

Freedom of Information request reference number: 7658.1

Date of response: 01/08/2023

Request:

May I request specific detailed written notes if any of the fire brigade audit of the 4th May 2022 in which Amity Hostel was found 'non-compliant': in what ways was the premises found non-compliant on that date?

Amity Hostel the Bank Building, 41, 43, 45 and 47a Wimbledon Hill Road, Wimbledon, London, SW19 7NA.

Response:

Further to your request, I can confirm a Fire Brigade audit was completed on the 4th May 2022. The outcome of the audit was Low Risk. As a result, an Enforcement Notice was issued on the 16th May 2022, which is included below.

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/>

The Chief Executive
Merton Council
Civic Centre
London Road
London
SM4 5DX

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

Date 16 May 2022
Our Ref 22/225681/MH

FAO Housing Enforcement Team

ENFORCEMENT NOTICE

Notice requiring steps to be taken under Article 30 of the
Regulatory Reform (Fire Safety) Order 2005

SCHEDULE

PREMISES: 45 Wimbledon Hill Road, Wimbledon, London SW19 7NA

FILE NUMBER: 22/225681

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 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> <ol style="list-style-type: none">1) There was no evidence that the regular testing and maintenance of the fire alarm and emergency lighting had been planned, organised or monitored.2) Daily checks to ensure that combustible items are appropriately removed or managed have not been planned, organised or controlled.3) There was no evidence to show that daily checks to the fire doors and the means had been planned, organised or monitored.	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

Article 11 Cont'd	4) The smoking policy has not been monitored or controlled, as residents were seen to be smoking within their bedrooms.	
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) There were various combustible items located within the means of escape throughout the building.</p> <p>2) The lobby fire doors were inadequate, as several fire doors did not appropriately close into their frames.</p> <p>3) The basement doors only had two hinges, no self closers and no intumescent strips or cold smoke seals.</p> <p>4) The door to the kitchenette was wide open and had rising-butt hinges with an old self closer.</p> <p>5) At the time of audit, there were compartmentation issues within the means of escape; cables passing through walls within the escape route were not appropriately fire stopped.</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. This can be achieved by:</p> <p>1) Removing all combustible items from the means of escape, keeping this area clear at all times.</p> <p>2, 3 & 4) Appointing a competent person with the relevant skills and experience to carry out a survey on all fire doors, ensuring that they conform to British Standards with appropriate door furniture.</p> <p>5) Appointing a competent person with the relevant skills and experience to carry out a compartmentation survey, ensuring that any breaches in compartmentation are appropriately addressed.</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 event of fire and must be maintained in an efficient state, in efficient working order and good repair.</p> <p>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. A sampled bedroom door showed no intumescent strips, cold smoke seals and didn't close on its own effectively. 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.</p> <p>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.</p> <p>Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant</p>

		/ Property legislation as lessor/owner.
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:</p> <p>1) The fire alarm was not functioning as required, as it was not connected to the third floor.</p> <p>2) Fire extinguishers within the building were not subject to appropriate maintenance.</p> <p>3) There was no indication to suggest that the electrical installations throughout the building were maintained to current standards.</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:</p> <p>1) Appointing a competent person with the relevant skills and experience to ensure that the fire alarm system is working as required and is subject to an ongoing maintenance programme, as per British Standards.</p> <p>2) Appointing a competent person with the relevant skills and experience to ensure that the fire extinguishers are subject to an ongoing maintenance programme, as per British Standards.</p> <p>3) Appointing a competent person with the relevant skills and experience to ensure that all electrical installations are subject to an ongoing maintenance programme, as per current standards.</p>
Article 20	<p>At the time of the audit you had not provided outside undertakings with clear and relevant information. It was found that there was no evidence that contractors are told of the action they were required to take under your emergency plan.</p>	<p>Provide outside undertakings with information. This can be achieved by ensuring that all contractors are told of what procedures to take in the event of an emergency.</p>
Article 21	<p>At the time of the audit your employees had not been provided with adequate safety training. It was found that employees had not been given appropriate training on the precautions or procedures to be taken in the event of an emergency.</p>	<p>Provide your staff with adequate safety training. In particular employees should be given appropriate fire safety training periodically, including procedures to take in the event of an emergency.</p>
Article 9	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that there was no evidence that there was a recorded fire risk assessment.</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to:</p> <p>1) The means of escape, including the maximum permitted size of the reception area and any combustible items located within the reception area, as per British Standards.</p> <p>2) The fire evacuation strategy.</p> <p>3) The compartmentation of the building.</p> <p>4) The needs and requirements of all relevant persons within the building.</p> <p>5) Any other suitable fire safety provisions required for the premises.</p> <p>6) The requirement for detection within the</p>

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