



LONDON FIRE BRIGADE

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Freedom of Information request reference number: 8000.1

Date of response: 10/11/2023

Request:

I wish to request a report of inspection carried out by London Fire Brigade. The details for the inspection is as follows:

Date : 31st August 2023, at 10:00 am

Address : THENEWHAM HOTEL, 349-353 ROMFORD ROAD, FOREST GATE, LONDON, E7 8AA.

Response:

Further to your request, please find below a redacted copy of the Fire Audit Report for the Newham Hotel, E7 8AA. The Audit took place on the 13th September 2023. The outcome of the Audit was Low Risk. Personal data has been redacted in accordance with [section 40 of the FOIA – Personal Information](#).

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

<https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By	[REDACTED]
Audit Completed	13 September 2023

Location summary

File No	17/003155
UPRN	10009018024
Building Name	Newham Hotel
Address	349-353 ROMFORD ROAD FOREST GATE LONDON E7 8AA
Borough	Newham
Use	F - Hotel
Responsible Team	FSR Newham & Waltham Forest
Station Ground	F21 - Stratford
Site Risk Score	9.00
Total Floors	3 Basement floors 1
Estimated number of sleeping	150
Special Features	
Additional detail	NONE

Premises Description Hotel consists of two floors, 49 rooms, reception, waiting area, 3 separate small cellars used for storage as well as a kitchen, restaurant area and 2 laundry rooms. The building is crick built and is 3 large houses that have been converted into one large hotel.

There are 4 separate final exits from the rear of the premises, and 2 separate final exits from the front of the building. There is another one exit, one via a metal external staircase leading from the 1st floor corridor.

Exterior Wall Cladding N/A

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 4 April 1991

Heritage Building No

Balconies present? Unknown

Gas Supply present? Unknown

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (OCCUPIER PROPERTY)

Occupier Contact	Newham Hotel
Address	349-353 ROMFORD ROAD FOREST GATE LONDON E7 8AA
Responsible team	FSR Newham & Waltham Forest
Occupancy Type	Sole Occupier
Property Use	F - Hotel
Valuation Office	CH - Hotel
Original Risk Score	5.25
Reinspection Date	27 October 2024
Last Inspection	21 August 2023
Total Capacity	0
Maximum number of people	>100
Property Size for use	Medium 651m ² to 1300m 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	Newham Hotel
Person	[REDACTED]
Position	Manager
Address	Newham Hotel 349-353 Romford Road Forest Gate London E7 8AA
Telephone	[REDACTED]

Owner/Co-Owner - CHANGED

Name	Sip Group Limited
Person	[REDACTED]
Position	Director/ Owner
Address	114-116 Goodmayes Road Ilford Essex IG3 9UZ
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]

Enforcement history**Infringements**

Type Art30 Enforcement

Date 30 November 2018
Prohibition/Restriction date N/A
Prosecution Date N/A

Articles**Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit, the fire risk assessment was suitable and sufficient. It was carried out by D&G Ltd in January 2023. This FRA identified a number of significant findings throughout the premises which were all part of the action plan to reach full compliance for the premises.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Observations

At the time of the audit, [REDACTED] attitude towards fire safety was pro-active and [REDACTED] was making sure [REDACTED] staff were taking notes on any deficiencies that were found. This is the 2nd audit in the past year carried out and the premises has had a major upgrade and change.
 It was mentioned about removing all door wedges from the premises and [REDACTED] [REDACTED] asked all staff to throw away the wedges.

The only deficiency noted within the premises was:

- The changing of the external windows on the escape route to fire resistant has not been planned or organised.

Article 11
(continued)**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. The changing of the UPVC windows on the external escape route stair to fire resistant windows has not been planned or organised.

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**

At the time of the audit, the detection and warning system throughout the building was suitable and sufficient. The alarm system is an L2 system with detectors and manual call points in nearly all areas of the premises. The alarm panel within the reception was also clear of faults showing a green indication light. Zone maps were provided by the alarm panel.

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

At the time of the audit, for the most part of the means of escape they were clear and sterile. There was a sufficient amount of emergency lighting at all direction and level change throughout the escape route. As well as this, there was a sufficient amount of wayfinding signage that could be seen from all areas within the premises.

Deficiency found within this premises:

- UPVC Windows along the external escape route from the first floor are to be changed for fire resistant glass and frames. This was also outlined within the fire risk assessment.

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. The current windows on the external escape route from the 1st floor are not fire resisting, therefore the escape route is not 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. Replacing the current UPVC Windows with fire resistant frames and glass.

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 is a suitable emergency plan in place which is simultaneous evacuation. This falls in line with the alarm system in place.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, maintenance records were provided for:

Fire Alarm
Emergency lighting
Fire extinguishers

Two points that were made to the RP were:

- Self closer to be fitted onto the first floor laundry room door. (This was fitted the following week and photo emailed)
- Carry out a fire door survey on all doors within the premises, this was also recommended on the fire risk assessment. None of them were deficient but myself and [REDACTED] were unable to determine whether one or two were fire doors. Therefore I recommended a FD specialist to come and audit all doors.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, there are 8 staff that work within the hotel. I was provided with staff training certificates for the fire marshals and all staff get annual refresher training for fire safety. I was shown a video by the RP of all staff carrying out fire safety training and training on the use of fire extinguishers.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, there were a number of small holes that were noted and shown to the RP. The following week I received an email with photographs of all holes filled with fire resistant mastic.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, this was broadly compliant.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations

At the time of the audit, this is not applicable.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the fire fighting equipment throughout the premises is fully maintained with the correct signage and storage.

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

Safety Evaluation
Not Applicable**Observations**
At the time of the audit, this was not checked.**Article 18 - Safety assistance**

Safety Evaluation
Broadly Compliant**Observations**
At the time of the audit, there are an adequate number of competent persons that assist the RP in undertaking the preventative and protective measures within the premises. For example the fire risk assessor and the fire alarm maintenance company.**Article 19 - Provision of information to employees****Safety Evaluation**
Broadly Compliant**Observations**
At the time of the audit, this is broadly compliant. All information is available for staff within the reception of the premises.**Article 20 - Provision of information to employers and the self employed from outside undertakings**

Safety Evaluation
Not Applicable**Observations**
At the time of the audit, this was not checked.**Article 22 - Co-operation and co-ordination****Safety Evaluation**
Not Applicable**Observations**
At the time of the audit, this was not applicable.**Article 23 - General duties of employees at work****Safety Evaluation**
Broadly Compliant**Observations**
At the time of the audit, this was broadly compliant.**Article 37 - Fire fighters switches for luminous tube signs****Safety Evaluation**
Not Applicable**Observations**
At the time of the audit, this was not checked.**Article 38 - Maintenance of measures provided for protection of fire fighters****Safety Evaluation**
Not Applicable**Observations**
At the time of the audit, this was not checked.

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**Date audit carried out**

31.08.2023

Time of audit

10:00

Reason for audit;

Demand led FS01, this was carried out with [REDACTED]. It was passed on by the council as they suspected the premises was going to be used as housing for migrants. This was rejected by [REDACTED]

Conclusion

Initial Expectation: Verbal Advice

Confirmed Outcome: Verbal Advice

Last year I carried out an audit of the premises and it was a potential Enforcement notice. This time when I revisited, the whole premises had been upgraded including the fire alarm system, the emergency lighting and the fire extinguishers. [REDACTED] had carried out everything that was recommended to him by LFB.

Extent of premises audited

The extent of the premises audited was the whole hotel except for the riser cupboards on the 1st floor. All basements were checked for fire stopping and were suitable.

Justification of audit outcome

Recommendations that were made were:

- Change the UPVC Windows to fire resistant windows on the external escape stair.
- Fit self closer on the first floor laundry room (complete and phot evidence)
- Fill all holes with fire resistant mastic (completed with photo evidence)
- Have a fire door survey carried out. (Also recommended by the fire risk assessor)

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	A - Sleeping Unfamiliar
Life Risk	-2.1
Actual Risk Score	4.56
Risk Score	4.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
210	75	180