

Freedom of Information request reference number: 8724.1

Date of response: 12/06/2024

Request:

Please can you kindly email me the report generated regarding Fire Safety Deficiencies for the following block
Dorset House
Gloucester Place
London NW1 5AE

Response:

Our Fire Safety Regulatory team have checked the records we hold for this property and confirm the last fire safety audit was carried out in 2015. Please find this attached below.

We do not have any record of a recent visits to this property.

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/>

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM

1. Location Detail Tab

File No: 01/193731
UPRN: 100023071538
Building Name: DORSET HOUSE
Address: GLOUCESTER PLACE
LONDON
NW1 5AR
Use: Purpose Built Flats >=4 floors
Borough: Westminster
Borough Fire Safety Team: FSR Westminster East
Station Ground: A21 - Paddington
Risk Score: 0
SIC Code:
Number of Floors: Total: 9 Basement: 1
Floor Area (m2): Total 30754 Average: 4306
No. of Protected Staircases: 6
No. of Beds: 0
% Open Plan: 0
Special Features:
Additional Detail: 1930s Purpose built flats made up of three towers, with shops restaurants and a commercial car parking facility in the basement.
Environmental Risks:
Reinspection Date:
Heritage Building:
Petroleum
Redevelopment:
Fire Fighter Risk: Medium
Unwanted Fire Signals Count: 0

2. Protection Tab

Fire Alarm

Alarm Type:AFA with AFD

Management Standard:Standard

BS Compliance

Material Deviations from Brigade preferred standard

Call Point Type:Break Glass

Sounder Type:Bell/Sounder

Power Supply Type:Mains

Automatic Fire Detection

Type:Smoke (Point, Aspirating)

Management Standard:Standard

Remotely Monitored

BS Compliance

Smoke Ventilation

Type:None

Management Standard:

BS Compliance

Sprinklers

Type:None

Management Standard:

% Covered 0

Domestic Installation

BS Compliance

General

Fire Instructions Displayed

Fire Drills And Training

Brigade Appliance Access

Special Features:

Number of Firefighting Shafts: 0

BS Applies

Engineering Solution Applies

Trade Off Measures

Other Legislation:

3. Alias Tab

Alias Address

4. Property Detail Tab

Occupier Contact:

Address:

DORSET HOUSE

GLOUCESTER PLACE

LONDON

NW1 5AR

Responsible Team:

FSR Westminster East

Occupancy Type:

Sole Occupier

Use:

Other sleeping accommodation

Valuation Office:

Flats/Maiso up to 3 Flrs PB

Risk Score:

Re-inspection Date:

Total Capacity:

0

Floor Capacity:

0

Property Size for Use:

Extremely Large

In M²: >4201

Is Non Ambulant:

Occupancy Times:

24 Hours

Exceptional Value:

Environmental Risks:

Flammable Materials

Stored:

Type:

5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	100 - 999	100 - 999
04:00 - 08:00	100 - 999	100 - 999
08:00 - 12:00	100 - 999	100 - 999
12:00 - 16:00	100 - 999	100 - 999
16:00 - 20:00	100 - 999	100 - 999
20:00 - 24:00	100 - 999	100 - 999

6. Contacts Tab

Contact Type	Occupier
Sole Supplier Risk	
Name	Default Property
Responsible Person	
Position	
Address	DORSET HOUSGLOUCESTER PLACELONDONNW1 5AR
Telephone	
Fax	
Email	
URL	
Contact Type	Managing Agent
Sole Supplier Risk	
Name	Parkgate Aspen Property management
Responsible Person	[REDACTED]
Position	Project Managers
Address	Wilberforce HouseStation RdLondon NW4 4QE
Telephone	020 8732 8947
Fax	
Email	
URL	

Abstracts

Part B - Fire Safety Audit

Article 9 - Risk Assessment

SAFETY CRITICAL
Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?

Compliance Level: Broadly Compliant

"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"

Observations: Risk assessment carried out and reviewed yearly.

Article 10 - Principles of prevention to be applied

SAFETY CRITICAL

Have any preventative and protecting measures been implemented?

"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"

Compliance Level: Broadly Compliant

Observations: Preventative and protective are in place, as identified in the risk assessment.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL

Is there effective Fire Safety Management?

"The responsible person shall make . appropriate arrangements.for the effective planning, organisation control, monitoring & review of preventive and protective measures"

Compliance Level: Broadly Compliant

Observations: Fire safety arrangements appear to be in place, documents are available and show regular maintenance in place.

Article 17 - Maintenance

SAFETY CRITICAL

Are fire safety provisions being adequately maintained?

"Where necessary in order to safeguard the safety of relevant persons.the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance.in an efficient state.in efficient working order and in good repair"

Compliance Level: Broadly Compliant

Observations: Maintenance measures are in place and there is evidence to support this, such as maintenance records and contracts.

Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

SAFETY CRITICAL

Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?

"Where necessary.to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure.facilities, equipment and devices provided.use by or protection of fire-fighters.suitable system of maintenance.maintained.working order and in good repair"

Compliance Level: Broadly Compliant

Observations: These provisions are being maintained.

Article 19 - Provision of information to employees

Is adequate provision made to provide information to employees?

"The responsible person must provide his employees with comprehensible and relevant information"

Compliance Level: Broadly Compliant

Observations: Information is provided as required by this Article.

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

Is adequate information provided to employers and employees from outside undertakings?

"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"

Compliance Level: Broadly Compliant Observations: Information is provided as required by this Article.

Article 22 - Co-operation and co-ordination

Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?

"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"

Compliance Level: Broadly Compliant

Observations: There are a number of commercial premises on the ground floor, the restaurant "The Phoenix Palace" has an alternative means of escape through the main lobby on the Dorset house. There appears to be a good level of co-operation between these parties.

Article 21 - Training

SAFETY CRITICAL
Are employees being effectively trained?

"The responsible person must ensure that his employees are provided with adequate safety training"

Compliance Level: Broadly Compliant

Observations: Staff (porters/concierge) receive training, there is 24hrs porters on site

Article 12 - Elimination or reduction of risks from dangerous substances

SAFETY CRITICAL
Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?

"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"

Compliance Level: Not Applicable

Observations:

Article 16 - Additional emergency measures in respect of dangerous substances

Are there suitable additional emergency measures provided to safeguard all relevant persons from an accident, incident or emergency related to dangerous substances in or on the premises?

"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable warning and other communication systems are established, escape facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"

Compliance Level: Not Applicable

Observations:

Article 18 - Safety assistance

Are there adequate number of competent persons and arrangements in place to

"The responsible person must appoint competent persons to assist

assist the responsible person in undertaking the preventative and protective measures?

him in undertaking preventive and protective measures"

Compliance Level: Broadly Compliant

Observations: Competent person has been appointed.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Is effective means of escape provided and maintained?

"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits . and exits. are kept clear at all times and where required, to be adequately illuminated by emergency lighting"

Compliance Level: Minor deficiency; Non-Compliant

Observations: Means of escape was adequate, some of the residence doors are not adequate, I found that some of the doors to some flats doors have large gaps at the bottom, the on site rep was not sure why, I have asked that the situation be look at.

Article 14 Flat front doors-Specific

At the time of the audit the emergency routes or exits were inadequate. It was found that some flats doors have large gaps at the bottom. 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 installing 30minute fire doors on the means of escape, where needed.

Article 8 - General Fire Precautions

SAFETY CRITICAL
Are employers carrying out their general fire precaution responsibilities?

"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"

(see Article 4, meaning of general fire precautions)

Compliance Level: Broadly Compliant

Observations: The majority of articles have been broadly complied with and little risk to relevant persons is created by the deficiencies found.

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL
Are effective fire warning arrangements provided?

"Where necessary. the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"

Compliance Level: Broadly Compliant

Observations: Fire alarm has recently been installed in all common areas

Article 13 - Fire Fighting Equipment

Are effective fire fighting equipment arrangements provided?

"Where necessary. the responsible person must ensure that the premises are equipped with appropriate..fire-fighting equipment"

Compliance Level: Broadly Compliant

Observations: Only where needed.

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

SAFETY CRITICAL
Are there adequate procedures for serious and imminent danger and for danger areas?

"The responsible person must establish & where necessary give effect to .procedures.to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"

Compliance Level: Non Compliant

Observations: There is an evacuation strategy for this building and I have questioned why. The information provided appears to tell people to evacuate if they hear the fire alarm.
Article 15(1) No emergency plan created/implemented
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 There is an evacuation strategy for this building.
Remedy:
Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by providing appropriate information to relevant persons about action to be taken in an emergency.

Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches? "Prescribed voltage"

means:
1000v AC or 1500v DC between two conductors.
600 v AC or 900 v Dc between conductor and earth

Compliance Level: Not Applicable

"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" "The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"

Note This article does not apply to licensed premises authorised to for the exhibition of a film

Observations:

Article 23 - General duties of employees at work

Are employees carrying out their general duties while at work?

Compliance Level: Broadly Compliant

"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"

Observations: Employees are fully complying with their duties.

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken

No (Compliant)

Article 29 - Current alterations notices

Has the Responsible Person failed to comply with any alterations notice served on the premises where a prosecution has **not** been taken

Not Applicable

Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken

Not Applicable

Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken

Not Applicable

Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken

Not Applicable

Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions

Not Applicable

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal action

Considered EMM

Confirmed Action: Verbal action

Audit Conclusion: This was a programmed 0 risk score inspection. Very large building with three towers of flats and a large number of shops and restaurants at ground floor and a commercial car park in the basement. It goes from Marylebone Rd, Gloucester Place, Malcombe Street and Glentworth Street.

Generally well run, 24hrs staff on duty, some issue with residences doors, as a small number of them are in need of repair or renewing.

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works

Peak Activity Inspections required:

General Notes

(eg Instructions to Admin)

Ä

Non-Farynor required detail:

History Of Fires		Fire Setting In Area	
Appliance Access:Select...AverageAbove	AverageBelow Average	Water Supplies:Select...AverageBelow	AverageAbove Average
Occupants Predominant Type:Select...Average	MobilityAtypically MobileUntypically Vulnerable	Fire Warning System:Select...AdequateMore Than AdequateLess Than Adequate	Features Assisting Fire Spread:
Fire Loading:			

Select...AverageLower than averageHigher
than average

Atrium
Unprotected Voids
Unprotected Ducts
Other

Audit Calculation & Signature

Management Compliance Level:

1 - Well above average

Property Risk Group:

A - Sleeping Unfamiliar

Life Risk:

3.1

Relative Risk:

4.81

Signature of Occupier:

Date Completed

11 November 2015