoke ventilation Natural

Covers MOE/Common areas? Yes

Sprinklers Installed? No

Access for fire-fighting Average

Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	BLOCK D NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON

Owner/Co-Owner

Name	Ballymore Group
Responsible Person	[REDACTED]
Position	Deputy General Manager
Address	General Managers Office New Providence Wharf 1 Fairmont Avenue London E14 9PB
Telephone	[REDACTED]
Email	deputygeneralmanager@newprovidenccewharf.net

Managing Agent

Name	Ballymore Estates
Responsible Person	[REDACTED]
Position	Resort Director
Address	Ballymore Estate Office 1 Fairmount Avenue London E14 9PA
Telephone	[REDACTED]
Email	[REDACTED]@newprovidenccewharf.net

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

FRA provided, last reviewed 10.12.2020

FRA addresses:

Access for the fire service

Combustible materials

Emergency lighting

Fire detection and warning

Fire instruction and training

Fire safety management

Maintenance of fire safety equipment and records

Article 9
(continued)

Means of escape in case of fire
Provision for firefighting equipment
The prevention of the spread of fire and smoke

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

The fire safety arrangements were found to be inadequate due to issues found with the AOV doors, gaps under doors and the charging of scooters within the underground car park next to water

Confirmation of repairs have been sent through to [REDACTED] Central Enforcement - Article has been changed to Broadly Compliant following [REDACTED] [REDACTED] advice

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

The fire warning arrangements were found to be adequate for the premises
Automatic detection within the common areas linked to AOV's
Currently premises has a simultaneous evacuation with a waking watch in place. Staff completing waking watch carry air horns to alert residents in the event of an emergency

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit, the AOV's were found to be faulty on floors 4, 10, 14 and 17
Large gaps were found underneath the automatic doors on floors 5, 6 and 11, resulting in the potential spread of smoke and fire

Confirmation of repairs have been sent through to [REDACTED] Central Enforcement - Article has been changed to Broadly Compliant following [REDACTED] [REDACTED] advice

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Premises has a simultaneous evacuation as supported by the FRA, implemented due to the results of the EWS1

Residents have been informed of the change to the policy

Advised to provide more notices within the premises

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Maintenance test record provided for Smoke detectors, control panels and call points

At the time of the audit, the AOV's were seen to be inadequately maintained on floors 4, 10, 14 and 17

Confirmation of repairs have been sent through to [REDACTED] Central Enforcement - Article has been changed to Broadly Compliant following [REDACTED] [REDACTED] advice

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit, the staff completing the waking watch, as well as the concierge staff, were able to explain the procedures to follow in the event of an emergency

Training records not provided

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Verbal Advice Given

Observations

Compartmentation issues within AOV shaft on the 9th floor

Debris within AOV shaft

Confirmation of repairs have been sent through to [REDACTED] Central Enforcement - Article has been changed to Broadly Compliant following [REDACTED] [REDACTED] advice

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

Not Applicable

Observations

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

27/07/2021 11:47

Confirmation of repairs have been sent through to [REDACTED] Central Enforcement - All Article's have been changed to Broadly Compliant following [REDACTED] advice

To confirm, IO [REDACTED] has not seen the updated maintenance records confirming the repairs

27/07/2021 11:46

Initial Expectation: Verbal action

26/07/2021 21:08

Confirmation of repairs have been sent through to [REDACTED] - All Article's have been changed to Broadly Compliant following Phillip's advice

To confirm, IO [REDACTED] has not seen the updated maintenance records confirming the repairs

26/07/2021 21:05

Initial Expectation: Verbal action

26/07/2021 21:05

Initial Expectation: Verbal action

18/06/2021 08:12

Audit completed due to fire within premises

Joint audit completed with Team Leader, Fire engineering, Senior Fire Officer, representatives from Ballymore and contractors for alarm system

All floors were walked/reviewed as part of the joint audit.

All smoke detectors were tested by the contractors on every floor. All AOV doors and automatic release fire doors were checked and tested during the audit, with faults noted in the relevant articles

All risers were opened and checked, fire stopping was noted as being adequate

Fire wardens were stationed on every floor along with fire extinguishers

Repairs to the building had started at the time of the audit, with multiple contractors onsite being signed in and out

Issues found with the slow opening of the AOV doors, compartmentation within the AOV shaft, significant gaps underneath the fire doors and debris within the AOV shaft

Premises was vacant at the time of the audit

Main contacts - [REDACTED] - Head of Facilities & Infrastructure

[REDACTED] - Resort Director

Upon completion of the audit, a meeting was held with all representatives from Ballymore and LFB. Ballymore agreed to complete all issues that had been identified as quickly as possible

18/06/2021 08:05

Initial Expectation: Enforcement Notice - consider prosecution

02/06/2021 20:54

Initial Expectation: Enforcement Notice - consider prosecution

01/06/2021 13:27

Audit completed due to fire within premises

Joint audit completed with Team Leader, Fire engineering, Senior Fire Officer, representatives from Ballymore and contractors for alarm system

All floors were walked/reviewed as part of the joint audit.

All smoke detectors were tested by the contractors on every floor. All AOV doors and automatic release fire doors were checked and tested during the audit, with faults noted in the relevant articles

All risers were opened and checked, fire stopping was noted as being adequate

Fire wardens were stationed on every floor along with fire extinguishers

Repairs to the building had started at the time of the audit, with multiple contractors onsite being signed in and out

Issues found with the slow opening of the AOV doors, compartmentation within the AOV shaft, significant gaps underneath the fire doors and debris within the AOV shaft

01/06/2021 12:51

Initial Expectation: Enforcement Notice - consider prosecution

27/05/2021 18:07

Initial Expectation: Enforcement Notice - consider prosecution

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

4

Specific instructions for Admin to Action

Notification not required to be sent out

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
360

Travel Time
30

Post Audit Processing Duration
240



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 19 April 2023

Location summary

File No 05/222246
UPRN 5220004806446
Building Name BLOCK B NEW PROVIDENCE WHARF
Address BLOCK B NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F22 - Poplar
Site Risk Score 5.00
Building Height band 30-50
Total Floors 16 **Basement floors** 1
Estimated number of sleeping 0
Special Features Common Curtilage

Additional detail

The premises are managed by the Client, Ballymore Asset Management Ltd, who are the responsible person and are accountable for the safety of the occupants.

A report was issued by Hoare Lee on the 18th September 2017 following survey of the external wall system. This identified that around 20% of the façade was made-up of Aluminium Composite Materials (ACM). The report further stated that 'ACM panels do not appear to have been provided at the lowest residential levels (although some timber spandrel panels appear to have been provided, which cannot be considered to be limited combustibility).

Upper residential levels, two principal rainscreen materials are used:-
 Terracotta

Aluminium Composite Material (AMC) category 3, typically polyethylene with no fire retardant properties.

The report concluded that the extent of the ACM panels over the surface of the façade was relatively limited with their location generally limited to horizontal strips around the spandrel panels.

Balcony floors were also found to be constructed of timber. A project to replace the balcony floors with aluminium decking is in full flow with around 50% completed. ACM panels are also being removed and replaced with folded aluminium, along with fire-breaks being installed by all windows and doors (these were not required by Building Regulations at the time of construction) Cladding Team Project Manager that this was just over 50% completed.

Mineral wool to replace EPS. Still in simultaneous evacuation

24/7 Concierge / Security cover. There is a Fire Command Centre (FCC) located at level -1

of Columbia West and a comprehensive CCTV system including over two hundred Static and PTZ cameras. These systems are monitored by the Duty FCC Controller. Security arrangements at the site include adequate access control systems to the entrance doors of each core.

Around 75 direct employees of the Client are based on site.

Critical spares for the louvres for the head of shaft kept on site

Some levels have excessive travel distances from flat front doors to lobby fire doors, 11.5m. The fire strategy states that compensatory measures. Where this occurs a door will be located in the common corridor to reduce the length to 9.5m. 9.5m is still over the travel distance given in ADB table 3.1. I can only assume this was allowed by BC as a trade off measure due to the corridor having natural ventilation.

Car park has excessive travel distances up to 50m, ADB allows for 45m. Due to the limited number of persons using the car park, as valet parking only, and that people are generally leaving the car park and not engaged in other activities to prevent them leaving, pre movement time is reduced and this extended distance is allowed. Plus full detection

Premises Description

New Providence Wharf is a large complex split into 5 cores A to E. Each core has a single stair with 3 alternative exits and its own entrances either at street level or from the car park. You cannot access any other core inside the block. Block B has 14 levels above ground with one basement car park. B+G+14 total of 16 floors

A car park is provided under the footprint of the blocks, which is naturally ventilated and utilises a car stacking system. Parking is all Valet controlled. Plant rooms are located around the car park.

Fire safety systems include:

Dry risers, outlets on each floor stairwell

Fire alarm with detector heads to activate the natural ventilation system.

AOV doors opens into internal shafts. Make up air from OV on stairs.

L5 fire alarm linking the apartments to support simultaneous evacuation

Emergency lighting

Firefighting lift

Fire extinguishers in staff and car park areas

The main fire alarm panel is located in the old Fire Command Centre (FCC) with additional repeater panels located in the reception lobby of each Core, and within the current FCC located in Columbia West, Level minus 1. Dry risers and a Firefighting lift are provided in each Core.

Exterior Wall Cladding Aluminium Composite (ACM), Tiling systems, Timber/wood

Exterior Wall Insulation Polystyrene - EPS/XPS

Cladding/Insulation details confirmed by Fire engineers report

Environmental Risks NONE

Features assisting fire spread * Unprotected Voids

Site Reinspection date 27 June 2025

Heritage Building No

Balconies present? Unknown

Gas Supply present? Unknown

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address BLOCK B NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON

Responsible team FSD B&D-CITY-NEW-THAM
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 **5.00**
Reinspection Date 27 June 2025
Last Inspection 6 February 2023
Total Capacity 0
Maximum number of people **>100**
Property Size for use Large
 8301m² to 10300m²

Environmental Risks NONE
Occupant Mobility Average
Fire Loading Higher than 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 Natural
Covers MOE/Common areas? Yes

Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	Flammable external façade
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	YES
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	BLOCK B NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON

Owner/Co-Owner

Name	Ballymore Group
Person	[REDACTED]
Position	Property Manager
Address	General Managers Office New Providence Wharf 1 Fairmont Avenue London E14 9PB
Email	[REDACTED]@ballymoream.com

Managing Agent

Name	Ballymore Estates
Person	[REDACTED]
Position	Property Manager
Address	New Providence Wharf Estate Office 1 Fairmount Avenue London E14 9PA
Telephone	[REDACTED]
Email	[REDACTED]@ballymoream.com

Other relevant contact - NEW

Name	Ballymore
Person	[REDACTED] CMIOSH MIIRSM MIFSM AIFireE CIWFM
Position	BAML Health and Safety Manager
Address	Ballymore Group 161 Marsh Wall London E14 9SJ
Telephone	+44 (0) [REDACTED]
Mobile	+44 (0) [REDACTED]
Email	[REDACTED]@ballymoregroup.com
URL	www.ballymoregroup.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

This is a Type 3 Fire Risk Assessment. ARK workplace and Risk carried out on the 29.03.2022. FRA has not been revised by ARK but is reviewed by RP. New document will not be required until cladding removed or there is a procedural change, new miss or new strategy. RP has informed that: " This years Fire Risk Assessment is booked for the 26th April, our risk assessor wasn't able to book it in any sooner unfortunately."

The FRA has taken into account the fire safety measures, the external façade make-up, fire brigade attendance, general fire precautions in the buildings and has confirmed that a simultaneous evacuation strategy is to remain until re-cladding project is completed and then a review can take place.

FRA appears to be suitable and sufficient. Significant findings not taken forward are under article 8

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

Mechanical and Electrical Contractor: [REDACTED]
Concierge / Security Services: In-house team
Lift Maintenance Contractor: Mitsubishi seen records

FRA in place and appears to be suitable and sufficient. A detailed fire strategy document, written up by Warrington Fire Research in August 2001. However, given the current situation of changing the evacuation strategy to simultaneous evacuation as a result of the re-cladding of the building, the Fire Strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place to prevent fire and, if one should occur, to limit its spread and ensure occupant safety.

Competent persons checked the fire safety systems and records seen as evidence:

Article 11
(continued)

- Dry risers
- Fire alarm with detector heads to activate the natural ventilation system.
- L5 fire alarm linking the apartments to support simultaneous evacuation
- Emergency lighting
- Firefighting lift

Fire safety systems in line with regulations:

- Smoke ventilation systems installed at the site are tested in line with the guidance, i.e. weekly, quarterly and annually, and up-to-date records made available for review.
- No wayfinding in place
- checks are being implemented for fire door and flat entrance door checks. Staff have received fire door training. There is remedial works being carried out as a result of a recent fire door survey. All fire doors and flat front doors also are now part of Fire DNA system and their own QR code that can be scanned.
- fire safety systems checks are carried out in house
- FCC have all plans and FF requirements in event of a fire
- Plans are being uploaded to the LFB Portal
- Residents receive information regarding the importance of fire doors and with the use of Fire DNA can easily obtain information on any communal door and their own flat front door.

Arrangements in place for staff training, signage for residents providing instructions on actions to take in event of a fire, maintenance and testing of fire safety systems by a competent person. Ballymore use Meridian for all fire safety and H&S systems, this system ensures that routine and planned maintenance is carried out and works on a traffic light system for users. E-Log Book s is used to report defects and faults which again is auditable.

FCC to monitor and control incidents or false alarms with clear lines of responsibility for Fire Safety related matters.

Deficiencies include:

1. Management had not planned or organised for wayfinding signage to be provided within the stairway and on each floor.
2. Management had not reviewed the fire strategy in line with changes to the evacuation strategy due to the cladding. Fire Strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place.

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:

1. Management had not planned or organised for wayfinding signage to be provided within the stairway and on each floor.

Article 11
(continued)

2. Management had not reviewed the fire strategy in line with changes to the evacuation strategy due to the cladding. Fire Strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place.

REMEDY

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

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

Verbal Advice Given

Observations

An Automatic Fire Detection and Warning Alarm system is installed at the property for the protection of life, consisting of manual break glass call points and automatic detection devices at ground floor level, in the car park and in areas of higher risk, such as plant rooms and by final exit doors. Sounders are provided to these areas.

A smoke detection system is provided in the common corridors in each Core and on each floor of the building. The purpose of the smoke detection system is to initiate the automatic ventilation system. Detection is also provided on common corridors adjacent to the automatic cross-corridor doors (where fitted) which will release the doors on the detection of smoke within the corridor area. No sounders are provided in the upper residential floors. Tested ventilation in all cores

Facilities Manager confirmed and I could see when inspecting the apartments that an L5 fire alarm system has been installed in each apartment with wireless heat detectors installed by every opening window along with a sounder unit interlinked to the fire panels in the FCC. In the event of a detector activation within an apartment, the sounders in all parts of that Core would activate, thereby evacuating that particular Core. Adjacent Cores would not be affected.

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

Verbal Advice Given

Observations

Deficiencies:

Fire doors in common corridors may not offer the required 30 minutes protection to the escape route. Various fire doors had either missing intumescent strips and cold smoke seals or damaged cold smoke seals. Various fire door frames had packers left in.

Other defects were identified and more appropriately addressed in article 17

Doors now have QR codes and residents and staff can check these and find out the information and defects. Checks are being carried out on communal fire doors and flat front doors as now required.

Management instruct on-site staff to carry out daily checks in the communal areas and riser. These are to ensure that residents do not leave belongings or rubbish in these areas. ,

Article 14
(continued)

Fire alarm with detector heads to activate the natural ventilation system. AOV doors opens into internal shafts. Make up air from OV on stairs. Communal fire alarm sounds to communal areas only and not in residential floors. L5 in flats and detection is interlinked and alert is sent to FCC and slave alarm panel in lobby.

Some cross corridor doors on hold open device should have signage to indicate that they shut on activation of alarm and to keep clear.

Some levels have excessive travel distances from flat front doors to lobby fire doors, 11.5m. The fire strategy states that compensatory measures. Where this occurs a door will be located in the common corridor to reduce the length to 9.5m. 9.5m is still over the travel distance given in ADB table 3.1 but I can only assume this was allowed by BC as the corridor has natural ventilation

all these areas was discussed at time of inspection and advice given

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:

1. Fire doors in common corridors may not offer the required 30 minutes protection to the escape route. Various fire doors had either missing intumescent strips and cold smoke seals or damaged cold smoke seals. Various fire door frames had packers left in.

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:

1. carrying out remedial works on all fire doors identified as defective from recent fire door survey.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Appropriate procedures in place for evacuation in case of fire. Fire action plans have been installed in the communal areas and plan is above the fire alarm panel in lobby. This system and compartmentation support the emergency plan adopted.

FCC in place and staff have been assigned roles and responsibilities that are appropriate to their level.

Ballymore use their local newsletter and apps to communicate to residents. They request people with a disability and anyone unable to evacuate to highlight this to block manager via email or visit the concierge desk.

Discussed with RP about making residents feel safe about sharing this information with them and how it is stored for use by LFB.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Verbal Advice Given

Observations

As seen in article 11 RP was able to provide evidence that fire safety systems are being maintained. Facilities, equipment and devices appeared to be maintained in an efficient state, working order and in good repair. Issues with fire doors are apparent throughout the block, these include missing or damaged cold smoke seals, missing intumescent strips, doors not fully shutting into frames, packers left around the fire door frames and flat front door issues. A fire door survey has been completed and remedial works have been instructed, with block A fully completed.

At the time of inspection the ventilation and alarm was tested and no faults shown.

We carried out tests on FF lift, ventilation and fire alarm systems and no issues were found during this time.

Deficiencies:

1. Rear exit fire door leading into car park was not fully closing into its frame.
2. Lock has been removed from the fire door on 14th floor rendering the door defective.

Sampled the following flat front doors:

- [REDACTED] door appeared to be suitable
- [REDACTED] missing cold smoke seals
- [REDACTED] damaged and missing cold smoke seals.

These defects and possible remedies have been discussed with the RP at the time.

FAILURES

Article 17(1) Facilities/equipment not maintained

At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:

1. Rear exit fire door leading into car park was not fully closing into its frame.
2. Final exit door from the staircase had damaged glass.

REMEDY

Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by:

1. Repair or replace fire doors ensuring that they fully fit into their frame in order to protect the escape route.
2. Replace or repair damaged glass in fire doors.

Article 17(1) Flat doors-Common parts exit routes

The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.

Article 17
(continued)

During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. When sampling flat front doors number [REDACTED] had missing cold smoke seals and number [REDACTED] had damaged cold smoke seals. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.

REMEDY

Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape.

Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance.

Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Training provided staff was a suitable level and repeated periodically and staff have been placed on various fire safety course dependent on their level of responsibility.

It is very apparent that Ballymore do provide a good level of training to staff and take this seriously.

Advised that agency staff should be regulars as they would be familiar with the property.

Article 8 - General fire precautions

Safety Evaluation
Low Risk

Verbal Advice Given

Observations

Actions not taken forward in the FRA:

1. Ensure that appropriate wayfinding signage for fire and rescue personnel is provided at each floor level within the staircases. It is recommended that appropriate wayfinding signage is provided within each stairway and on each floor to provide information to fire service personnel. Wayfinding signage should detail the floor level and any other appropriate information necessary.
2. A detailed fire strategy document, written up by Warrington Fire Research in August 2001. However, given the current situation of changing the evacuation

Article 8
(continued)

strategy to simultaneous evacuation as a result of the re-cladding of the building, the Fire Strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place to prevent fire and, if one should occur, to limit its spread and ensure occupant safety. BOTH OF THESE ARE ALSO RAISED IN ARTICLE 11.
3. It is recommended that automatic shutting fire doors are appropriately labelled. I also gave verbal advice to RP about this.

All defects were discussed at the time of inspection

FAILURE

Article 8 FRA findings not implemented

At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that:

1. management controls to ensure that clear wayfinding signage for fire and rescue personnel is provided at each floor level within the staircases as described by your risk assessment had not been implemented.
2. As described by your risk assessment a new Fire Strategy has not been implemented. The Fire Strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place due to the changes in the evacuation strategy to simultaneous evacuation, as a result of the re-cladding of the building.

REMEDY

Implement the significant findings of your fire risk assessment, in particular:

1. Install appropriate wayfinding signage within each stairway and on each floor. Wayfinding signage should detail the floor level and any other appropriate information necessary.
2. Implement a new fire strategy to reflect the change to simultaneous evacuation.

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
Broadly Compliant	RP appointed persons to assist undertaking the preventative and protective measures due to the change of strategy. There a sufficient number of competent person appointed for the size of the premises

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
SAFETY CRITICAL Broadly Compliant	Checked FF lift, ventilation and fire alarm all functioning at time of inspection.
Verbal Advice Given	FRA discusses the safety measures required for Firefighters. All systems are maintained see article 11

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

Low Risk

Management compliance level

Management Compliance Level	2 - Above average
Initial Expectation	Notification of Minor Deficiencies
Considered EMM?	Yes
Confirmed Action	Verbal action

Reason for deviation

Good relationship is held with Ballymore and the on-site personal. Ballymore work closely with LFB and resolve issues that are highlighted. The most issues, such as the fire doors, have works scheduled to be carried out and Ballymore as they were able to show proof of remedials. I have to note defects as seen on the day as I can not take undertakings, but I am satisfied that remedial actions will be carried out. I do not feel that a NOD is in the public interest.

Audit Conclusion

Date audit carried out

12.03.2023

Time of audit

10:0

Reason for audit;

Re-active audit due to the property having flammable cladding and a change in the evacuation strategy

Conclusion

Followed FSIGN 201

Defects:

Fire doors defective

flat front doors sampled and some defective

managment not taken forward some of the new regs and FRA actions

Remedial advice given

Extent of premises audited

Full premises carried out as stated in FSIGN 201

Flat front doors sampled [REDACTED] [REDACTED] and [REDACTED]

all final exits checked

car park inspected

plant rooms

Riser cupboards checked

Ventilation and fire alarm checks carried out

Justification of audit outcome

Verbal advice was provided and details are provided in the articles

Present at the inspection was myself, [REDACTED] LFB, [REDACTED], Facilities Manager, New Providence Wharf, [REDACTED] Ballymore, [REDACTED] Ballymore.

Property is managed well with maintenace in place, resident engagement, and staff training all a priority. Fire risk assessment although not revised by ARK since March 2022 the RP does review and are implementing most of the findings. The areas not taken forward I have marked as defective under article 8 and the RP is now addressing. [REDACTED] have also told me that ARK are booked in on 23rd April 2023. FRA is comprehensive and suitable.

Hours included the pre audit research, the audit and post audit work. All the reading and emails and calls.

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	2 - Above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	1.3
Actual Risk Score	5.14
Risk Score	5.25

Audit Timings

Audit Duration
240

Travel Time
30

Post Audit Processing Duration
300



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 20 April 2023

Location summary

File No 05/222402
UPRN 5220004807328
Building Name BLOCK D NEW PROVIDENCE WHARF
Address BLOCK D NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F22 - Poplar
Site Risk Score 5.00
Building Height band 30-50
Total Floors 20 **Basement floors** 1
Estimated number of sleeping 0
Special Features Common Curtilage

Additional detail

The premises are managed by the Client, Ballymore Asset Management Ltd, who are the responsible person and are accountable for the safety of the occupants.

A report was issued by Hoare Lee on the 18th September 2017 following survey of the external wall system. This identified that around 20% of the façade was made-up of Aluminium Composite Materials (ACM). The report further stated that 'ACM panels do not appear to have been provided at the lowest residential levels (although some timber spandrel panels appear to have been provided, which cannot be considered to be limited combustibility).

Upper residential levels, two principal rainscreen materials are used:-
 Terracotta

Aluminium Composite Material (AMC) category 3, typically polyethylene with no fire retardant properties.

The report concluded that the extent of the ACM panels over the surface of the façade was relatively limited with their location generally limited to horizontal strips around the spandrel panels.

Balcony floors were also found to be constructed of timber. A project to replace the balcony floors with aluminium decking is in full flow with around 50% completed. ACM panels are also being removed and replaced with folded aluminium, along with fire-breaks being installed by all

windows and doors (these were not required by Building Regulations at the time of construction)

Cladding Team Project Manager that this was just over 50% completed. Mineral wool to replace EPS

24/7 Concierge / Security cover. There is a Fire Command Centre (FCC) located at level -1 of Columbia West and a comprehensive CCTV system including over two hundred Static and PTZ cameras. These systems are monitored by the Duty FCC Controller. Security arrangements at the site include adequate access control systems to the entrance doors of each core.

Around 75 direct employees of the Client are based on site.

Critical spares for the louvres for the head of shaft kept on site

Some levels have excessive travel distances from flat front doors to lobby fire doors, 11.5m. The fire strategy states that compensatory measures. Where this occurs a door will be located in the common corridor to reduce the length to 9.5m. 9.5m is still over the travel distance given in ADB table 3.1. I can only assume this was allowed by BC as a trade off measure due to the corridor having natural ventilation.

Car park has excessive travel distances up to 50m, ADB allows for 45m. Due to the limited number of persons using the car park, as valet parking only, and that people are generally leaving the car park and not engaged in other activities to prevent them leaving, pre movement time is reduced and this extended distance is allowed. Plus full detection

Premises Description

New Providence Wharf is a large complex split into 5 cores A to E. Each core has a single stair with 3 alternative exits and its own entrances either at street level or from the car park. You cannot access any other core inside the block.

Block D has 18 storeys above ground and one basement in total 20 floors. Basement, Ground then 1st floor to 18th floor.

A car park is provided under the footprint of the blocks, which is naturally ventilated and utilises a car stacking system. Parking is all Valet controlled. Plant rooms are located around the car park.

Fire safety systems include:

Dry risers, outlets on each floor stairwell

Fire alarm with detector heads to activate the natural ventilation system.

AOV doors opens into internal shafts. Make up air from OV on stairs.

L5 fire alarm linking the apartments to support simultaneous evacuation

Emergency lighting

Firefighting lift

Fire extinguishers in staff and car park areas

The main fire alarm panel is located in the old Fire Command Centre (FCC) with additional repeater panels located in the reception lobby of each Core, and within the current FCC located in Columbia West, Level minus 1.

Exterior Wall Cladding

Aluminium Composite (ACM), Tiling systems, Timber/wood

Exterior Wall Insulation

Polystyrene - EPS/XPS

Cladding/Insulation details confirmed by Other specialist report**Environmental Risks** NONE**Features assisting fire spread** * Unprotected Voids**Site Reinspection date** 27 June 2025**Heritage Building** No**Balconies present?** Unknown**Gas Supply present?** Unknown**Petroleum redevelopment?** No**Known firesetting in area?** No**Site lone worker risk****Property Detail (DEFAULT PROPERTY)**

Occupier Contact Address Default Property
BLOCK D NEW PROVIDENCE WHARF
FAIRMONT AVENUE
LONDON

Responsible team FSD B&D-CITY-NEW-THAM
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 5.00
Reinspection Date 27 June 2025
Last Inspection 5 April 2023
Total Capacity 0
Maximum number of people **>100**
Property Size for use Large
8301m² to 10300m²

Environmental Risks NONE
Occupant Mobility Average
Fire Loading Higher than 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	YES
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	Flammable façade
# Fire fighting shafts	1
Engineered solution?	No
Trade off measures?	YES
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Person	Ballymore
Address	BLOCK D NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON

Owner/Co-Owner

Name	Ballymore Group
Position	The Company Secretary
Address	4th Floor 161 Marsh Wall, London, E14 9SJ

Managing Agent

Name	Ballymore Estates
Person	[REDACTED]
Position	Property Manager
Address	Ballymore Estate Office 1 Fairmount Avenue London E14 9PA
Telephone	[REDACTED]
Email	[REDACTED]@ballymore.com

Other relevant contact - NEW

Name	Ballymore
Person	[REDACTED]
Address	4th Floor 161 Marsh Wall, London, E14 9SJ
Mobile	[REDACTED]
Email	[REDACTED]@ballymore.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

This is a Type 3 Fire Risk Assessment. ARK workplace and Risk carried out on the 29.03.2022. FRA has not been revised by ARK but is reviewed by RP. New document will not be required until cladding removed or there is a procedural change, new miss or new strategy. RP has informed that: " This years Fire Risk Assessment is booked for the 26th April, our risk assessor wasn't able to book it in any sooner unfortunately."

The FRA has taken into account the fire safety measures, the external façade make-up, fire brigade attendance, general fire precautions in the buildings and has confirmed that a simultaneous evacuation strategy is to remain until re-cladding project is completed and then a review can take place.

FRA appears to be suitable and sufficient. Significant findings not taken forward are under article 8

Verbal advice given about the renewal and revision of the FRA.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Verbal Advice Given

Observations

Deficiencies include:

1. Management had not planned or organised for wayfinding signage to be provided within the stairway and on each floor.
2. Management had not reviewed the fire strategy in line with changes to the evacuation strategy due to the cladding. Fire Strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place.
3. Storage left in riser cupboards by contractors, removed at time of inspection. so not noted as defect. They have a process in place for routine checks carried out in riser cupboards.
4. ground floor had combustibles left on G/F escape route

Mechanical and Electrical Contractor: [REDACTED]

Concierge / Security Services: In-house team

Lift Maintenance Contractor: Mitsubishi seen records

FRA in place and appears to be suitable and sufficient. A detailed fire strategy document, written up by Warrington Fire Research in August 2001. However, given the current situation of changing the evacuation strategy to simultaneous

Article 11
(continued)

evacuation as a result of the re-cladding of the building, the Fire Strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place to prevent fire and, if one should occur, to limit its spread and ensure occupant safety.

Competent persons checked the fire safety systems and records seen as evidence:

- Dry risers
- Fire alarm with detector heads to activate the natural ventilation system.
- L5 fire alarm linking the apartments to support simultaneous evacuation
- Emergency lighting
- Firefighting lift

Fire safety systems in line with regulations:

- Smoke ventilation systems installed at the site are tested in line with the guidance, i.e. weekly, quarterly and annually, and up-to-date records made available for review.
- No wayfinding in place
- checks are being implemented for fire door and flat entrance door checks. Staff have received fire door training. There is remedial work being carried out as a result of a recent fire door survey. All fire doors and flat front doors are now part of Fire DNA system and their own QR code that can be scanned.
- fire safety systems checks are carried out in house
- FCC have all plans and FF requirements in event of a fire
- Plans are being uploaded to the LFB Portal
- Residents receive information regarding the importance of fire doors and with the use of Fire DNA can easily obtain information on any communal door and their own flat front door.

Arrangements in place for staff training, signage for residents providing instructions on actions to take in event of a fire, maintenance and testing of fire safety systems by a competent person. Ballymore use Meridian for all fire safety and H&S systems, this system ensures that routine and planned maintenance is carried out and works on a traffic light system for users. E-Log Books is used to report defects and faults which again is auditable.

FCC to monitor and control incidents or false alarms with clear lines of responsibility for Fire Safety related matters.

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:

1. Management had not planned or organised for wayfinding signage to be provided within the stairway and on each floor.

Article 11
(continued)

2. Management had not reviewed the fire strategy in line with changes to the evacuation strategy due to the cladding. Fire Strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place.
3. Combustibles left on ground floor escape route had not been controlled by management.

REMEDY

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

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

An Automatic Fire Detection and Warning Alarm system is installed at the property for the protection of life, consisting of manual break glass call points and automatic detection devices at ground floor level, in the car park and in areas of higher risk, such as plant rooms and by final exit doors. Sounders are provided to these areas.

A smoke detection system is provided in the common corridors in each Core and on each floor of the building. The purpose of the smoke detection system is to initiate the automatic ventilation system. Detection is also provided on common corridors adjacent to the automatic cross-corridor doors (where fitted) which will release the doors on the detection of smoke within the corridor area. No sounders are provided in the upper residential floors. Tested ventilation in all cores

Facilities Manager confirmed and I could see when inspecting the apartments that an L5 fire alarm system has been installed in each apartment with wireless heat detectors installed by every opening window along with a sounder unit interlinked to the fire panels in the FCC. In the event of a detector activation within an apartment, the sounders in all parts of that Core would activate, thereby evacuating that particular Core. Adjacent Cores would not be affected.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

Defects:

1. fire doors were missing cold smoke seals and intumescent strips
2. A void was identified under the floor in ventilation shaft upon opening the automatic ventilation hatch door. I have left this in the RP hands as Stephen has a scope to see the void and as the floor is concrete any fire spread would be limited. Happy to leave them to investigate.
3. missing dead bolt on 1st floor riser cupboard which would not protect the escape route if a fire occurred within the riser.

Other defects were identified and more appropriately addressed in article 17

Doors now have QR codes and residents and staff can check these and find out the information and defects. Checks are being carried out on communal fire doors and flat front doors as now required.

Article 14

(continued)

Management instruct on-site staff to carry out daily checks in the communal areas and riser. These are to ensure that residents do not leave belongings or rubbish in these areas. ,

Fire alarm with detector heads to activate the natural ventilation system. AOV doors opens into internal shafts. Make up air from OV on stairs. Communal fire alarm sounds to communal areas only and not in residential floors. L5 in flats and detection is interlinked and alert is sent to FCC and slave alarm panel in lobby.

Some cross corridor dorrs on hold open device should have signage to indicate that they shut on activation of alarm and to keep clear.

Some levels have excessive travel distances from flat front doors to lobby fire doors, 11.5m. The fire strategy states that compensatory measures. Where this occurs a door will be located in the common corridor to reduce the length to 9.5m. 9.5m is still over the travel distance given in ADB table 3.1 but I can only assume this was allowed by BC as the corridor has natural ventilation

Car park has excessive travel distances up to 50m, ADB allows for 45m. Due to the limited number of persons using the car park, as valet parking only, and that people are generally leaving the car park and not engaged in other activities to prevent them leaving, pre movement time is reduced and this extended distance is allowed. Plus full detection

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:

1. Various fire doors and riser cupboard doors were found to be either missing intumescent strips and cold smoke seals or had damaged cold smoke seals.
2. Riser cupboard on the first floor had missing dead bolts, in event of a fire the escape route is not fully protected.

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:

1. Implement and carrying out programmed remedial works required on fire doors that have been highlighted as defective in your fire door survey.
2. Ensure that riser cupboards are repaired or replaced in order to fully protect the escape route.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Appropriate procedures in place for evacuation in case of fire. Fire action plans have been installed in the communal areas and plan is above the fire alarm panel in lobby. This system and compartmentation support the emergency plan adopted.

FCC in place and staff have been assigned roles and responsibilities that are appropriate to their level.

Ballymore use their local newsletter and apps to communicate to residents. They request people with a disability and anyone unable to evacuate to highlight this to block manager via email or visit the concierge desk.

Discussed with RP about making residents feel safe about sharing this information with them and how it is stored for use by LFB.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Defects with flat front doors:

flat front doors it was found that flat number [REDACTED] cold smoke seals had been painted over and flat number [REDACTED] was missing cold smoke seals

Defects in communal areas:

1. Fire doors on communal areas on the the 6th floor and door between lift lobby and stairs could be considered to have an excessive threshold gap, 6mm, I have advised that this should be checked with the fire door specialist. The gap may be justified due to the requirement for make up air. Generally if a door has cold smoke protection already added, the maximum gap underneath would be 3mm (the thickness of a pound coin). Discussion and verbal advice given to RP.
2. missing dead bolts on riser cupboard o 1st floor. To note this was reported as urgent repair at time of inspection. noted under article 14

As seen in article 11 RP was able to provide evidence that fire safety systems are being maintained. Facilities, equipment and devices appeared to be maintained in an efficient state, working order and in good repair. Issues with fire doors are apparent throughout the block, these include missing or damaged cold smoke seals, missing intumescent strips, doors not fully shutting into frames, packers left around the fire door frames and flat front door issues. A fire door survey has been completed and remedial works have been instructed, with block A fully completed.

At the time of inspection the ventilation and alarm was tested and no faults shown.

FAILURE

Article 17(1) Flat doors-Common parts exit routes

Article 17
(continued)

The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.

During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route.

Upon sampling flat front doors it was found that flat number [REDACTED] cold smoke seals had been painted over and flat number [REDACTED] was missing cold smoke seals. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.

REMEDY

Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape.

Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance.

Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Training provided staff was a suitable level and repeated periodically and staff have been placed on various fire safety course dependent on their level of responsibility.

It is very apparent that Ballymore do provide a good level of training to staff and take this seriously.

discussed that if using agency staff try to re-use the same people so there is a level of familiarity.

Article 8 - General fire precautions

Safety Evaluation

Low Risk

Verbal Advice Given

Observations

Actions not taken forward in the FRA:

1. Ensure that appropriate wayfinding signage for fire and rescue personnel is provided at each floor level within the staircases. It is recommended that appropriate wayfinding signage is provided within each stairway and on each floor to provide information to fire service personnel. Wayfinding signage should detail the floor level and any other appropriate information necessary.
2. A detailed fire strategy document, written up by Warrington Fire Research in August 2001. However, given the current situation of changing the evacuation strategy to simultaneous evacuation as a result of the re-cladding of the building, the Fire Strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place to prevent fire and, if one should occur, to limit its spread and ensure occupant safety. BOTH OF THESE ARE ALSO RAISED IN ARTICLE 11.
3. It is recommended that automatic shutting fire doors are appropriately labelled. I also gave verbal advice to RP about this.

FAILURE

Article 8 FRA findings not implemented

At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that:

1. management controls to ensure that clear wayfinding signage for fire and rescue personnel is provided at each floor level within the staircases as described by your risk assessment had not been implemented.
2. As described by your risk assessment a new Fire Strategy has not been implemented. The Fire Strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place due to the changes in the evacuation strategy to simultaneous evacuation, as a result of the re-cladding of the building,

REMEDY

Implement the significant findings of your fire risk assessment, in particular:

1. Install appropriate wayfinding signage within each stairway and on each floor. Wayfinding signage should detail the floor level and any other appropriate information necessary.
2. Implement a new fire strategy to reflect the change to simultaneous evacuation.

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	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
Broadly Compliant	RP appointed persons to assist undertaking the preventative and protective measures due to the change of strategy. There a sufficient number of competent person appointed for the size of the premises

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	Wayfinding has not been provided-see article 8 and 11

All systems to support FF have been either tested by competent persons, or part of a routine testing by RP in line with new regs. On inspection tested the fire alarm and ventilation systems and FF lift, no issues.

These areas are also addressed in the FRA

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

Low Risk

Management compliance level

Management Compliance Level	2 - Above average
Initial Expectation	Notification of Minor Deficiencies
Considered EMM?	Yes
Confirmed Action	Verbal action

Reason for deviation

Good relationship is held with Ballymore and the on-site personal. Ballymore work closely with LFB and resolve issues that are highlighted. The most issues, such as the fire doors, have works scheduled to be carried out. Ballymore were able to show proof of surveys and remedials. I have to note defects as seen on the day as I cannot take undertakings, but I am satisfied that remedial actions will be carried out. I do not feel that a NOD is in the public interest.

Audit Conclusion

Date audit carried out

13.04.2023

Time of audit

12:00

Reason for audit;

Re-active audit due to change of evacuation strategy

Conclusion

Followed FSIGN201

Deficiencies include:

Fire doors-part of scheduled remedial works

flat front doors again same as above

managment issues with combustables being left in common areas

Extent of premises audited

Full inspections as stated in guidance

walked the entire staircase

check all final exits

sample riser cupboards

car park

tested the fire alarm and ventilation system

tested FF lift

sampled flat front doors [REDACTED] and [REDACTED]

Justification of audit outcome

Verbal advice is given throughout the inspection and details are provided under articles.

Present at the inspection was myself, [REDACTED] LFB, [REDACTED], Facilities Manager, New Providence Wharf, [REDACTED] Ballymore, [REDACTED] Ballymore.

Property is managed well with maintenace in place, resident engagement, and staff training all a priority. Fire risk assessment although not revised by ARK since March 2022 the RP does review and are implementing most of the findings. The areas not taken forward I have marked as defective under article 8 and the RP is now addressing. [REDACTED] have also told me that ARK are booked in on 23rd April 2023. FRA is comprehensive and suitable.

Hours included the pre audit research, the audit and post audit work. All the reading and emails and calls.

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	2 - Above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	1.2
Actual Risk Score	5.1
Risk Score	5.00

Audit Timings

Audit Duration
240

Travel Time
10

Post Audit Processing Duration
320



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 26 May 2021

Location summary

File No 05/222245
UPRN 5220004806443
Building Name BLOCK A NEW PROVIDENCE WHARF
Address BLOCK A NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 14 **Basement floors** 1
Estimated number of sleeping 300
Special Features

Additional detail

New Providence Wharf is a set of 5 residential blocks (A-E) of varying height . Single core buildings
 Each block is independent from one another.
 No Interconnection between blocks other than basement car park.
 The development has minimal ACM3 cladding that failed the BRE test and is now in the process of remediation - aimed for completion in April 2021.
 Simultaneous Evacuation (Block of origin only). 24 Hour Security Patrolling (Pseudo Waking Watchblocks regularly along with Fire Control Centre nearby is the interim measures during ACM remediation.

24 hour concierge in nearby block manages all of development including security.

Premises Description

Purpose built block of flats of modern design and construction. ACM cladding.
 Block A: Ground to 12th floor. Average of 4-6 apartments per floor except penthouse floor 12 with 2 apartments.
 Single protected stair. 2 FF lifts. Lobby doors Dry Riser Main. AOV at head of stair. AOV doors within each corridor
 Apartments have LD3 smoke detection (standalone)

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date	28 March 2024
Heritage Building	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	BLOCK A NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON
Responsible team	FSR Tower Hamlets & Newham
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	5.00
Reinspection Date	28 March 2024
Last Inspection	7 May 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m 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	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address BLOCK A NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON

Owner/Co-Owner

Name Ballymore Group
Responsible Person [REDACTED]
Position Deputy General Manager
Address General Managers Office
 New Providence Wharf
 1 Fairmont Avenue
 London
 E14 9PB
Telephone [REDACTED]
Email deputygeneralmanager@newprovidencceharf.net

Managing Agent

Name Ballymore
Responsible Person [REDACTED]
Position Resort Director
Address Ballymore Estate Office
 1 Fairmount Avenue
 London
 E14 9PA
Telephone [REDACTED]
Email deputygeneralmanager@newprovidenccewharf.net

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Detailed FRA document seen - supported by visual evidence of internal fs systems, structure in place within block.

During inspection several lobby doors were not fully self closing into their frames, some doors to smoke control shafts were sticky slow in closing - Maintenance team were conducting works to rectifying this during the evening of 7th May 21. As informed the remedial work on doors and some doors to smoke control shafts were undertaken on the evening of 7th May.

There is a 24/7 Waking Watch in place operated by the Fire Control Centre on site.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The common lobbies, & stairwell were kept sterile of storage of items.

During inspection several lobby doors were not fully self closing into their frames, some doors to smoke control shafts were sticky slow in closing - Maintenance team were conducting works to rectifying this during the evening of 7th May 21.

There is a 24/7 Waking Watch in place operated by the Fire Control Centre on site - if a AFD smoke head activates, then goes through to control centre,

I sampled checked riser cupboards and electrical intake cupboards within lobbies.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

AFD smoke heads within common parts to activate the lobby doors to close, smoke control shafts to open within the lobbies leading to the apartments.

On site waking watch/security assists with evacuation - alarm goes through to central control office on site, including using air horns.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is working EEL within the common parts, stairwell.

There are magnetic opening common lobby doors that closes on activation of the AFD head within the common parts' lobbies, also activating the smoke control shafts within both lobbies on every floor.

Protected single sc, leading to a dedicated final egress, and in addition via a protected ground lobby and the a manually operated final egress.

Adequate fire exit signage in place.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is a 24/7 waking watch security for the estate who when alerted of a alarm activating via their walkie talkies and Ballymore Estate Office within Providence Wharf estate, informs residents throughout the floors to evacuate., through use of air horns.

Fire Evacuation notices have been installed within the ground floor entrance lobby detailing the change in evacuation strategy.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

During my inspection all of the AFDS/Smoke control shafts' doors were tested on every floor - Because some cross corridor doors and some shafts' doors were not fully closing when tested on the 7th May by engineers, it was arranged for a Ballymore maintenance team to make good the doors on the evening of the 7th May, which as informed they were.

EEL throughout common parts areas was adequately functioning.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

A representative from Ballymore during my inspection was able to explain the fire safety systems, procedures appertaining to the blocks, including block A.

Waking watch security members are trained to inform residents of requirements in an emergency to immediately evacuate through use of air horns.

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

Not Applicable

Observations

None

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

Safety Evaluation

Broadly Compliant

Observations

FFs lifts, assistance from members of the 24/7 waking watch/security.

Dry Riser outlets within each landing.

AOVs, within lobbies, activated by AFDs heads within each lobby.

AOVs windows within each stairwell landing, activated by manual smoke control switches.

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation

Not Applicable

Observations

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

26/05/2021 13:33

I was in attendance on 7th May 21, alongside [REDACTED] from Fire Engineering, & [REDACTED] from Fire Investigation, as part of fire inspections operation within Providence Wharf, following a fire within neighbouring block D.

We inspected all of the common parts areas - during the evening of May 7th 21, the maintenance team undertook the aligning fully into self closing mode of some the cross corridor fire doors and of some of the Smoke Control shafts' doors so they are fully closing after use. All of the doors and smoke shaft doors were tested alongside the AFD head being tested by a contractor's engineer.

As in articles' notes.

Level 1 suffices .

[REDACTED]

7-5-2021.

26/05/2021 13:26

Initial Expectation: Verbal action

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	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
180

Travel Time
120

Post Audit Processing Duration
1280



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 10 January 2022

Location summary

File No 05/222402
UPRN 5220004807328
Building Name BLOCK D NEW PROVIDENCE WHARF
Address BLOCK D NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 20 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

New Providence Wharf is a set of 5 residential blocks (A-E) of varying height . Single core buildings

Each block is independent from one another.

No Interconnection between blocks other than basement car park.

The development has minimal ACM3 cladding that failed the BRE test and is now in the process of remediation - aimed for completion in April 2021.

Simultaneous Evacuation (Block of origin only). 24 Hour Security Patrolling (Pseudo Waking Watch) blocks regularly along with Fire Control Centre nearby is the interim measures during ACM remediation.

24 hour concierge in nearby block manages all of development including security.

Premises Description

This is a purpose built block of flats consisting on 19 Floors inclusive of the basement. The premises built from a mixture of modern materials including Brick Slip and ACM cladding which is located around balconies and the protected staircase. To mitigate this the RP has employed a waking watch who complete external inspections once every 15 minutes and complete internal inspection 4 times a day. The internal layout is very simple with flat escape corridors all leading to a central lift lobby where the protected staircase is located. Compartmentation and fire stopping throughout including in riser cupboards and within the basement

carpark is completed to a high standard and no issues were major risks were found on the inspection.

Apartments have LD3 smoke detection (standalone)

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 27 July 2024

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address Default Property
BLOCK D NEW PROVIDENCE WHARF
FAIRMONT AVENUE
LONDON

Responsible team FSR Tower Hamlets & Newham

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 5.00

Reinspection Date 27 July 2024

Last Inspection 10 January 2022

Total Capacity 0

Maximum number of people **>100**

Property Size for use Large
8301m² to 10300m²

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 YES

Smoke ventilation Natural

Covers MOE/Common areas? Yes

Sprinklers Installed? No

Access for fire-fighting Average

Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	BLOCK D NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON

Owner/Co-Owner

Name	Ballymore Group
Responsible Person	[REDACTED]
Position	Site Manager.
Address	General Managers Office New Providence Wharf 1 Fairmont Avenue London E14 9PB
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	facilitiesmanager@newprovidencewharf.net

Managing Agent

Name	Ballymore Estates
Responsible Person	[REDACTED]
Position	Resort Director
Address	Ballymore Estate Office 1 Fairmount Avenue London E14 9PA
Telephone	[REDACTED]
Email	[REDACTED]@newprovidencewharf.net

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Visual and verbal evidence of FRA -

Latest is ACM has been removed from the external areas of block. The timber materials around the balconies are currently being removed.

There are temporary several fire doors replaced, and some repairs to FDs to apartments, following fire crews false entry to these apartments during fire incident/communal fire safety issues in May 21. There is a meeting of Ballymore

Article 9
(continued)

contractors re full replacement of newly made FDs for these apartments, re time schedules.

Apartments have temporary HDs linked to the main fire detection alarm system, which if activated from one apartment sound throughout the whole block - This is whilst external remedial works continues.

Waking Watch from this block has been removed.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

There are 24/7 Estate Management on site - if alarm activates from within an apartment, this goes through to estate office whom immediately calls LFB, which is arrangement with LFB. Location is identified, supported by simultaneous evacuation .

Common areas are kept sterile.

The common parts FDs notably between the lift lobbies and the stairwell are adequately self closing into the frame.

The 8th floor where fire incident occurred is not being used- this is a 'work site '.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

There is a communal lobbies detection system and alarm which sounds throughout the block, including within apartments. There are HDs installed within the apartments which if sounds within any apartments, vibrates throughout the block -

When the external remedial works are completed, the detection/sounding system will be revamped for stay put , although on arrival of fire crews if it is decided that full evac is required the alarm panel will be sounded.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There are smoke control doors to the shafts - 2 smoke control shafts to each lobby. These shafts' doors are activated by smoke detectors within each part of the lobbies. Cross corridor FDs are on a magnetic holder, activated to close when AFD activates.

The apartments' front doors several which were replaced, fixed after fire crews false entry during major incident within block, May 21, are as seen and discussed with site manager, 30 minutes plus fire resistance. Ballymore awaiting time scale for new doors with frames to be 'tailored' made for apartments concerned.

EEL within common parts.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Simultaneous evacuation policy for block whilst external remedial works takes place. There are clear FA notices within the lift lobby on each floor.

This will revert to stay put policy once all external remedial works have been signed off as safely completed.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

During my inspection, contractors were testing the communal SD heads, and were resulting in compliance as informed to me during their testing within lobbies. If when undertaking periodical testing there are faults within some of the AFDs, remedial works schedule is drawn up to Ballymore.

I have seen the apartments/communal detection & alarm system commissioning certificate , 15/12/21.

Local sample testing is undertaken of a floor weekly - so each floor will have a local testing of the AFD/Smoke control system every 12 weeks,

Dry Risers up to date tested, October 21 - I have requested latest servicing certificates.

EEL functioning -

Article 17
(continued)

There is a on site maintenance team -

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

In dealing with site manager representing Ballymore a good knowledge of FS procedures, and works, schedules in place.

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
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 Evaluation	Observations
Broadly Compliant	<p>There are 24/7 estate staff in place to assist fire crews - FFs control lifts, dry riser outlet taps within each stairwell landing, protected by FD to apartments' and lifts lobbies.</p> <p>There are smoke control systems' door to shafts activated by manual smoke control points and AFD heads within the lobbies.</p> <p>Fire detection/alarm panel within the ground floor lobby .</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

10/01/2022 11:50

Level 1 outcome - see articles' notes.

10/01/2022 11:50

I have undertaken a reactive meeting on 7th January 21 with [REDACTED] Site Manager of Ballymore and a inspection of the common parts of Block D - This follows a resident's complaint at commissioner level re the state and integrity of her apartment front door, which was replaced after fire crews had to force their way into the apartment during the major fire incident there in May 21.

I have checked this resident and 2 other residents' front doors - these doors have FD30 minute plus currently fire resistance integrity. These front doors and several throughout the block were either replaced, or had maintenance undertaken on these doors, as several doors to apartments were forced open if there was no reply when fire crews knocked on doors to request full evacuation of the block . Although there are some small drill holes within part of these doors, I am informed by Ballymore that these doors have 30 minutes at least FR integrity. Ballymore have responded to the FD commissioned reports after the fire incident.

On 10th January 21, Ballymore are meeting contractors to discuss time frames for full replacing of the front doors that were damaged with LFB force entry - I have requested to be kept in the loop with the time frames for works to be completed.

I met with the concerned resident, explained together with Ballymore representative of above, other systems in place as in articles notes. The concerned resident as informed with have their apartment's new door scheduled to be undertaken firstly. One of the reasons as informed for delay is the doors are specialist made, and fitted to include the frame of the door.

This is no longer a Waking Watch block as ACM cladding is removed, a HD linked detection/system, coupled with AFD system geared towards simultaneous evacuation whilst balcony remedial works are taking place.

Times for phone conversations with [REDACTED], team leader, Ballymore representative, site meetings and inspection, write up of inspections, and meetings, & email summary to [REDACTED] re outcome following correspondence at commissioner level.

[REDACTED] - 6/7/10/1/2022

10/01/2022 11:31

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
480

Travel Time
120

Post Audit Processing Duration
240



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 3 June 2021

Location summary

File No 05/222247
UPRN 5220004806452
Building Name BLOCK E NEW PROVIDENCE WHARF
Address BLOCK E NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 20 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

New Providence Wharf is a set of 5 residential blocks (A-E) of varying height . Single core buildings

Each block is independent from one another.

No Interconnection between blocks other than basement car park.

The development has minimal ACM3 cladding that failed the BRE test and is now in the process of remediation - aimed for completion in April 2021.

Simultaneous Evacuation (Block of origin only). 24 Hour Security Patrolling (Pseudo Waking Watch) blocks regularly along with Fire Control Centre nearby is the interim measures during ACM remediation.

24 hour concierge in nearby block manages all of development including security.

Premises Description

This is a purpose built block of flats consisting on 19 Floors inclusive of the basement. The premises built from a mixture of modern materials including Brick Slip and ACM cladding which is located around balconies and the protected staircase. To mitigate this the RP has employed a waking watch who complete external inspections once every 15 minutes and complete internal inspection 4 times a day. The internal layout is very simple with flat escape corridors all leading to a central lift lobby where the protected staircase is located. Compartmentation and fire stopping throughout including in riser cupboards and within the basement

carpark is completed to a high standard and no issues were major risks were found on the inspection.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 13 April 2024

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address BLOCK E NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON

Responsible team FSR Tower Hamlets & Newham
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 5.00
Reinspection Date 13 April 2024
Last Inspection 7 May 2021
Total Capacity 0
Maximum number of people >100
Property Size for use Large
 8301m² to 10300m²

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 Natural
Covers MOE/Common areas? Yes
Sprinklers Installed? No
Access for fire-fighting Average
Water supplies Average
Special Features

# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	BLOCK E NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON

Owner/Co-Owner

Name	Ballymore Group
Responsible Person	[REDACTED]
Position	Deputy General Manager
Address	General Managers Office New Providence Wharf 1 Fairmont Avenue London E14 9PB
Telephone	[REDACTED]
Email	deputygeneralmanager@newprovidencceeharf.net

Managing Agent

Name	Ballymore Estates
Responsible Person	[REDACTED]
Position	Resort Director
Address	New Providence Wharf Estate Office 1 Fairmount Avenue London E14 9PA
Telephone	[REDACTED]
Email	generalmanager@newprovidenccewharf.net

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Fire Risk Assessment carried out by - Ark Workplace Risk (10/12/2020)

Fire Safety Inspection was carried out by Fire Safety Inspector - [REDACTED] this was completed on 13/04/2021. The reason for the following inspection - Fire Incident occurred and was requested to carry out a post fire inspection on the following block.

The fire risk assessment is suitable and sufficient for the premises. The fire risk assessment is clear and in date. The Fire Risk Assessment takes into account the people at risk (including vulnerable groups) including the number and

Article 9
(continued)

location of said persons. Fire hazards (ignition, fuel, oxygen, and any dangerous substances) were included and the appropriate measures for storage, preventative measures risk evaluation and risk management is recorded.

Relevant documents has been provided by Fire Safety Inspector - [REDACTED] [REDACTED] which confirms deficiencies have been addressed.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

There are clear and effective lines of responsibility in regards to any fire safety related matter, which has been relayed to all members of staff. There is a system in place to report fire safety issues and deficiencies and ensure remedial works are implemented in a timely manner.

Any significant findings of the fire risk assessment have been either addressed or has an action plan in place with dates of completion, or for completion, and evidence of action being taken or to be taken.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

Evidence of the commissioning of the systems and installation certificates to confirm coverage was provided as was evidence of the testing and maintenance of the systems in place.

The premises has a simultaneous evacuation, to manage this - there is a waking watch in place.

AOV's have been installed within the communal area and linked with the smoke alarms, this was tested at the time of my audit with faults actioned and fixed immediately - on site.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, all fire exits and emergency escape routes were clear. This allows all Relevant Persons the ability to escape quickly and safely in event of a fire. There is suitable and sufficient signage available and an adequate emergency lighting system installed.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

The premises has a simultaneous evacuation due to the combustible cladding found around balconies which has been confirmed as ACM cladding. To manage this a waking watch has been installed who, completes external and internal inspections.

Fire evacuation notices have been installed within the ground floor entrance lobby detailing the change in evacuation strategy.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All regular testing and maintenance is carried out by competent person with the relevant knowledge, means and experience.

Fire-fighting equipment has been installed in the basement car-park, which are appropriate for the risks and in-date of serviced.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Not Applicable

Observations

Due to the time of the audit, this was not checked if employees (waking watch) being effectively trained.

Article 8 - General fire precautions

Safety Evaluation

Low Risk

Observations

At the time of the audit, It was found that compartmentation and fire stopping been consider throughout the development, this includes in service riser cupboards.

However, I have found that in several of the riser cupboards pink expanding foam has been used (could not confirm material) this has been installed between a gap within the Rockwall installed on to the ceiling of the riser.

Excessive amounts of pink foam, which if not used in accordance with manufacturers recommendations is not providing adequate firestopping within the riser cupboards

FAILURE

Article 8 Potential fire spread via shafts, riser

At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that excessive pink expanding foam was found in service riser cupboards within Block E.

REMEDY

Take the general fire precautions required to prevent fire and smoke spread by replacing the pink foam found in service riser cupboards with a suitable fire resisting product.

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	Observations
Broadly Compliant	N/A

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
Broadly Compliant	N/A

Article 18 - Safety assistance

Safety Evaluation	Observations
Broadly Compliant	The Fire Risk assessment also details the need for competent persons with the sufficient training, knowledge, and experience, who are given the sufficient time and means to carry out their function in order to undertake any preventative and protective measures required for the size of the premises.

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
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

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

03/06/2021 12:36

The following Post Fire Audit was carried out by Fire Safety Advisor [REDACTED].

Post-Audit checks was carried by using the relevant databases to interrogate further relevant information which may support the inspections.

A purpose-built block of residential flats of 21 storeys including 1 basement.

The following inspection was completed with [REDACTED] (Fire Safety Inspector Officer), Fire engineering, Senior Fire Officer, External contractors and management from Ballymore.

The property is fitted with fire detection system to provide early warning of fire, automatic smoke ventilation, emergency lighting and fire doors throughout to assist with evacuation in the event of an emergency. Stay put policy in place

Fire alarms, AOV, Emergency Lighting, and fire-fighter lift was tested on site.

There was a proactive attitude to fire safety by the management from ballymore. A clear and suitable emergency plan is in place and evidenced by good record keeping.

03/06/2021 12:35

Initial Expectation: Verbal action

03/06/2021 12:35

Initial Expectation: Verbal action

03/06/2021 12:26

Initial Expectation: Verbal action

02/06/2021 10:06

Initial Expectation: Verbal action

11/05/2021 14:40

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
250

Travel Time
50

Post Audit Processing Duration
130



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 27 June 2022

Location summary

File No 05/015043
UPRN 5220004806441
Building Name BLOCK C NEW PROVIDENCE WHARF
Address BLOCK C NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 16 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

New Providence Wharf is a set of 5 residential blocks (A-E) of varying height . Single core buildings
 Each block is independent from one another.
 No Interconnection between blocks other than basement car park.
 Simultaneous Evacuation
 24 hour concierge in nearby block manages all of development including security.

Premises Description

This is a purpose built block of flats consisting on 16 Floors inclusive of the basement. The premises built from a mixture of modern materials including Brick Slip and ACM cladding which is located around balconies and the protected staircase. The internal layout is very simple with flat escape corridors all leading to a central lift lobby where the protected staircase is located. Compartmentation and fire stopping throughout including in riser cupboards and within the basement carpark is completed to a high standard

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 16 May 2024

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property BLOCK C NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON
Responsible team	FSD B&D-CITY-NEW-THAM
Occupancy Type	Owner not occupying
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	16 May 2024
Last Inspection	30 November 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m 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	YES
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	1 Fairmont Avenue London E14 9PX

Owner/Co-Owner

Name Ballymore Asset Management
Responsible Person The Company Secretary
Position The Company Secretary
Address Point North
 3 Greenwich View Place
 London
 E14 9NN
Telephone [REDACTED]

Managing Agent

Name Ballymore Asset Management
Responsible Person Chief Executive
Position Manager
Address Point North
 3 Greenwich View Place
 London
 E14 9NN
Telephone [REDACTED]

On Site Representative

Name [REDACTED]
Responsible Person Resort Director
Position General Manager
Address Estate Office Ground Floor
 1 Fairmont Avenue
 London
 E14 9PA
Telephone [REDACTED]
Email generalmanager@newprovidencewharf.net

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Most recent FRA completed 26th May 2021. FRA completed by [REDACTED] MBA, MIfireE, FRACS
 FRA covers all areas of blocks A - E of New Providence Wharf
 FRA has identified issues with gaps around flat front doors, possibly resulting in the penetration of smoke and flames; thus undermining their 30 minute fire resisting - Management have instigated a BM Trader accredited inspector to carry out a review of all communal doors, which is uploaded onto a shared report. A team of carpenters then follow behind and go through each of the recommendations in the report and rectify any issues identified.
 The FRA was seen to be suitable and sufficient for the premises with fire hazards, preventative measures and protective measures being addressed.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Management have a proactive attitude towards fire safety, with clear fire safety arrangements.

Premises has a simultaneous evacuation policy implemented, with a fire alarm system installed in the common areas and residents flats. - At the time of the audit, the fire panel had 5 zones in fault. Management were already aware and have logged the faults. Potentially due to tampering by residents but not confirmed.

The FRA has recorded the significant findings, with a colour coded risk review provided.

System in place to report and log maintenance issues with the fire safety systems.

Testing and maintenance of fire safety systems carried out, including:

Fire alarm maintenances / tested devices all in working order (7th January 22)

Fire extinguishers (12th March 2021)

Fire Hydrant maintenance certificate (1st July 2021)

Dry riser (23rd February 2022)

Smoke control system / natural smoke shaft ventilation system (13th October 2021)

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Premises has had all external cladding removed but scaffolding still present.

Premises still have a simultaneous evacuation policy implemented. A fire alarm system has been installed within common areas and residents flats, also linking into AOV system.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Low Risk

Verbal Advice Given

Observations

Emergency routes and exits were clear at the time of the audit

Emergency lights provided within the common areas, were seen to be adequately maintained.

Emergency exit signs provided throughout the premises.

Fire action signs provided within the lobby areas and final staircase exits.

AOV system provided within the common areas.

A hole was found within the ceiling of the common corridor on the 8th floor.

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 a hole was found within the ceiling of the common corridor of the 8th floor, resulting in a potential spread of smoke.

Article 14
(continued)**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 implementing a review of works completed by contractors, ensuring the premises has been returned to a suitable and sufficient area.

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

Verbal Advice Given

Observations

Simultaneous evacuation policy implemented with a full fire alarm installed within the common areas and residents flats.

Fire action signs provided, explaining the simultaneous evacuation procedures to follow in the event of an emergency.

All residents have been made aware of the all out policy

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

Verbal Advice Given

Observations

Fire safety systems seen to be adequately maintained with certificates provided.

Management ensure regular testing and maintenance is completed of fire safety systems.

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

Verbal Advice Given

Observations

Staff were seen to be efficiently trained with records provided.

Staff could adequately describe procedures to follow in the event of an emergency.

Management, concierge, security and cleaners were all asked questions when on site.

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	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 CRITICAL 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

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

27/06/2022 17:58

Audit carried out as part of BRR

Audit completed by myself, with RP onsite (not joined on walking round the premises)

The RP's have a proactive attitude towards fire safety and welcome any advice. RP keeps LFB up to date with any changes made to fire safety provisions / procedures at the premises.

Advice provided regarding completing a walk through of the premises when contractors have completed work onsite.

External cladding has been removed but scaffolding still present.

RP have provided a timeline for updates to the Fire Doors, AOV and Fire Alarm. Uploaded to the portal

27/06/2022 17:57

Initial Expectation: Verbal action

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	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
300

Travel Time
45

Post Audit Processing Duration
60

Management Review

Reviewed By

██████████
Audit Approved - ██████████



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 27 June 2022

Location summary

File No 05/222245
UPRN 5220004806443
Building Name BLOCK A NEW PROVIDENCE WHARF
Address BLOCK A NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 14 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

New Providence Wharf is a set of 5 residential blocks (A-E) of varying height . Single core buildings
 Each block is independent from one another.
 No Interconnection between blocks other than basement car park.
 The development has minimal ACM3 cladding that failed the BRE test and is now in the process of remediation - aimed for completion in April 2021.
 Simultaneous Evacuation (Block of origin only). 24 Hour Security Patrolling (Pseudo Waking Watchblocks regularly along with Fire Control Centre nearby is the interim measures during ACM remediation.

24 hour concierge in nearby block manages all of development including security.

Premises Description

Purpose built block of flats of modern design and construction. ACM cladding.
 Block A: Ground to 12th floor. Average of 4-6 apartments per floor except penthouse floor 12 with 2 apartments.
 Single protected stair. 2 FF lifts. Lobby doors Dry Riser Main. AOV at head of stair. AOV doors within each corridor
 Apartments have LD3 smoke detection (standalone)

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date	26 May 2024
Heritage Building	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	BLOCK A NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON
Responsible team	FSD B&D-CITY-NEW-THAM
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	5.00
Reinspection Date	26 May 2024
Last Inspection	9 December 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m 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	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address BLOCK A NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON

Owner/Co-Owner

Name Ballymore Group
Responsible Person [REDACTED]
Position Deputy General Manager
Address General Managers Office
 New Providence Wharf
 1 Fairmont Avenue
 London
 E14 9PB
Telephone [REDACTED]
Email deputygeneralmanager@newprovidencceharf.net

Managing Agent

Name Ballymore
Responsible Person [REDACTED]
Position Resort Director
Address Ballymore Estate Office
 1 Fairmount Avenue
 London
 E14 9PA
Telephone [REDACTED]
Email deputygeneralmanager@newprovidenccewharf.net

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Most recent FRA completed 26th May 2021. FRA completed by [REDACTED] MBA, MIfireE, FRACS

FRA covers all areas of blocks A - E of New Providence Wharf
 FRA has identified issues with gaps around flat front doors, possibly resulting in the penetration of smoke and flames; thus undermining their 30 minute fire resisting - Management have instigated a BM Trader accredited inspector to carry out a review of all communal doors, which is uploaded onto a shared report. A team of carpenters then follow behind and go through each of the recommendations in the report and rectify any issues identified.

The FRA was seen to suitable and sufficient for the premises with fire hazards, preventative measures and protective measures being addressed.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Management have a proactive attitude towards fire safety, with clear fire safety arrangements.

Premises has a simultaneous evacuation policy implemented, with a fire alarm system installed in the common areas and residents flats.

The FRA has recorded the significant findings, with a colour coded risk review provided.

System in place to report and log maintenance issues with the fire safety systems.

Testing and maintenance of fire safety systems carried out, including:

Fire alarm maintenances / tested devices all in working order (7th January 22)

Fire extinguishers (12th March 2021)

Fire Hydrant maintenance certificate (1st July 2021)

Dry riser (23rd February 2022)

Smoke control system / natural smoke shaft ventilation system (13th October 2021)

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Premises has had all external cladding removed but scaffolding still present.

Premises still have a simultaneous evacuation policy implemented. A fire alarm system has been installed within common areas and residents flats, also linking into AOV system.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Emergency routes and exits were clear at the time of the audit

Emergency lights provided within the common areas, were seen to be adequately maintained.

Emergency exit signs provided throughout the premises.

Fire action signs provided within the lobby areas and final staircase exits.

AOV system provided within the common areas.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Simultaneous evacuation policy implemented with a full fire alarm installed within the common areas and residents flats.

Fire action signs provided, explaining the simultaneous evacuation procedures to follow in the event of an emergency.

All residents have been made aware of the all out policy

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Fire safety systems seen to be adequately maintained with certificates provided.

Some riser cupboards within the common areas were found to be unlocked on different floors, this is possibly due to contractors who were on site completing maintenance of fire doors / riser cupboards.

Management were reminded to make sure riser cupboards are kept locked.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Staff were seen to be efficiently trained with records provided.

Staff could adequately describe procedures to follow in the event of an emergency.

Management, concierge, security and cleaners were all asked questions when on site.

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
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
Not Applicable

Observations
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
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

27/06/2022 17:01

Audit carried out as part of BRR

Audit completed by myself, with RP onsite (not joined on walking round the premises)

The RP's have a proactive attitude towards fire safety and welcome any advice. RP keeps LFB up to date with any changes made to fire safety provisions / procedures at the premises.

Advice provided regarding keeping riser cupboards locked and maybe completing a walk through of the premises when contractors have completed work onsite.

External cladding has been removed but scaffolding still present.

RP have provided a timeline for updates to the Fire Doors, AOV and Fire Alarm. Uploaded to the portal

27/06/2022 16:45

Initial Expectation: Verbal action

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	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
300

Travel Time
45

Post Audit Processing Duration
60

Management Review

Reviewed By

██████████
Audit Approved - ██████████



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 27 June 2022

Location summary

File No 05/222246
UPRN 5220004806446
Building Name BLOCK B NEW PROVIDENCE WHARF
Address BLOCK B NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 16 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

New Providence Wharf is a set of 5 residential blocks (A-E) of varying height . Single core buildings
 Each block is independent from one another.
 No Interconnection between blocks other than basement car park.
 Simultaneous Evacuation.
 24 hour concierge in nearby block manages all of development including security.

Premises Description

Purpose built block of flats of modern design and construction. ACM cladding.
 Block B: Ground to 14th floor. Average of 4-6 apartments per floor except penthouse floor 14 with 2 apartments. No apartments on Ground.
 Single protected stair. 2 FF lifts. Lobby doors Dry Riser Main. AOV at head of stair. AOV doors within each corridor

Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date 7 May 2024
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property BLOCK B NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON
Responsible team	FSD B&D-CITY-NEW-THAM
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	5.00
Reinspection Date	7 May 2024
Last Inspection	30 November 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m 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	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	BLOCK B NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON

Owner/Co-Owner

Name Ballymore Group
Responsible Person [REDACTED]
Position Deputy General Manager
Address General Managers Office
 New Providence Wharf
 1 Fairmont Avenue
 London
 E14 9PB
Telephone [REDACTED]
Email deputygeneralmanager@newprovidencceeharf.net

Managing Agent

Name Ballymore Estates
Responsible Person [REDACTED]
Position Resort Director
Address New Providence Wharf
 Estate Office
 1 Fairmount Avenue
 London
 E14 9PA
Telephone [REDACTED]
Email deputygeneralmanager@newprovidenccewharf.net

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Most recent FRA completed 26th May 2021. FRA completed by [REDACTED] MBA, MIfireE, FRACS
 FRA covers all areas of blocks A - E of New Providence Wharf
 FRA has identified issues with gaps around flat front doors, possibly resulting in the penetration of smoke and flames; thus undermining their 30 minute fire resisting - Management have instigated a BM Trader accredited inspector to carry out a review of all communal doors, which is uploaded onto a shared report. A team of carpenters then follow behind and go through each of the recommendations in the report and rectify any issues identified.
 The FRA was seen to be suitable and sufficient for the premises with fire hazards, preventative measures and protective measures being addressed.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Management have a proactive attitude towards fire safety, with clear fire safety arrangements.
 Premises has a simultaneous evacuation policy implemented, with a fire alarm system installed in the common areas and residents flats.
 The FRA has recorded the significant findings, with a colour coded risk review provided.

Article 11
(continued)

System in place to report and log maintenance issues with the fire safety systems. - At the time of the audit the fire panel showed 2 zones in fault. Management were aware and have logged the issues. (potential tampering faults, with residents maybe removing detector heads within their flats)
2 extinguishers provided within the lobby, foam/powder

Testing and maintenance of fire safety systems carried out, including:
Fire alarm maintenances / tested devices all in working order (7th January 22)
Fire extinguishers (12th March 2021)
Fire Hydrant maintenance certificate (1st July 2021)
Dry riser (23rd February 2022)
Smoke control system / natural smoke shaft ventilation system (13th October 2021)

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Premises has had all external cladding removed but scaffolding still present.
Premises still have a simultaneous evacuation policy implemented. A fire alarm system has been installed within common areas and residents flats, also linking into AOV system.
Lifts will return to the ground floor when activated.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

Emergency routes and exits were clear at the time of the audit
Emergency lights provided within the common areas, were seen to be adequately maintained.
Emergency exit signs provided throughout the premises.
Fire action signs provided within the lobby areas and final staircase exits.
AOV system provided within the common areas.

2 holes were found in the ceiling of the corridor, on the 13th floor and the 3rd floor. Reported to management on the day of the audit. Management explained that this was potentially done by contractors, who had not covered up the holes after completing maintenance.

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 two holes were discovered within the ceiling of the 3rd floor and 13th floor corridor, resulting in the potential spread of smoke.

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 implementing routine checks, to ensure areas are back in a suitable and sufficient manner after works have been completed by contractors.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Simultaneous evacuation policy implemented with a full fire alarm installed within the common areas and residents flats.

Fire action signs provided, explaining the simultaneous evacuation procedures to follow in the event of an emergency.

All residents have been made aware of the all out policy

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Fire safety systems seen to be adequately maintained with certificates provided.

Some riser cupboards within the common areas were found to be unlocked on different floors, this is possibly due to contractors who were on site completing maintenance of fire doors / riser cupboards.

Management were reminded to make sure riser cupboards are kept locked.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Staff were seen to be efficiently trained with records provided.

Staff could adequately describe procedures to follow in the event of an emergency.

Management, concierge, security and cleaners were all asked questions when on site.

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
Not Applicable

Observations
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 CRITICAL 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

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

27/06/2022 17:31

Audit carried out as part of BRR

Audit completed by myself, with RP onsite (not joined on walking round the premises)

The RP's have a proactive attitude towards fire safety and welcome any advice. RP keeps LFB up to date with any changes made to fire safety provisions / procedures at the premises.

Advice provided regarding completing a walk through of the premises when contractors have completed work onsite.

External cladding has been removed but scaffolding still present.

RP have provided a timeline for updates to the Fire Doors, AOV and Fire Alarm. Uploaded to the portal

27/06/2022 17:30

Initial Expectation: Verbal action

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	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
300

Travel Time
45

Post Audit Processing Duration
60

Management Review

Reviewed By

[Redacted]
Audit Approved - [Redacted]



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 27 June 2022

Location summary

File No 05/222247
UPRN 5220004806452
Building Name BLOCK E NEW PROVIDENCE WHARF
Address BLOCK E NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 20 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

New Providence Wharf is a set of 5 residential blocks (A-E) of varying height . Single core buildings
 Each block is independent from one another.
 No Interconnection between blocks other than basement car park.
 Simultaneous Evacuation.
 24 hour concierge in nearby block manages all of development including security.

Premises Description

This is a purpose built block of flats consisting on 19 Floors inclusive of the basement. The premises built from a mixture of modern materials including Brick Slip and ACM cladding which is located around balconies and the protected staircase.
 The internal layout is very simple with flat escape corridors all leading to a central lift lobby where the protected staircase is located.
 Compartmentation and fire stopping throughout including in riser cupboards and within the basement carpark is completed to a high standard.

Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date 3 June 2024
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property BLOCK E NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON
Responsible team	FSD B&D-CITY-NEW-THAM
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	5.00
Reinspection Date	3 June 2024
Last Inspection	30 November 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m 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	YES
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	BLOCK E NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON

Owner/Co-Owner

Name Ballymore Group
Responsible Person [REDACTED]
Position Deputy General Manager
Address General Managers Office
 New Providence Wharf
 1 Fairmont Avenue
 London
 E14 9PB
Telephone [REDACTED]
Email deputygeneralmanager@newprovidenceeharf.net

Managing Agent

Name Ballymore Estates
Responsible Person [REDACTED]
Position Resort Director
Address New Providence Wharf Estate Office
 1 Fairmount Avenue
 London
 E14 9PA
Telephone [REDACTED]
Email generalmanager@newprovidencewharf.net

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Most recent FRA completed 26th May 2021. FRA completed by [REDACTED] MBA, MIfireE, FRACS
 FRA covers all areas of blocks A - E of New Providence Wharf
 FRA has identified issues with gaps around flat front doors, possibly resulting in the penetration of smoke and flames; thus undermining their 30 minute fire resisting - Management have instigated a BM Trader accredited inspector to carry out a review of all communal doors, which is uploaded onto a shared report. A team of carpenters then follow behind and go through each of the recommendations in the report and rectify any issues identified.
 The FRA was seen to be suitable and sufficient for the premises with fire hazards, preventative measures and protective measures being addressed.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Management have a proactive attitude towards fire safety, with clear fire safety arrangements.
 Premises has a simultaneous evacuation policy implemented, with a fire alarm system installed in the common areas and residents flats.
 The FRA has recorded the significant findings, with a colour coded risk review provided.
 System in place to report and log maintenance issues with the fire safety systems.

Article 11

(continued)

Testing and maintenance of fire safety systems carried out, including:
 Fire alarm maintenances / tested devices all in working order (7th January 22)
 Fire extinguishers (12th March 2021)
 Fire Hydrant maintenance certificate (1st July 2021)
 Dry riser (23rd February 2022)
 Smoke control system / natural smoke shaft ventilation system (13th October 2021)

Article 13 - Detection and warning**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Verbal Advice Given

Observations

Premises has had all external cladding removed but scaffolding still present.
 Premises still have a simultaneous evacuation policy implemented. A fire alarm system has been installed within common areas and residents flats, also linking into AOV system.

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

Low Risk

Verbal Advice Given

Observations

Emergency routes and exits were clear at the time of the audit
 Emergency lights provided within the common areas, were seen to be adequately maintained.
 Emergency exit signs provided throughout the premises.
 Fire action signs provided within the lobby areas and final staircase exits.
 AOV system provided within the common areas.

2 holes were found in the ceiling of the common corridor on the 9th floor and 17th floor

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 the FIRE RESISTING construction protecting the corridor had been breached by holes within the ceiling of the 9th and 17th floor.

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 ensuring the FIRE RESISTING construction is reinstated.

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

Broadly Compliant

Verbal Advice Given

Observations

Simultaneous evacuation policy implemented with a full fire alarm installed within the common areas and residents flats.
 Fire action signs provided, explaining the simultaneous evacuation procedures to follow in the event of an emergency.
 All residents have been made aware of the all out policy

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Fire safety systems seen to be adequately maintained with certificates provided.

Management ensure regular testing and maintenance is completed of fire safety systems.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Staff were seen to be efficiently trained with records provided.

Staff could adequately describe procedures to follow in the event of an emergency.

Management, concierge, security and cleaners were all asked questions when on site.

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
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
Not Applicable

Observations

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
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

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

27/06/2022 18:36

Audit carried out as part of BRR

Audit completed by myself, with RP onsite (not joined on walking round the premises)

The RP's have a proactive attitude towards fire safety and welcome any advice. RP keeps LFB up to date with any changes made to fire safety provisions / procedures at the premises.

External cladding has been removed but scaffolding still present.

RP have provided a timeline for updates to the Fire Doors, AOV and Fire Alarm. Uploaded to the portal.

27/06/2022 18:34

Initial Expectation: Verbal action

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	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration
300

Travel Time
45

Post Audit Processing Duration
60

Management Review

Reviewed By

██████████

Audit Approved - ██████████



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 24 May 2021

Location summary

File No 05/222402
UPRN 5220004807328
Building Name BLOCK D NEW PROVIDENCE WHARF
Address BLOCK D NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F22 - Poplar
Site Risk Score 5.00
Total Floors 20 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

New Providence Wharf is a set of 5 residential blocks (A-E) of varying height . Single core buildings

Each block is independent from one another.

No Interconnection between blocks other than basement car park.

The development has minimal ACM3 cladding that failed the BRE test and is now in the process of remediation - aimed for completion in April 2021.

Simultaneous Evacuation (Block of origin only). 24 Hour Security Patrolling (Pseudo Waking Watch) blocks regularly along with Fire Control Centre nearby is the interim measures during ACM remediation.

24 hour concierge in nearby block manages all of development including security.

Premises Description

This is a purpose built block of flats consisting on 19 Floors inclusive of the basement. The premises built from a mixture of modern materials including Brick Slip and ACM cladding which is located around balconies and the protected staircase. To mitigate this the RP has employed a waking watch who complete external inspections once every 15 minutes and complete internal inspection 4 times a day. The internal layout is very simple with flat escape corridors all leading to a central lift lobby where the protected staircase is located. Compartmentation and fire stopping throughout including in riser cupboards and within the basement

carpark is completed to a high standard and no issues were major risks were found on the inspection.

Apartments have LD3 smoke detection (standalone)

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 13 April 2024

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (OCCUPIER PROPERTY)

Occupier Contact OCCUPIED
Address BLOCK D NEW PROVIDENCE WHARF
 FAIRMONT AVENUE
 LONDON

Responsible team FSR Tower Hamlets & Newham

Occupancy Type Sole Occupier

Property Use N - Shop

Valuation Office CS4 - Kiosk or Shop

Original Risk Score 4.00

Reinspection Date N/A (SAMPLE)

Last Inspection 21 May 2021

Total Capacity 0

Maximum number of people 20-100

Property Size for use Small
 131m² to 200m²

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 YES

Smoke ventilation Natural

Covers MOE/Common areas? Yes

Sprinklers Installed? No

Access for fire-fighting Average

Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	OCCUPIED
Address	BLOCK D NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON

On Site Representative - NEW

Name	Tossed
Responsible Person	[REDACTED]
Position	Manager
Address	Unit G12 New Providence Wharf London E14 9PW
Mobile	[REDACTED]
Email	[REDACTED]@tosseduk

Other relevant contact - NEW

Name	Tossed
Responsible Person	[REDACTED]
Position	Head of Quality and Compliance
Address	31-33 Baker Street London W1U8EJ
Mobile	[REDACTED]
Email	[REDACTED]@tosseduk.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the Audit, the fire risk assessment was viewed to be suitable and sufficient.

The fire risk assessment was carried out by [REDACTED] 8/03/21

The hazards onsite have been identified, the people at risk have been considered

The fire safety measures onsite fully support that a fire risk assessment has been carried out.

The significant findings have been identified and recorded.

The fire risk assessment has been subject to review

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, it was demonstrated that a suitable and sufficient management systems in place

There is a proactive attitude to fire safety by the Manager and staff, with robust management systems in place to manage fire safety.

A clear, suitable and sufficient fire risk assessment and emergency plan is in place, reviewed regularly.

Briggs Fire Solutions maintain all the fire safety arrangements which are reviewed annually

Daily Visual inspections of the fire safety systems are carried out by a Supervisor or manager recorded on 'trail app' with the results held centrally

There is also a record of arrangements for staff training, roles and responsibilities of staff members who have received fire safety training and the use of extinguishers.

Effective systems are in place to report any fire safety defects to the manager

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, there was a suitable and sufficient system in place for detection and warning.

A fire alarm was installed with call points, smoke and heat detection throughout the premises and were located appropriately. The fire alarm panel was positioned near the main entrance and was visible from the street.

The system was viewed in good condition and working order with no visible faults.

The Fire detection and alarm system is interlinked with the residential accommodation above.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the Audit the means of escape were clear from obstructions. This is a small shop with a simple layout and 2 means of escape. One is the main entrance, the second is to the rear of the kitchen and through the ground floor of the above purpose built block of flats.

There is sufficient borrowed lighting in the main shop area however, emergency lighting was provided above the main exit door and displayed a green indicator light confirming its operation

The Escape route was all clear, free from clutter, effectively signed and led occupants to a place of ultimate safety

Advice was provided to the manager to ensure exits are kept clear and recommended a review of emergency lighting provision to the rear of the kitchen to assist escape

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit there was a suitable and sufficient emergency plan in place. Fire action notices were displayed in the premises by the manual call points. All fire action notices displayed a simultaneous evacuation strategy and identified the assembly point outside Block A New Providence Wharf.

Fire Drills are carried out weekly and recorded on trail app.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, the maintenance of the fire safety facilities in the premises was viewed as suitable and sufficient

No test records were viewed however it was evident by the condition of all the safety facilities on site that an efficient and effective system of maintenance is in place

Daily Visual inspections of all the fire safety systems are carried out by a designated member of staff.

Weekly and monthly test of the fire alarm is carried out by activating a different manual call point

The Fire doors are checked on a regular basis for integrity and to ensure they are in good condition with strips and seals intact

Portable fire extinguishers were in good condition and in date, last tested 04/22.

The visual condition of the emergency escape lighting supports that it is checked and tested on a regular basis.

All daily weekly and monthly test results are uploaded to the trail app

Article 17
(continued)

Annual testing and maintenance of the fire extinguishers emergency lighting and fire alarm is undertaken by Briggs Fire Security.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

At the time of the Audit the training of employees were found to be suitable and sufficient.

Staff, when asked, provided answers which demonstrated good knowledge, understanding and competence in relation to basic fire safety within the premises.

The team is trained to raise the alarm using the call point. The managers and supervisors are trained in fire warden procedures and the use of fire extinguishers which was evidenced by an individual lifting a fire extinguisher from its bracket.

All staff training is carried out on induction, 6 monthly and recorded in trail app

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant**Observations**

At the time of the Audit there were no visible holes gaps or breaches in compartmentation with no separation issues identified. All penetrations of compartment walls and floors seen were viewed as fire stopped

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant**Observations**

At the time of the Audit, suitable and sufficient prevention and protection measures were in place.

There was an active no smoking policy which all staff were informed

There are procedures in place followed when closing the premises at night which involve emptying the bins and shutting down all non-essential electrical equipment carried out by employees.

This is a small kitchen which uses microwaves rice cookers and other electrical appliances instead of open flame cooking

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Not Applicable

Observations

There were no dangerous substances on the premises

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit suitable and sufficient portable fire-fighting equipment was present.

All extinguishers were in appropriate locations and of the correct type for the risks they covered

All extinguishers were in date with anti-tamper tags intact and annotated with last test date April 2022

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

Safety Evaluation

Not Applicable

Observations

Please see article 12

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit evidence was provided that a competent person [REDACTED] [REDACTED] Head of Quality and Compliance had been appointed to carry out the fire risk assessment for the premises.

The fire risk assessment also details that Briggs Fire Security who possess a British Association of Fire Engineers (BAFE) accreditation, service and maintain all the fire safety systems of the premises such as the fire detection and warning system, portable fire-fighting equipment, fire doors and the emergency lighting system.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

At the time of the Audit, the information provided to all employees was viewed as suitable and sufficient
Information is provided for all employees in the procedures and measures to be taken in the event of an emergency and sufficient signs are provided to further inform employees of their responsibilities and actions. Staff questioning confirmed that they were knowledgeable and well informed of fire safety procedures

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

Safety Evaluation

Broadly Compliant

Observations

This is a very small shop. All outside contractors are provided information on the actions to take in an emergency and the fire safety hazards and risks on site by the duty manager.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

At the time of the time of the audit, effective co-operation and collaboration systems were viewed to be in place. This is a small unit below a large purpose built apartment block. There is a shared means of escape at the rear of the shop through the ground floor of the apartment block which was clear. The fire alarm is linked with the apartment block who are informed of its activation prior to the routine weekly test.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

All employees are aware of their responsibilities if there are fire safety issues identified and effective systems are in place to report any issues to the appropriate manager.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

This property has no luminous tubes installed.

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

Safety Evaluation

Not Applicable

Observations

There are no features, equipment or devices installed in the premises which are covered under this article.

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation

Not Applicable

Observations

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

24/05/2021 22:18

Initial Expectation: Verbal action

24/05/2021 21:59

This inspection was a demand led audit carried out as part of the Fire Safety Advisors development process.

The inspection comprised of three parts: Pre Audit Research, Physical Audit, and debrief.

Pre Audit research comprised of checking

Primary Authority Business Group (PABG)

I-Mapping

Farynor

Google Maps,

Companies House,

Previous Audits via the Fire Safety Portal

Incident Monitoring Process (IMS)

I attended this audit with Fire Safety Inspecting Officer [REDACTED] and Fire Safety Advisor [REDACTED]

This inspection commenced at 15:00 and we were met onsite by the manager [REDACTED]

Manager and a full inspection of the site was undertaken in her presence

I inspected the exterior and interior of this premises, in terms of access and the effectiveness of its preventative and protective measures.

There was good fire appliance access and availability of hydrants.

This is a small salad kitchen with a simple layout less than 150m sq and 2 means of escape.

The main entrance door is manually operated with the rear exit door linked to the fire alarm with a magnetic lock fail safe.

Escape routes were clear, usable leading occupants to a place of total safety

There were no compartmentation issues identified

Advice was provided to the responsible person to review the emergency light provision at the rear exit door to promote ease of escape

My initial expectations of the premises is that it is Broadly Compliant.

24/05/2021 21:42

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	C - Public unfamiliar
Life Risk	-4
Actual Risk Score	4.2
Risk Score	4.25

Audit Timings

Audit Duration
60

Travel Time
60

Post Audit Processing Duration
240

Management Review

Reviewed By [Redacted]
reviewed

The Company Secretary
Ballymore Asset Management Limited
4th Floor 161 Marsh Wall
London
E14 9SJ

The London Fire Commissioner is the
fire and rescue authority for London

Date 29 June 2021
Our Ref 05/015043/PG

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Block C New Providence Wharf, Fairmont Avenue, London, E14 9PF

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **10 August 2021**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's website at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully

PP

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Fire Safety Advisor

Direct T 020 8555 1200 ext.

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988 SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Block C New Providence Wharf, Fairmont Avenue, London, E14 9PF

FILE NUMBER: 05/015043

This schedule should be read in conjunction with the Commissioner's letter dated **29 June 2021**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>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:</p> <p>1) Maintenance of the automatic opening vent system had not been monitored or reviewed, as failings were reported by AFSS Ltd. when they completed a service of the system on 24 November 2020.</p> <p>2) Routine checks of the electrical cupboards had not been organised or controlled, as bundles of clothes and small bags of rubbish were found within the electrical riser cupboards on the 5th, 4th and 1st floor riser.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 15	<p>At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that no signs were seen to be displayed within the common areas, informing residents/visitors of the emergency evacuation procedures.</p>	<p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by providing signs within the common areas, explaining the simultaneous evacuation procedures.</p>
Article 17	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in the event of</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. The</p>

<p>Article 17 (Cont'd)</p>	<p>fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the ventilation of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to the ventilation of the access route. The PROTECTED ROUTE has been compromised by the failure of the automatic opening vents (AOVs) on the 15th, 11th, 8th, 6th and 1st floors thereby preventing effective ventilation of smoke and fumes in the event of fire.</p>	<p>following is provided as advice and does not form any part of the notice: Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/Property legislation as lessor/owner.</p>
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*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

The Company Secretary
Ballymore Asset Management Limited
4th Floor
161 Marsh Wall
London
E14 9SJ

The London Fire Commissioner is the
fire and rescue authority for London

Date 1 July 2021
Our Ref 05/222246/LB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Block B New Providence Wharf, Fairmont Avenue, London E14 9PB

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **26 August 2021**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 ext [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

CC: Facilities Mnaer, facilitiesmanager@newprovidencewharf.net

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Block B New Providence Wharf, Fairmont Avenue, London E14 9PB

FILE NUMBER: 05/222246

This schedule should be read in conjunction with the Commissioner's letter dated **1 July 2021**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	At the time of the audit your preventative and protective measures had not been planned and organised where required. It was found that maintenance of the automatic smoke ventilation system had not been planned and organised.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 21	At the time of the audit your employees had not been provided with adequate safety training. It was found that following recent fire incident, the waking watch staff failed to suitably carry out their role and responsibilities in regard to alerting and assisting relevant persons to evacuate the premises.	Provide your staff with adequate safety training. In particular ensure that all staff acting as part of a waking watch are provided with suitable fire safety training to enable them to correctly carry out their duties in the event of a fire and alert residents and assist them to successfully evacuate.

*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

The Company Secretary
Ballymore Limited
4th Floor
161 Marsh Wall
London
E14 9SJ

The London Fire Commissioner is the
fire and rescue authority for London

Date 15 May 2023
Our Ref 05/222245/LB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED): NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Block A New Providence Wharf, Fairmont Avenue, London E14 9PB

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) hereafter the Fire Safety Order (as amended)) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with the Fire Safety Order (as amended).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **30 October 2023**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order (as amended); or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order (as amended) can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order (as amended).

Yours faithfully,

PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 ext [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
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Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Block A New Providence Wharf, Fairmont Avenue, London E14 9PB

FILE NUMBER: 05/222245

This schedule should be read in conjunction with the Commissioner's letter dated **15 May 2023**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required.</p> <p>It was found that:</p> <p>1) Resident belongings were being stored in the ventilation shaft on the 12th floor. Management should ensure regular monitoring is carried out of these areas.</p> <p>2) Management had not planned or organised for wayfinding signage to be provided within the stairway and on each floor.</p> <p>3) Management had not reviewed the fire strategy in line with changes to the evacuation strategy due to the cladding. Fire Strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate.</p> <p>It was found that:</p> <p>1) No cold smoke seals had been provided around the fire door separating the post room and ground floor lobby.</p> <p>2) Cabling was penetrating through the post room compartment wall into</p>	<p>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.</p> <p>This can be achieved by:</p> <p>1) Providing cold smoke seals around all fire doors to protect escape routes.</p> <p>2) Providing suitable fire stopping materials should be applied around any breaches in</p>

<p>Article 14 continued.</p>	<p>the lobby.</p> <p>3) Void located in the ceiling of the car park above block A ground floor fire exit door.</p>	<p>compartment walls to prevent the spread of fire and smoke to other compartments.</p> <p>3) Investigate any voids to ensure that there are no penetrations into the residential blocks and compartmentation is not breached.</p>
<p>Article 17</p>	<p>At the time of the audit, you had not ensured that a suitable system of maintenance was in place in your premises.</p> <p>It was found that:</p> <p>1) Fire exit door leading to the car park had damaged cold smoke seals.</p> <p>2) Cross corridor fire doors not fully shutting into its frame.</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair.</p> <p>This can be achieved by:</p> <p>1) Ensuring that cold smoke seals are repaired/replaced to prevent smoke penetrating into other compartments.</p> <p>2) Repairing or replacing communal fire doors to ensure they fully close into their frames.</p>
<p>Article 17</p>	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The flat front door to apartment 801 was missing cold smoke seals, and door for apartment 606 had damaged cold smoke seals. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESITANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minute FIRE RESITANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and landlord and tenant/property legislation as lessor/owner.</p>
<p>Article 8</p>	<p>At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented.</p> <p>It was found that:</p>	<p>Implement the significant findings of your fire risk assessment, in particular:</p>

<p>Article 8 continued.</p>	<p>1) Management controls to ensure that clear wayfinding signage for fire and rescue personnel is provided at each floor level within the staircases as described by your risk assessment had not been implemented.</p> <p>2) As described by your risk assessment a new fire strategy has not been implemented. The fire strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place due to the changes in the evacuation strategy to simultaneous evacuation, as a result of the recladding of the building.</p>	<p>1) Install appropriate wayfinding signage within each stairway and on each floor. Wayfinding signage should detail the floor level and any other appropriate information necessary.</p> <p>2) Implement a new fire strategy to reflect the change to simultaneous evacuation.</p>
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*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

The Company Secretary
Ballymore Limited
4th Floor
161 Marsh Wall
London
E14 9SJ

The London Fire Commissioner is the
fire and rescue authority for London

Date 30 May 2023
Our Ref 05/222247/LB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED): NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Block E New Providence Wharf, Fairmont Avenue, London E14 9PB

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) hereafter the Fire Safety Order (as amended)) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with the Fire Safety Order (as amended).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **14 November 2023**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order (as amended); or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order (as amended) can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order (as amended).

Yours faithfully,

PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 ext [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Block E New Providence Wharf, Fairmont Avenue, London E14 9PB

FILE NUMBER: 05/222247

This schedule should be read in conjunction with the Commissioner's letter dated **30 May 2023**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required.</p> <p>It was found that:</p> <p>1) Management had not controlled entry to the eighteenth floor from the stairs. The use of a key is required, in event of a fire this could delay firefighters gaining access.</p> <p>2) Management had not planned or organised for wayfinding signage to be provided within the stairway and on each floor.</p> <p>4) Management had not reviewed the fire strategy in line with changes to the evacuation strategy due to the cladding. Fire strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place.</p>	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that various fire doors and riser cupboard doors were found to be either missing intumescent strips and cold smoke seals or had damaged cold smoke seals.	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 implementing and carrying out programmed remedial works required on fire doors that have been highlighted as defective in your fire door survey.

Article 17	<p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. On inspection of flat front doors it was found that number 1716 had damaged cold smoke seals and not fully closing into its frame and number 124 had additional locks fitted with cold smoke seals painted over. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.</p>	<p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and landlord and tenant/property legislation as lessor/owner.</p>
Article 17	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that packers had been left around the frame of the vent door on the seventh floor.</p>	<p>Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by removing the packers and filling gaps with FIRE RESISTANT materials.</p>
Article 8	<p>At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented.</p> <p>It was found that:</p> <p>1) Management controls to ensure that clear wayfinding signage for fire and rescue</p>	<p>Implement the significant findings of your fire risk assessment, in particular:</p> <p>1) Install appropriate wayfinding signage within each stairway and on each floor. Wayfinding signage should detail the floor level and any other appropriate</p>

<p>Article 8 continued.</p>	<p>personnel is provided at each floor level within the staircases as described by your risk assessment had not been implemented.</p> <p>2) As described by your risk assessment a new fire strategy has not been implemented. The fire strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place due to the changes in the evacuation strategy to simultaneous evacuation, as a result of the re cladding of the building.</p>	<p>information necessary.</p> <p>2) Implement a new fire strategy to reflect the change to simultaneous evacuation.</p>
<p>Article 8</p>	<p>At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that a breach was identified in the compartment wall within the post room.</p>	<p>Take the general fire precautions required to prevent fire and smoke spread by ensuring any breaches in compartment walls are fire stopped using FIRE RESISTANCE materials.</p>

*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

The Company Secretary
Ballymore Limited
4th Floor
161 Marsh Wall
London
E14 9SJ

The London Fire Commissioner is the
fire and rescue authority for London

Date 30 May 2023
Our Ref 05/222247/LB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED): NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Block C New Providence Wharf, Fairmont Avenue, London E14 9PA

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) hereafter the Fire Safety Order (as amended)) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with the Fire Safety Order (as amended).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **14 November 2023**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order (as amended); or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order (as amended) can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order (as amended).

Yours faithfully,

PP [REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]

Direct T 020 8555 1200 ext [REDACTED]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988

SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Block E New Providence Wharf, Fairmont Avenue, London E14 9PA

FILE NUMBER: 05/222247

This schedule should be read in conjunction with the Commissioner's letter dated **30 May 2023**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required.</p> <p>It was found that:</p> <p>1) Management had not controlled entry to the eighteenth floor from the stairs. The use of a key is required, in event of a fire this could delay firefighters gaining access.</p> <p>2) Management had not planned or organised for wayfinding signage to be provided within the stairway and on each floor.</p> <p>4) Management had not reviewed the fire strategy in line with changes to the evacuation strategy due to the cladding. Fire strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate.</p> <p>It was found that:</p> <p>1) Various fire doors and riser cupboard doors were found to be either missing intumescent</p>	<p>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.</p> <p>This can be achieved by:</p> <p>1) Implement and carrying out programmed remedial works required on fire doors that have been highlighted as defective in your fire door survey.</p>

Article 14 continued.	strips and cold smoke seals or had damaged cold smoke seals. 2) Cables were breaching through the common corridor compartment wall into apartment 822.	2) Ensuring that suitable fire stopping is used around any penetrations in compartment walls.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Upon sampling flat front doors it was found that number 1016 had excessive threshold gap and number 1602 had missing cold smoke seals. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and landlord and tenant/property legislation as lessor/owner.
Article 17	At the time of the audit, you had not ensured that a suitable system of maintenance was in place in your premises. It was found that various fire doors were found to be missing screws and packers had been left around the fire door frames.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring that all fire doors are repaired or replaced to ensure that they are fully functioning.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been	Implement the significant findings of your fire risk assessment, in particular:

<p>Article 8 continued.</p>	<p>implemented.</p> <p>It was found that:</p> <p>1) Management controls to ensure that clear wayfinding signage for fire and rescue personnel is provided at each floor level within the staircases as described by your risk assessment had not been implemented.</p> <p>2) As described by your risk assessment a new fire strategy has not been implemented. The fire strategy should be formally reviewed to ensure that suitable preventative and protective measures have been put in place due to the changes in the evacuation strategy to simultaneous evacuation, as a result of the re cladding of the building.</p>	<p>1) Install appropriate wayfinding signage within each stairway and on each floor. Wayfinding signage should detail the floor level and any other appropriate information necessary.</p> <p>2) Implement a new fire strategy to reflect the change to simultaneous evacuation.</p>
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*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.