



1.2

Michael Laurie Magar Ltd  
Melville House  
8-12 Woodhouse Road  
London  
N12 0RG

London Fire and Emergency Planning  
Authority runs the London Fire Brigade

Date 18 February 2014  
Our Ref 10/010378 /JPC

Dear 1.3

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

**Premises: Blueprint Apartments 16 Balham Grove London SW12 8AU**

A recent inspection of the above premises by a fire authority officer revealed that certain conditions specified in and required by the Regulatory Reform (Fire Safety) Order 2005, were being contravened. The Authority considers that the step(s) detailed in the attached schedule need(s) to be taken in order to comply with the above legislation.

The steps should be completed by **13 May 2014**, when a further inspection may be carried out.

You should note that failure to comply with any requirement of the legislation is an offence and the person responsible is liable to prosecution. This letter and attached schedule are issued without prejudice to any legal action which may subsequently be taken regarding the failures to comply with the Legislation.

Your attention is drawn to the notes attached.

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Authority under the Petroleum (Consolidation) Act 1928, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc.) Regulations, 2010.

If you are in any doubt as to the obligations placed upon you by the legislation, or if there is any relevant matter upon which you require clarification you may contact the person named below. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

Yours faithfully

**for Assistant Commissioner (Fire Safety Regulation)**

Deputy Commissioner's Directorate

FSRSouth@london-fire.gov.uk

Enc: Form FS03\_01b Legislation Extracts

2.1



# SCHEDULE

**Premises: Blueprint Apartments 16 Balham Grove London SW12 8AU**

**File Number: 10/010378**

This schedule should be read in conjunction with the Authority's letter dated **18 February 2014**.

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 9(3) Failure to Review	Failure to review fire risk assessment	Implement regular program to review fire risk assessment.
Article 10 Part 3 Schedule 1	Where a risk assessment has been undertaken the preventative and protective measures have not been carried out on the basis of the principles specified in Part 3 of Schedule 1.	Implement preventative and protective measures identified in fire risk assessment on the basis of the principles specified in Part 3 of Schedule.
Article 17(1) Failure to maintain	Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair.	Ensure that adequate maintenance systems are in place to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair.

## THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The fire authority 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.

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

## 1. Location Detail Tab

File No:	10/010378	
UPRN:	100023305572	
Building Name:	Blueprints Apartment BLUEPRINT APARTMENTS	
Address:	16 BALHAM GROVE LONDON SW12 8AU	
Use:	Purpose Built Flats >=4 floors	
Borough:	Wandsworth	
Borough Fire Safety Team:	FSR Lambeth & Wandsworth	
Station Ground:	H35 - Tooting	
Risk Score:	0	
SIC Code:		
Number of Floors:	Total: 4	Basement: 1
Floor Area (m2):	Total: 6000	Average: 1500
No. of Protected Staircases:	5	
No. of Beds:	0	
% Open Plan:	0	
Special Features:		
Additional Detail:	Dry Riser Mains present.	
Environmental Risks:		
Reinspection Date:		
Heritage Building:		
Petroleum Redevelopment:		
Fire Fighter Risk:	Low	
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:**Other

**Sounder Type:**Bell/Sounder

**Power Supply Type:**Mains

### Automatic Fire Detection

**Type:**Combination

**Management Standard:**Standard

Remotely Monitored

BS Compliance

### Smoke Ventilation

Type: Mechanical

Management Standard: 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:

BLUEPRINT APARTMENTS

Address:

16 BALHAM GROVE

LONDON

SW12 8AU

Responsible Team:

FSR Lambeth & Wandsworth

Occupancy Type:

Unknown

Use:

Purpose Built Flats >= 4 floors

Valuation Office:

Flats/Mais 4 Flrs and over PB

Risk Score:

Re-inspection Date:

Total Capacity:

0

Floor Capacity:

0

Property Size for Use:

Medium

In M<sup>2</sup>: 5001 to 8300

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	50 - 99	50 - 99
12:00 - 16:00	50 - 99	50 - 99
16:00 - 20:00	100 - 999	100 - 999
20:00 - 24:00	100 - 999	100 - 999

## 6. Contacts Tab

<b>Contact Type</b>	Managing Agent
<b>Sole Supplier Risk</b>	
<b>Name</b>	Michael Laurie Magar Ltd
<b>Responsible Person</b>	[REDACTED]
<b>Position</b>	Property Manager
<b>Address</b>	[REDACTED] elville House 8-12 Woodhouse Road London N12 0RG
<b>Telephone</b>	[REDACTED]
<b>Fax</b>	[REDACTED]
<b>Email</b>	[REDACTED]
<b>URL</b>	[REDACTED]

## Abstracts

### Part B - Fire Safety Audit

#### Article 9 - Risk Assessment

**SAFETY CRITICAL** *"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"*

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

Compliance Level: Broadly Compliant

Observations: FRA carried out August 2012.

#### Article 10 - Principles of prevention to be applied

**SAFETY CRITICAL** *"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"*

**Have any preventative and protecting measures been implemented?**

Compliance Level: Broadly Compliant

Observations: Preventative and protective measures have been implemented where required.

#### Article 11 - Fire Safety Arrangements

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

**Is there effective Fire Safety Management?**

Compliance Level: Broadly Compliant

Observations: Effective fire safety management in place. I have asked client to review fire risk assessment where further measures may be required.

#### Article 17 - Maintenance

**SAFETY CRITICAL** *"Where necessary in order to safeguard the safety of relevant persons the responsible person must ensure that the premises and*

**Are fire safety provisions being adequately maintained?**

*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: Fire Safety systems maintained and in good working order. Fire doors and routes appear to be in good state of repair.

## 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: Not Applicable Observations:

## 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: Not Applicable Observations:

## 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: All contractors are vetted by management team, who provide risk assessments and issue hot work permits.

## 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: Not Applicable Observations:

## 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: Not Applicable

Observations:

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

*"The responsible person must appoint competent persons to assist him in undertaking preventive and protective measures"*

Compliance Level:Broadly Compliant

Observations: Full Management team in place to assist responsible person.

## 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:Broadly Compliant

Observations: Routes and exits kept clear.

## 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: Broadly compliant in most articles.

## Article 13 - Fire Warning Arrangements

**SAFETY CRITICAL** "Where necessary.the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"  
**Are effective fire warning arrangements provided?**  
Compliance Level:Broadly Compliant Observations: AFA with AFD

### 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: Dry risers main present throughout.

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

**SAFETY CRITICAL** "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"  
**Are there adequate procedures for serious and imminent danger and for danger areas?**  
Compliance Level:Broadly Compliant Observations: Stayput policy in place for residents. All tenants given fire safety information in the tenancy agreement.

### 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** "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**  
Compliance Level:Not Applicable Observations:

### Article 23 - General duties of employees at work

**Are employees carrying out their general duties while at work?** "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"  
Compliance Level:Not Applicable Observations:

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: A Reactive fire safety audit carried out at the premises, following a complaint made in regard to water leak in electrical intake cupboard/plant rooms. Premises is fairly new built block of flats. At the time of inspection premises was found to be of satisfactory standard. Responsible person, <sup>11.1</sup> [REDACTED] (Property Manager) confirmed that water leak has been repaired and all fire safety systems have maintained. Verbal advice given to review FRA. 80 % Premises audited.

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)

Admin Premises Satisfactory. Please complete and close Job.

## Non-Farynor required detail:

History Of Fires	Fire Setting In Area
Appliance Access: Select... Average Above Average Below Average	Water Supplies: Select... Average Below Average Above Average
Occupants Predominant Type: Select... Average Mobility Atypically Mobile Untypically Vulnerable	Fire Warning System: Select... Adequate More Than Adequate Less Than Adequate
Fire Loading:	Features Assisting Fire Spread: Atrium

Select...AverageLower than averageHigher  
than average Unprotected Voids  
Unprotected Ducts  
Other

## Audit Calculation & Signature

Management Compliance Level: 1 - Well above average  
Property Risk Group: B - Sleeping familiar or Licensed Premises  
Life Risk: -3.9  
Relative Risk: 4.43  
Signature of Occupier:  
Date Completed 26 November 2013

[End of document]

# Redaction Summary

---

## Page 1

### Redaction 1.1

#### Exemptions/exceptions:

- S.40 - Personal Information

### Redaction 1.2

#### Exemptions/exceptions:

- S.40 - Personal Information

### Redaction 1.3

#### Exemptions/exceptions:

- S.40 - Personal Information

## Page 2

### Redaction 2.1

#### Exemptions/exceptions:

- S.40 - Personal Information

## Page 7

### Redaction 7.1

#### Exemptions/exceptions:

- S.40 - Personal Information

### Redaction 7.2

#### Exemptions/exceptions:

- S.40 - Personal Information

## Page 11

### Redaction 11.1

#### Exemptions/exceptions:

- S.40 - Personal Information