

Freedom of Information request: Reference number FOI2026/00725

Date of request: 23rd June

Request:

Premises name: Iona Tower

I'd like to see the report please.
The full postal address for Iona Towers is as follows,

Iona Tower
33 Ross Way
Limehouse
London
E14 7GG.

Response:

Further to your correspondence of 23 June 2026, the LFB Prevention and Protection Team was consulted regarding records held for Iona Tower, 33 Ross Way, Limehouse, London, E14 7GG.

The London Fire Brigade (LFB) completed a Fire Safety Audit at the premises on 16 May 2026. The audit identified no significant failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO), and the premises were therefore assessed as broadly compliant. As no enforcement action was considered necessary, no formal or informal enforcement notices were issued. Personal data has been redacted in accordance with [Section 40 of the Freedom of Information Act 2000 \(FOIA\) relating to personal information](#).

Please find the audit form attached.

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 15 May 2026

Location summary

File No 05/195516
UPRN 6175179
Building Name IONA TOWER
Address IONA TOWER
 33 ROSS WAY
 LONDON
 E14 7GG
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 6.75
Building Height band 30-50
Total Floors 14 **Basement floors** 0
Estimated number of sleeping 0
Special Features Secure Information Box (PIB)

Additional detail

The plant room is located on the ground floor at the rear.
 The premises is currently under simultaneous evacuation due to vandalism caused to the interim full alarm system.
 There are on-going cladding remediation works, estimated completion is October 2026.

Premises Description

The premises is a 14-storey residential block of flat.
 The FRA states the construction to be brick and concrete.
 Internal walls and partitions are of solid and stud construction.
 The premises provides 85 self-contained flats for general needs housing (rented accommodation).
 The premises has a single protected staircase, and two lifts, one of which is a fire-fighting lift.
 Flats open directly onto the protected corridors allowing means of escape via the stairwell. Natural ventilation is via central vent in common corridors that open on activation of AOV. AOV's are linked to the fire detection system.
 The staircase and top floor have ceiling vent that also opens on activation of the AOV.
 The dry riser inlet is located at the front of building on Ross Way. Outlets are on each level of the protected stairwell.
 Service risers (electrical and water) are located in communal lobbies.
 The premises has a secure entry system and a SIB box outside the main entrance.

<u>Exterior Wall Cladding</u>	Brick, Other
<u>Exterior Wall Insulation</u>	Mineral wool, Phenolic foam
Cladding/Insulation details confirmed by Fire Risk assessment	
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	25 September 2025
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	IONA TOWER 33 ROSS WAY LONDON E14 7GG
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	<u>6.75</u>
Reinspection Date	25 September 2025
Last Inspection	23 June 2026
Total Capacity	0
Maximum number of people	<u>>100</u>
Property Size for use	Very Large 10301m ² to 12600m ²
Environmental Risks	* None
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership	Direct - London Fire Brigade
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Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	9
AFD remote monitoring	No
Smoke ventilation	Natural

Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	60
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	1
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	IONA TOWER 33 ROSS WAY LONDON E14 7GG

Owner/Co-Owner - CHANGED

Name	A2DOMINION RESIDENTIAL LIMITED
Person	
Position	Director
Address	113 Uxbridge Road, London, United Kingdom, W5 5TL

On Site Representative - CHANGED

Name	A2 Dominion
Person	
Position	Property and Safety Officer
Address	Iona Tower, 33 Ross Way, E14 7GG
Email	
URL	

Other relevant contact - NEW

Name	A2Dominion
Person	
Position	Head of Fire Safety
Address	113 Uxbridge Road, London, United Kingdom, W5 5TL
Telephone	
Email	

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There is a suitable and sufficient fire risk assessment (FRA) that was carried out by Ignis Safety Ltd on 26th March 2026.

The FRA identifies details of risks, hazards, control measures, and persons affected.

Findings on the FRA include:

- Resolving faults on the alarm panel,
- Remediate gaps in riser cupboard fire doors.
- Organise fire stopping between electrical cable installations inside riser cupboards.
- Install a manual override button to the emergency front entrance door.
- Remediate issues with the sprinkler system.

All FRA findings are listed a programme of works.

The RP has completed a Fire Door Survey on 15th April 2026 by Igitel Hub. Fire doors to all service risers are due to be replaced within the next 3 months. The current sprinkler system has been condemned, and upgrade works are due to start on 11th May 2026.

An override button for the front entrance door has been installed.

Fire stopping works have been complete by maintenance.

Faults to the fire panel are due to low battery. These are being replaced on an on-going basis; however this is subject to resident availability.

The fire risk assessment includes the evacuation policy for the premises, which has been recommended as a simultaneous evacuation strategy due to external wall remediation.

The FRAEW was carried out on 30th March 2020 by Tennyson Suite Ltd. The FRAEW indicates a medium risk due to ill fitted proprietary barriers and unconfirmed fire rating in cement boards used in the building construction.

The external walls are currently being remediated by Higgins Partnerships, with completion due in October 2026.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The RP demonstrated a proactive approach to fire safety.

The RP has a suitable and sufficient Fire Risk Assessment (FRA) in place, which identifies all deficiencies within the premises. All identified findings are included within a scheduled maintenance programme.

Article 11
(continued)

The premises is currently undergoing external wall remediation works, with completion anticipated in October 2026.

The means of escape were clear and provided with appropriate signage and wayfinding throughout.

All maintenance records were found to be up to date.

A waking watch is currently in place due to the fire alarm panel having been vandalised.

All flat entrance doors self-closed into the frame and were fitted with intumescent strips.

Residents spoken to during the audit were aware of the simultaneous evacuation strategy in place and confirmed their understanding of the waking watch arrangements.

The premises is also registered on the High-Rise Portal, with defects related to the sprinkler system already reported.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

In reference to the FRA, there is a temporary change to a simultaneous evacuation strategy, therefore, a common area BS 5839-1 Category L5 system has been installed with smoke detection to the common parts staircases and lobby area. All detectors are interlinked to support a simultaneous evacuation with a LD2 system installed inside flats, consisting of heat detectors in the kitchen and smoke detection in the hall.

Break glass call points installed on the ground floor entrance.

AOV's are linked to AFD.

Due to recent vandalism to the fire alarm panel to support the simultaneous evacuation, the RP has implemented a waking watch until remedial works to the fire panel has been complete.

At the time of the audit, there were several errors to the existing fire panel caused by low battery in flat smoke detectors. Maintenance workers are currently replacing the batteries, however access this is subject to gaining access to the flats.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The means of escape were clear.

Emergency lighting appeared to be in working order.

Emergency directional signage was appropriately placed.

Appropriate wayfinding to flats was in place on each landing of the protected escape stairwell.

At the time of the audit, flat front doors [REDACTED] self-closed, had intumescent strips, and no visible gaps.

Communal doors were also tested and self-closed to the frame, had intumescent strips and no visible gaps.

Article 14
(continued)

Fire doors to service risers were inspected on a sample basis and were found to be in good visible condition, fitted with intumescent strips, and had no visible gaps.
AOV's were operational at the time of the audit, tested by the RP.

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

Verbal Advice Given

Observations

The premises has a simultaneous evacuation strategy, as indicated in the FRA.

The premises currently has 3 waking watch staff who patrol all floors every 20 minutes.

At the time of the audit, waking watch staff did not have any equipment to alert residents to a fire incident, however this was arranged later in the day. Email confirmation received by the RP. Waking watch staff were questioned and are aware of their roles and responsibilities.

Fire action notices are displayed around the building, indicating a Simultaneous evacuation.

The RP confirmed they have consulted all residents regarding a RPEEP. No residents in this block have expressed their interest in receiving an RPEEP.

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

At the time of the audit, there was recorded evidence of maintenance being carried out.

The maintenance records are as follow:

- Emergency lights: 30th April 2026 by Sure Serve Compliance Fire Ltd.
- Automatic Opening Vents: 27th January 2026 by Sure Serve Compliance Fire Ltd.
- Dry risers: 27th January 2026 by Sure Serve Compliance Fire Ltd.
- Firefighting lift: 30th March 2026 by Mand Pressure and Lift Consultants.
- Annual front flat door: 15th April 2026 by Idigital Hub.
- Fire alarm panel: 30th April 2026 by Sure Serve Compliance Fire Ltd.
- Sprinklers: has been condemned, upgrades are due to commence from 11th May 2026.

Monthly inspections of emergency lighting and AOV's are carried out by Housing Officers, with all checks recorded in a fire safety logbook.

At the time of the audit, flat front doors [REDACTED] self-closed to the frame, had intumescent strips and no visible gaps. The RP has since reported the issue to maintenance, and email evidence of the remediation has been provided.

Article 17

(continued)

Fire doors on riser cupboards were in good visible condition, had intumescent seals, no gaps, and had fire door keep locked signs.

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

Broadly Compliant

Observations

The RP is aware of the emergency action plan and undertakes fire safety training every quarter as part of their role.

All staff receive online fire safety training that is refreshed every 3 months.

Article 8 - General fire precautions**Safety Evaluation**

Broadly Compliant

Observations

At the time of the audit, no visible compartmentation breaches were identified.

A FRAEW was completed by Tennyson Suite Ltd. on 30 March 2020. The assessment identified a medium fire risk, primarily due to poorly fitted proprietary barriers and the lack of confirmed fire performance ratings for the cement boards used in the building's construction.

Remedial works to the external wall system are currently being undertaken by Higgins Partnerships, with completion expected by October 2026.

Article 10 - Principles of prevention to be applied**Safety Evaluation**

Broadly Compliant

Observations

EICR was complete on 2nd August 2025 by PFL Electrical Ltd.

Annual Gas service was complete on 28th October 2025 by Elevate Everywhere Ltd.

Housing Officers perform daily inspections of the premises, checking communal areas to ensure they are free from combustible items.

Article 12 - Elimination or reduction of risks from dangerous substances**Safety Evaluation**

Not Applicable

Observations

At the time of the audit this article was not checked.

Article 13 - Fire Fighting Equipment**Safety Evaluation**

Not Applicable

Observations

At the time of the audit this article was not checked.

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

Safety Evaluation

Not Applicable

Observations

At the time of the audit this article was not checked.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit there was evidence that competent persons are appointed to assist in undertaking preventative and protective measures. Competent persons are appointed to carry out the Fire Risk Assessment for the premises. Competent persons are also available for fire door checks, building maintenance, and servicing the emergency lights, fire panel, AOV's and Dry Risers.

Article 19 - Provision of information to employees

Safety Evaluation

Not Applicable

Observations

At the time of the audit this article was not checked.

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

Safety Evaluation

Broadly Compliant

Observations

Contractors must gain authorisation from the building managers to complete works. The premises also has a fire safety information board highlighting the emergency action plan.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Not Applicable

Observations

This article is not applicable for this premises. There is no shared areas.

Article 23 - General duties of employees at work

Safety Evaluation

Not Applicable

Observations

At the time of the audit this article was not checked.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

This article is not applicable for this premises.

Article 38 - Maintenance of measures provided for protection of fire fighters**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Verbal Advice Given

Observations

The premises has dry riser outlets in all levels of the protected stairwell.
Wayfinding signage is in place on each floor.

Automatic Opening Vents (AOVs) are on each level and at the head of the protected stairwell.

A Secure Information Box (SIB) is located at the front of the premises, containing relevant, building plans, key contacts. The RP was advised to insert relevant access keys and external wall information in the SIB box.

There is a firefighting lift which has been suitably maintained.

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**

Not Applicable

Observations

None

Article 30 - Current enforcement notices**Safety Evaluation**

Not Applicable

Observations

None

Article 31 - Current prohibition notices**Safety Evaluation**

Not Applicable

Observations

None

Article 32 - Offences**Safety Evaluation**

Not Applicable

Observations

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**Date audit carried out**

07:05:2026

Time of audit

11:00

Reason for audit;

This was a job step 10.00 as a programmes audit. In addition, there has been an interim change in measures with the implementation of the waking watch. This was an audit for IO development too.

Conclusion

The audit was led by [REDACTED] (Developing IO) with [REDACTED] (IO) in attendance.

The audit took place with [REDACTED] (Property and Safety Officer). The premises is managed by A2 Dominion Residential Limited, company number 05230209.

The pre audit research consisted of using Farynor, Imapping, google maps, IMS, Companies House, and Postcode look up.

At the start of the audit, the RP was shown ID's and explained of the audit being in three stages: review of documentation, a physical walk around of the premises, and an audit debrief.

Throughout the audit the RP had a proactive attitude towards fire safety.

The RP has a suitable and sufficient FRA that highlights all deficiencies within the premises. All findings are part of scheduled maintenance.

The premises is currently undergoing external wall remediation with completion due in October 2026.

The means of escape were clear, with appropriate signage and wayfinding.

All maintenance records are up to date.

Waking watch staff are in place due to a vandalised fire panel. Waking watch staff were questioned and were aware of their roles and responsibilities.

All flat front doors self-closed to the frame and had intumescent strips.

All communal fire doors and riser cupboards were visibly in good condition.

Residents were able to confirm the simultaneous evacuation in place and were aware of the implementation of the waking watch.

The audit ended with the RP being informed that the outcome was Broadly Compliant.

Extent of premises audited

A full inspection was carried out of the premises. Front flat doors [REDACTED] were sampled.

Communal doors and service risers of Floors [REDACTED] were sampled.

Justification of audit outcome

The outcome of the audit is 'Broadly Compliant'.

The means of escape were clear, residents are aware of the simultaneous evacuation, fire doors were visibly in good condition, AOV's are functioning, and all maintenance records were up to date. The FRA was suitable, and the RP was able to evidence works to address the findings.

Verbal Advice Given**Advice given on article(s)** 38, 15

Verbal Advice provided in Articles 15 and 38

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**
180**Travel Time**
90**Post Audit Processing Duration**
300**Management Review****Reviewed By** 63663E

This level 1 Broadly Compliant FS01 audit is approved as per FSIGN 201, S8.5, as part of the Level 1 audit outcome trial.

The auditing officer deemed competent by London Fire Brigade (London Fire Commissioner) in the inspection of this premises type.