Fire Safety Regulation, North East 2 Team
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T 020 8555 1200 x89171

Minicom 020 7960 3629
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The Chief Executive
London Borough of Waltham Forest
Waltham Forest Town Hall
Forest Road
Walthamstow
London, E17 4JF

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

Date 12 December 2022
Our Ref 13/228606/PG

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED): NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: Burrell Towers, 1 Albany Road, Leyton, E10 7EH

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) hereafter the Fire Safety Order (as amended) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with the Fire Safety Order (as amended).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **2 May 2023**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order (as amended); or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's website at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order (as amended) can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order (as amended).

Yours faithfully

PP 2.1 [redacted]

for Assistant Commissioner (Fire Safety)
Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer 2.2 [redacted]
Direct **T** 020 8555 1200 ext 2.3 [redacted]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: 2.4 [redacted] Waltham Forest Housing, Cedar Wood House, 2nd Fulbourne Road, Walthamstow, London, E17 4GG

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, *you* must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner 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.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988
SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

PREMISES: Burrell Towers, 1 Albany Road, Leyton, E10 7EH

FILE NUMBER: 13/228606

This schedule should be read in conjunction with the Commissioner's letter dated
12 December 2022.

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 11	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) Monitoring and reviewing of riser panels had not been implemented. It was noted that the riser panels adjacent to the flat lobbies could not be confirmed to be 30 minutes fire rated. 2) Electrical enclosures to the flat lobbies had not been reviewed confirming to be 30 minutes fire rated. 3) A number of loose cables were noted to the means of escape on 10th floor. Planning had been carried out to secure these loose cables with fire rated metal clips. 4) Planning and organising to replace broken glazing had not been implemented. It was noted that the glazing panels to the staircase on the 6th and 1st floors were replaced with	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

	plywood and are not fire rated. 5) A number of riser doors were found to have louvred panels installed. Planning and organising to replace with 30 minutes fire rated material had not been provided. 6) Planning and organising had not been carried out for the bin store. It was noted that a fusible link to the bin store was not provided at the ground level.	
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The riser panels adjacent to the flat lobbies could not be confirmed to be fire rated. 2) Electrical enclosures to the flat lobbies are not fire rated. 3) A number of loose cables were noted to the means of escape on the 10th floor. 4) Glazing panels to the staircase on the 6th and 1st floor have been replaced with plywood and are not fire rated. 5) A number of riser doors were found to have louvred panels installed.	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) Ensuring that the riser panels to the flat lobbies are replaced to afford 30 minute protection. 2) Ensuring that the electrical enclosures are fire rated to afford a minimum of 30 minutes protection. 3) Ensuring that the loose cables are clipped back using fire rated clips. 4) Replacing glazing panels to the staircase on the 6th and 1st floor with 30 minutes fire rated material. 5) Replacing the louvred panels above the riser doors with adequate 30 minutes fire rated material.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that:	Implement the significant findings of your fire risk assessment, in particular: 1) By confirming the riser panels adjacent to the flat lobbies to be 30 minute fire rated.

	1) The riser panels adjacent to the flat lobbies could not be confirmed to be fire rated. 2) Electrical enclosures to the flat lobbies are not fire rated. 3) A number of loose cables noted to the means of escape on 10th floor. 4) Glazing panel to the staircase on the 6th and 1st floor have been replaced with plywood and are not fire rated. 5) A number of riser doors were found to have louvred panel installed. 6) It was noted that a fusible link to the bin store was not provided at the ground level.	2) Ensuring electrical enclosures to the flat lobbies are replaced with 30 minute fire rated enclosures. 3) Ensuring the loose cables found on the means of escape are secured with fire rated clips. 4) Replacing the plywood on glazing panel to the staircase on the 6th and 1st floor with 30 minute fire rated material. 5) By enclosing the louvred panel above the riser doors with 30 minutes FIRE RESISTING material. 6) By providing a fusible link to the bins store at the ground level to stop smoke or fire spread.

*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

[End of document]

Redaction Summary

Page 2

Redaction 2.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.4

Exemptions/exceptions:

- S.40 - Personal Information

Fire Safety Audit Report

Audit Information

Audited By	1.1 [redacted]
Audit Completed	20 October 2020

Location summary

File No	13/228606
UPRN	100023695944
Building Name	BURRELL TOWERS
Address	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH
Borough	Waltham Forest
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSR Newham & Waltham Forest
Station Ground	F29 - Leyton
Site Risk Score	4.75
Total Floors	10 **Basement floors** 0
Estimated number of sleeping	120
Special Features	
Additional detail	**NONE**
Premises Description	Premises is a purpose built block of flats. Premises were constructed to CP3 so no specific FF shaft however DRM and FF lift controls provided. No emergency power lift back up provided.
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH
Responsible team	FSR Newham & Waltham Forest
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	4.75
Reinspection Date	N/A (SAMPLE)
Last Inspection	6 October 2020
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m² to 10300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Higher than 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	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH

Local Authority

Name	Waltham Forest Council
Responsible Person	[redacted]
Position	[redacted]
Address	Waltham Forest Council Waltham Forest Town Hall Forest Road Walthamstow E17 4JF
Telephone	[redacted]
Email	[redacted]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Premises visited on 9.10.20 following receipt of a EWS1 façade report from the Local Authority. Satisfactory Type 1 FRA carried out. Type four FRA's are in the process of being completed including intrusive inspection within some empty flats. Significant findings highlighted and being actioned.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Generally satisfactory.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
NA flats.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
Inspection of common parts carried out including a review of the external façade. See audit conclusion comments. Adequate coverage of EL and signage. A number of minor fire stopping issues and door defects were found, these were noted by the LA during the inspection and will be addressed.

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 +
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 +

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Stay put policy displayed.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
Maintenance contracts in place. Minor fire door issues found which are being addressed by the LA. i.e doors not fully self closing.

FAILURE
Article 17(1) Facilities/equipment not maintained
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 +
REMEDY
Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by +

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
None

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations
None

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
None

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

Article 38 - Maintenance of measures provided for protection of fire fighters

Safety Evaluation
Not Applicable

Observations
FF lift tested. Door access switches operated correctly.

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	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

20/10/2020 11:50

Premises inspected on 9.10.20 along with 9.2 [redacted] and 9.1 [redacted] of the Local Authority. I was asked to deal with the local Authority housing by GM 9.3 [redacted] following possible façade issues on the LA high rise housing stock. An EWS1 report has been carried out at the request of the LA by BB7 fire engineers. This has highlighted some issues with the external faced /balcony areas/brick cavities and construction adjacent to the firefighting shaft. Further investigations are taking place and the LA have yet to come to a decision with all parties as to the course of action necessary. My inspection was carried out in accordance with the NFCC guidance that states that Fire Authority should be contacted on receipt of any adverse cladding report. A number of interim mitigation measures were suggested within the EWS1 report. Ultimately if mitigation of the cladding dangers cannot be rectified then the suspension of the stay put policy will need to be considered. At the time of my inspection due to the ongoing investigations I was satisfied that the stay put policy was still relevant. The full EWS1 report has been uploaded to the portal. I have not included details of the façade issues within this report. Please read the EWS1 report. My comments to the LA (9.4 [redacted] Divisional Director Assets) are detailed below. No further action at this time, level 1 compliance DH.

Dear 9.5 [redacted]

Following the site visit today we would like to confirm what was discussed on site and our thoughts on the EWS1 findings.

Several areas of concern have been raised within the EWS1 report which we have commented on below:-

1. Internal angle between firefighting stair and accommodation. This requirement is detailed in BS9999: Section 20: Facilities for Firefighting. Burrell and Rayner were constructed to a different standard which is prior to Building Code CP3 1968 version. Under our legislation "The Fire safety Order " we can require that the firefighting shaft is correctly maintained to protect firefighters and escaping members of the public. However only in exceptional circumstances would we use our legislation to bring existing construction up to the latest standards. This area, where a change of legislation/guidance results in a building no longer being compliant, is covered under the Building Regulations where any refurbishment works must not result in the building being less satisfactory than they were before refurbishment. In this case the firefighting shaft construction is no less satisfactory than it was before refurbishment. Although the risk of fire spread from the adjoining accommodation is greater than it would be in a current code compliant building this risk will be found in all buildings of similar age.

2. Polybead insulation. From the test carried out by BB7 it is confirmed that the Polybead material is flammable. As stated on the report there is a possibility of fire spread in the cavity which could be reduced by following the suggestions to install a ventilated cavity barrier EI 30. As an alternative if the cavity is indeed fully filled with insulation (as seen in Figure 8 where the beads seem to be tightly packed at the rear of the vent) it is unlikely that the air vents are allowing the air flow they were designed for so it may be possible to simply seal the air vents. We would suggest that the council building inspectors are consulted with regard to the sealing over of vents and any possible issues caused by lack of ventilation. The main concern with regard to the Polybeads is a cavity fire causing the melting of window frames and thus fire spread into the apartments. From the photo shown in Figure 3 it appears that the brickwork surrounding the windows has been laid in an alternate stretcher/header configuration. This can also be seen adjacent to the window in Figure 5. So the window frames appear to be fixed directly to the brickwork which is closing the cavity, this greatly reduces and risk of fire spread to the window frame.

3. HPL Panels. It does not appear that any testing has been carried out on the HPL panel. Within the firefighting shaft the panels are backed on the inside of the building by brick/blockwork. In the flat lobby area the panels are exposed. It is difficult to assess the likely fire spread from a flat fire into either the adjacent firefighting stair or flat lobby area. Generally in a fire windows, as they are not fire resisting, tend to fail very quickly and would likely to be the main route for any fire spread. In a full involved flat fire it is likely that the PVC window assembly as a whole will fail and either collapse into the flat or fall outside the building. The vertical spread of fire from flat to flat is then limited by the 1.5m or so brickwork separating the flats. If the panels were to ignite the horizontal spread is limited by a distance of around 1.5m from the HPL panel to the flat lobby panel and approximately 1m from to firefighting stair panel. The most likely route for early fire spread does not involve the panels but would be from an open window of the flat allowing smoke to enter an open firefighting stair window as these are less than less than 500mm apart as can be seen in Figure 9.

We have carried out research into the fire incidents which have occurred at the block since 2005. There has been one fire in Burrell in 2016 which was a rubbish fire, there was no fire spread beyond the bin store/ chute. Two fires occurred at Rayner both in 2015. These were fires involving a washing machine and an electric oven. Even though there was some smoke spread the fires were limited to the kitchen areas. It is important to take into account the attendance time for the fire service and this is covered within the latest version of the NFCC-Simultaneous Evacuation Guidance Document. Of the three fire incidents the average time for attendance including the 999 call was around 5 minutes. A timely fire service intervention can greatly reduce the likely hood of any fire from spreading from the room/compartment of origin.

In conclusion, from what is currently know about the building construction the Brigade are satisfied that the current stay put policy is still relevant.

Regards.

20/10/2020 11:50
Initial Expectation: Verbal action

Verbal Advice Given

None recorded

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	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
240	60	120

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 3

Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.3

Exemptions/exceptions:

- S.40 - Personal Information

Page 9

Redaction 9.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 9.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 9.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 9.4

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 9.5

Exemptions/exceptions:

- S.40 - Personal Information

Fire Safety Audit Report

Audit Information

Audited By	1.1 [redacted]
Audit Completed	31 January 2022

Location summary

File No	13/228606
UPRN	100023695944
Building Name	BURRELL TOWERS
Address	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH
Borough	Waltham Forest
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSR Newham & Waltham Forest
Station Ground	F29 - Leyton
Site Risk Score	5.00
Total Floors	10 **Basement floors** 0
Estimated number of sleeping	120
Special Features	
Additional detail	**NONE**
Premises Description	Premises is a purpose built block of flats. Premises were constructed to CP3 so no specific FF shaft however DRM and FF lift controls provided. No emergency power lift back up provided.
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	20 October 2023
Heritage Building	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH
Responsible team	FSR Newham & Waltham Forest
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	5.00
Reinspection Date	20 October 2023
Last Inspection	25 October 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m² to 10300m²
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	Default Property
Address	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH

Local Authority

Name 3.1 [redacted]
Responsible Person [redacted]
Position
Address Waltham Forest Council
Waltham Forest Town Hall
Forest Road
Walthamstow
E17 4JF
Telephone 3.2 [redacted]
Email

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
No FRA Available. FRA requested from 3.3 [redacted]. LBWF post inspection.

FAILURE
Article 9(1) No evidence of FRA
At the time of the audit you did not provide evidence that a fire risk assessment had been undertaken.
REMEDY
Carry out a fire risk assessment. (See guidance note No.66)
In particular take into account +

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
No FRA.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
NA flats.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
Satisfactory coverage of emergency lighting and signage. Open vent windows provided in stair.

Defects in riser shaft found. Access to the vertical riser is via a high level steel door. with an access panel below.
These doors appear to have various ways of fixing closed with a number of "key" holes in the panels. The panels are to be fixed shut either screwed or locked. Lock holes not in use are to be sealed. Defects found on all floors. Access panels below these doors are screwed in place. Some of these panels were loose fitting, no fire sealing (intumescent mastic) and had holes in them. Defects found on floors 8, 6, 5 and 1.

10th floor, Cupboard door with a mesh vent at the top. Storage of goods within the cupboard.
Grd Floor electrical intake cupboard. Small amount of storage in the cupboard.

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 +

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 +

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Simultaneous evacuation in place by way of awaking watch.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Fire doors generally well maintained. See however article 14 defects. Contact in place for EL/ Fire lift maintenance.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
NA flats.

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations
None

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
None

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

Article 38 - Maintenance of measures provided for protection of fire fighters

Safety Evaluation
Broadly Compliant

Observations
FF access switch operating correctly. Gerda plans box provided with encapsulated plans.

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	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

31/01/2022 11:43

Premises audited on 5.1.22 at the request of the BRR team. Prior to this visit an audit has been carried out with a High Rise Referral return form. At that time the premises still had a stay put policy. During early 2021 this was changed to a simultaneous evac unfortunately the Local Authority did not keep fire safety informed . A further audit was required in order to complete another BRR form. Several defects found as detailed within article 14. These have been forwarded to the Local Authority 8.1 [redacted] for action. BRR Form forwarded to the High Rise Referral team. No further action required. Level 1 compliance. DH.

31/01/2022 11:33

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

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	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
90	10	120

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 3

Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.3

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 8.1

Exemptions/exceptions:

- S.40 - Personal Information

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION
Fire Safety Audit Summary

Audit Information

Audited By	1.1 [redacted]
Audit Completed	17 May 2018

Location Summary

File No:	13/228606
UPRN:	100023695944
Building Name:	BURRELL TOWERS
Address:	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH
Use:	D - Purpose Built Flats>=4 floors
Borough:	Waltham Forest
Responsible Team:	FSR Newham & Waltham Forest
Station Ground:	F29 - Leyton
Risk Score:	4.25
Number of Floors:	Total: 10 Basement: 0
No. of Beds:	120
Special Features:	
Additional Detail:	
Environmental Risks:	
Site Reinspection Date:	
Heritage Building:	
Petroleum Redevelopment:	
Fire Fighter Risk:	

Inspected property summary

Occupier Contact:	
Address:	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH
Responsible Team:	FSR Newham & Waltham Forest
Occupancy Type:	Occupier - multi occupancy
Use:	D - Purpose Built Flats>=4 floors
Valuation Office:	R3 - Flats/Mais 4 Flrs and over PB
Risk Score:	4.25
Total Capacity:	0
Maximum Number of people:	100 - 999

Property Size for Use:	Large In M²: 8301 to 10300

Environmental Risks:
Building features that may assist fire spread:
Flammable Materials
Stored:
Type:

Contacts

Contact Type	Occupier
Sole Supplier Risk	
Name	Default Property
Responsible Person	
Position	
Address	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH
Telephone	
Fax	
Email	
URL	
Contact Type	Local Authority
Sole Supplier Risk	
Name	Waltham Forest Council
Responsible Person	Waltham Forest Council
Position	Local Authority
Address	Waltham Forest Council Waltham Forest Town Hall Forest Road Walthamstow E17 4JF
Telephone	
Fax	
Email	
URL	

Enforcement History

Articles

Article 9 - Risk Assessment

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

"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"

Compliance Level: Broadly Compliant

Observations: 17/05/2018 14:29: A FRA is in place and is S&S

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: 17/05/2018 14:36: There appears to be a good standard in place talking to the caretakers onsite and from visual checks only.

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: 17/05/2018 14:31: Caretakers were on site and showed me the checks they carry out to reduce rubbish in common parts and reporting defects as well as the monthly Emergency Lighting checks that are carried out by The Ashton Group.

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: 17/05/2018 14:34: It would appear that a good system of maintenance is in place.

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: 17/05/2018 14:40: A Drop Lift Key is used for entry into flats and works Both Lifts are recalling fine with Drop Lift Key, both work as per the basic standard (hold buttons in to control).

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: 17/05/2018 14:37: Council Staff appear to be very proactive in there checks for rubbish build up which is a preventative measure.

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: 17/05/2018 14:38: Well signed premises

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:

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 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:

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: 17/05/2018 14:33: Routes and exits clear and emergency lighting in place. Most doors with the exception of

	privately purchased flats prior to the upgrade are new, in good condition and appear to be FD30(s). Other doors still appears to be Nominal Fire Doors or an older type.

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: 17/05/2018 14:35: No obvious breaches in construction between flats and common parts but no access to riser cupboards as non standard locks are in place.

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: 17/05/2018 14:31: AFD not required in the common parts.

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:Broadly Compliant	Observations: 17/05/2018 14:33: Well signed premises

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	*"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer,*

general duties while at work?	*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)

Overall Safety Standard

Low Risk

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action
Considered EMM
Confirmed Action: Verbal Action

Audit Conclusion: 17/05/2018 15:51

Low risk (as opposed to broadly compliant) based on the few notional doors that cannot be guaranteed to meet modern standards, however this is not something the LA should be sent a NOD for as they appear to be doing the best they can in every other area.

17/05/2018 15:49

Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance Level:	1 - Well above average
Property Risk Group:	B - Sleeping familiar or Licensed Premises
Life Risk:	-2.1
Relative Risk:	4.7
Signature of Occupier:	
Date Completed	

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Fire Safety Audit Report

Audit Information

Audited By	1.1 [redacted]
Audit Completed	30 October 2023

Location summary

File No	13/228606
UPRN	100023695944
Building Name	BURRELL TOWERS
Address	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH
Borough	Waltham Forest
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD HACK-ISL-HAV-RED-WF
Station Ground	F29 - Leyton
Site Risk Score	5.00
Building Height band	25-30
Total Floors	10 **Basement floors** 0
Estimated number of sleeping	0
Special Features	EV Charging Equipment
Additional detail	HPL and polymeric foam sandwich panels at the firefighting stairway and accommodation. EPS polymead insulations within brick walls. High risk of fire spread over the walls due to vertically connected HPL and rigid plastic foam sandwich panels and open vents within external walls. BB7 have completed external survey report dated 25/9/20 and EWS1 report with B2 conclusion with temporary measures and recommendations. The building is built approximately in 1962 circa. possible under CP3 building regulations. There is one staircase with 44 flats. Manually openable windows and permanent opening vents provided in flat lobby and within stairwell. There are three waking watches 24/7 patrolling the building. PEEPS for 8 residents also provided inside the SIB box. The evacuation strategy is phased as confirmed by RP.
Premises Description	Premises is a purpose built block of flats. Premises were constructed to CP3 so no specific FF shaft however DRM and FF lift controls provided. No emergency power lift back up provided. Eleven storey purpose-built block of flats with a flat roof providing general needs accommodation. 44 flats - 4 flats per floor accessed via a secure lobby door on all levels. Ground floor benefits from two final exit doors; one either side of the lift lobby - rear door leads to an open car park. The block benefits from one concrete central staircase which discharges out onto the ground floor. All flats benefit from lobby protection. Bin chute hoppers located on all levels and are lobbied off the stairs which lead into the flat lobbies - Bin chutes hopper heads are on the means of escape. Electric intake cupboard located on the ground level. Two passenger lifts;

	lift one allows access to floors 1-9 and 1no lift allows access to floor 2, 4, 6, 8 and 9 only - no lift access from the top floor. Basement access from the ground floor. Level access. Bin store located externally. Block benefits from dry riser outlets accessed within the flat lobbies on a number of floors. Approximately 1962 built building with brick façade and spandrel panels to the elevations. Flat roof. Common area floor and stair are of concrete construction and walls are of masonry.
Exterior Wall Cladding	High Prs. Laminate (HPL), Render system
Exterior Wall Insulation	N/A
Cladding/Insulation details confirmed by	Fire engineers report
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	20 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	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH
Responsible team	FSD HACK-ISL-HAV-RED-WF
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	5.00
Reinspection Date	20 September 2025
Last Inspection	19 October 2023
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m² to 10300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Higher than average
Additional detail	HPL Cladding
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	external HPL cladding
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Phased Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address BURRELL TOWERS
1 ALBANY ROAD
LEYTON
E10 7EH

Owner/Co-Owner - CHANGED

Name Waltham Forest Council
Person 3.1 [redacted]
Position
Address Waltham Forest Council
Cedar Wood House
2nd Fulbourne Road
Walthamstow
E17 4GG
Telephone 3.2 [redacted]
Mobile
Email 3.3 [redacted]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
There are two FRA completed - Type 4 dated 12/3/20 and Type 1 reviewed on 15/8/22 with significant findings and action plan to be completed with time scale. External survey report also completed with B2 rating and recommendation for temporary measures. The fire risk assessment have recommended to have stay put strategy. Temporary measures are in place with waking watch staff 24/7 with phased evacuation strategy. The remedial works

Article 9
(continued)

for the external wall cladding has not been completed. At the time of the audit, there were issues noted which were not completed within time scale given in FRA (See Art 8). These action plan were also noted in the previous fire risk assessment action plan. NOD was issued with same issues identified during last LFB inspection (See Art 8). The waking watch staff are in place more than six months. There are three waking watch staff on site and in the event of the emergency another two waking watch staff from James Riley will come to assist The fire action notices did not have clear instructions and was conflicting with recommendation given in the fire risk assessment as stay put. The recommended stay put strategy is not valid for the building with combustible exernal wall and insulation present. When question was asked to RP about the evacuation plan, he informed me that it is phased evacuation.The fire risk assessment is not suitable and sufficient. It was found that:

1. The fire risk assessment dated 18/8/22 states LBWF have confirmed that the building contains HPL panels, rigid foam boards and EPS insulation, which are all combustible and was still recommended as stay put evacuation strategy. The external survey report also carried out by BB7 Fire Ltd dated 25/9/202 concluded that as mitigation of the external wall fire spread risk with B2 rating, it was recommended that a simultaneous evacuation policy is adopted supported by waking watch and or suitable and sufficient fire detection and alarm system that can support a simultaneous evacuation. The fire risk assessment have not taken into account the NFCC guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18/8/22 stating that Fire risk assessments need to be specific to the building in question and consider any potential fire spread in conjunction with the other fire safety provisions. Assessments should determine whether the safety measures in the building support the current evacuation strategy and make recommendations for an appropriate change where necessary (i.e. a change from a stay put to a simultaneous evacuation strategy). The fire risk assessment must be reviewed and updated to reflect the risk posed by a combustible external wall system and/or, other significant failings in the general fire precautions and to recommend adequate evacuation strategy.
2. PAS 9980 - Fire Risk Assessment Prioritisation Tool was not undertaken.

RP was given advice to liase with the fire risk assessor to clarify the recommended stay put strategy.

FAILURE

Article 9(1) FRA not suitable or sufficient

At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that

At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that :

1. The fire risk assessment did not take into account into the external survey report due to combustible cladding and insulation it was recommended to

Article 9
(continued)

change from stay put to a simultaneous evacuation strategy with temporary interim measures in place in accordance with NFCC Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18/8/22
2. PAS 9980 - Fire Risk Assessment Prioritisation Tool was not undertaken.

REMEDY

The fire risk assessment should be reviewed, with specific consideration given to
1. The combustible external wall and insulation and recommend suitable emergency plan in accordance with NFCC Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18/8/22.
2. To carry out PAS 9980 - Fire Risk Assessment Prioritisation Tool

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit, all means of escape, stairwell, riser cupboards and refuge areas were inspected. During audit deficiency were observed in escape route including doors and front flat doors. These has been identified in the fire risk assessment with time scale of 12 months from the previous FRA and LFB inspection. These action points are repeated again in the current fire risk assessment with new time scale. Waking watches are patrolling internally and externally 24/7. The communal doors are checked by Housing Team every quarterly. Lifts and dry risers are checked monthly and records kept. It was found that:
1) Monitoring and reviewing of riser panels had not been implemented. It was noted that the electrical enclosure to the flat lobbies are not fire rated.
2) A number of loose cables noted to the means of escape on communal floors. Planning had not been carried out to secure these loose cables with fire rated metal clips.
3) Planning and organising to replace broken glazing had not been implemented. It was noted that the glazing panel to the staircase on the 6th & 1st floor were replaced with plywood and are not fire rated.
4) Management had not planned and organised to replace the non-fire rated enclosure to the dry riser outlet on all communal floors.
5) Planning and organising to provide fusible link to the bin store was not arranged. It was noted that fusible link to the bin store was missing at the ground level.
6) The glazing enclosing the single staircase cannot be confirmed to be fire rated. Management had not organised to appoint a competent person to confirm the glazing enclosing the single staircase.
7) Management had not planned and organised to replace inadequate fire stopping with fire rated fire stopping material inside the electric intake cupboard.
8) Management had not organised to install the wayfinding signage on stairs and communal areas in accordance with new Fire Safety (England) Regulation 2022.
9) Management had not planned to provide contact details of the responsible person to store inside the secure information box.

Article 11
(continued)

10) Management had not planned and organised to check the front flat doors annually as per the new Fire Safety (England) Regulation 2022.
11) Management had not planned and organised to send the design and materials of external walls and the floors and building plans to LFB On-line Portal in accordance with the new Fire Safety (England) Regulations 2022.

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) Monitoring and reviewing of riser panels had not been implemented. It was noted that the electrical enclosure to the flat lobbies are not fire rated.
2) A number of loose cables noted to the means of escape on 10th floor. Planning had not been carried out to secure these loose cables with fire rated metal clips.
3) Planning and organising to replace broken glazing had not been implemented. It was noted that the glazing panel to the staircase on the 6th & 1st floor were replaced with plywood and are not fire rated.
4) Management had not planned and organised to replace the non-fire rated enclosure to the dry riser outlet on all communal floors.
5) Planning and organising to provide fusible link to the bin store was not arranged. It was noted that fusible link to the bin store was missing at the ground level.
6) The glazing enclosing the single staircase cannot be confirmed to be fire rated. Management had not organised to appoint a competent person to confirm the glazing enclosing the single staircase.
7) Management had not planned and organised to replace inadequate fire stopping with fire rated fire stopping material inside the electric intake cupboard.
8) Management had not organised to install the wayfinding signage on stairs and communal areas in accordance with new Fire Safety (England) Regulation 2022.
9) Management had not planned to provide contact details of the responsible person to store inside the secure information box.
10) Management had not planned and organised to check the front flat doors annually as per the new Fire Safety (England) Regulation 2022.
11) Management had not planned and organised to send the design and materials of external walls and the floors and building plans to LFB On-line Portal in accordance with the new Fire Safety (England) Regulations 2022.

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

Verbal Advice Given

Observations

No alarm system within common parts. There was Grade D LD3 system smoke alarm inside sampled flat. RP was given advice that the waking watch staff are to be replaced by installing L5 fire alarm system in communal areas as temporary measure. RP was also made aware of the government funding to install the fire alarm system to replace the WW staff.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

All means of escape including riser cupboards, doors and front flat doors. Fire exist signage and emergency lighting were adequate. It was noted that flats with social needs had been replaced with 60 min fire doors with double perco chains. The leaseholder flat doors were composite door. A number of riser doors on communal areas were found to have louvered panel but there was no storage nor any ignition source inside the cupboard. The staircase is protected with stairwell door and the lobby door. The bin chute are located in small escape route which is protected with fire doors. The stairs have POV and manual opening windows. The small escape route leading to the stair is provided with perforated metal POV window and the flat lobby have manual opening windows. At the time of the audit it was noted that the action plan from the previous fire risk assessment and the NOD issued were not carried out: It was found that

1. The dry riser enclosures located on lobby area could not be confirmed to be fire rated.
2. Electrical riser cupboard located on flat lobbies area are not fire rated.
3. A number of loose cables noted to the means of escape on all floors.
4. Glazing panel to the staircase on the 6th & 1st floor was covered with plywood and were not replaced with fire resistant glazing.
5. The glazing enclosing the staircase cannot be confirmed to be fire resistant glazing.
6. Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on ground floor and was not replaced with fire rated fire stopping.
7. There was a broken chute bin cover left on the escape route and the chute was left exposed - located on 5th floor.
8. There was no signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
9. Some of the sampled front flat doors (35,36,27,25,15) were damaged and some were of composite doors.

FAILURES

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 dry riser enclosures located on lobby area could not be confirmed to be fire rated.
2. Electrical riser cupboard located on flat lobbies area are not fire rated.
3. A number of loose cables noted to the means of escape on all floors.

Article 14
(continued)

4. Glazing panel to the staircase on the 6th & 1st floor was covered with plywood and were not replaced with fire resistant glazing.
5. The glazing enclosing the staircase cannot be confirmed to be fire resistant glazing.
6. Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on ground floor and was not replaced with fire rated fire stopping.
7. There was a broken chute bin cover left on the escape route and the chute was left exposed - located on 5th floor.
8. There was no signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.

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. Ensuring the dry riser enclosures located on lobby areas are provided with fire rated material.
2. Ensuing that the electrical riser cupboards are fire rated to afford a minimum of 30 minutes protection.
3. Ensuring that the loose cables are clipped back using fire rated clips.
4. Replacing glazing panels to the staircase on the 6th and 1st floor with 60 min fire rated material.
5. Ensuring that the glazing enclosing the staircase is 60 minutes fire rated material.
6. Providing adequate fire resistance fire stopping on the breaches found on the ceiling of the electric intake cupboard located on ground floor.
7. Installing the chute bin cover to protect the escape route from any vandalism.
8. Providing signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
9.Some of the sampled front flat doors (35,36,27,25,15) were damaged and some were of composite doors.

Article 14 Flat Front Door Specific

Please refer to Article 17.

REMEDY

Please refer to Article 17.

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

SAFETY CRITICAL
Safety Evaluation
Non Compliant

Observations

At the time of the audit, the fire action noticed displayed without clear instructions. The evacuation strategy was changed from simultaneous to phased evacuation. When question was asked to RP about evacuation strategy he informed me that it is based on phased evacuation. The fire floor and the floor below will first be evacuated and the rest of the floor will stay put until further instructions from waking watch staff. WW staff were also asked and they response was the same as RP. The FRA risk assessment have recommended Stay Put and was in conflict with fire action notices displayed as phased evacuation as informed by RP. The recommended stay put strategy is not adequate for the building with combustible external wall material and

Article 15
(continued)

insulation. In accordance with NFFC guidance with building with combustible material, as the interim temporary measures the fire risk assessment have to be reviewed taking into account of the external material from stay put to simultaneous evacuation.

FAILURE

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 the fire action notices displayed were in conflict with fire risk assessment recommendation as Stay Put. The phased evacuation as explained by RP and stay put strategy recommended in the fire risk assessment are not suitable for the building. The building has combustible cladding and insultation therefore inaccordance with NFCC guidance on to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18/8/22.

REMEDY

Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing the emergency plan taking into account the combustile external cladding and insulation of the building and risk posed to the relevant people.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

Fire safety provisions had been tested and maintained:
DRM - monthly checked - 20/4/23 by Ashton Group. Annual maintenance - 13/4/23 by REFA
EL - 25/7/23
Lifts - monthly checked - 26/2/23 and annual maintenance 10/8/22
Gas safety checks - 31/8/22
5 year hard wired electrical checks - 7/9/22
Door entry also checked.

The front flat doors have been replaced with 60 min FR doors. At the time of the audit, it was noted that the sampled front flat doors (No. 35, 36, 27) had no self closing device and door frame damaged. The front flat door No. 25 and 15 were of composite doors. Advice was given to RP to check the front flat doors annually as per the new Fire Safety (England) Regulation 2022.

FAILURE

Article 17(1)Flat doors-Common parts exit routes

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.
During 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.

Article 17
(continued)

The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route. At the time of the audit, it was noted that the sampled front flat doors (No. 35, 36, 27) had no self closing device and door frame damaged. The front flat door No. 25 and 15 were of composite doors.

REMEDY

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.

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.

Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All waking watches have been given training - 19/8/22. RP also informed me that the local fire crews carried out simulation fire drill this year for familiarisation.

Article 8 - General fire precautions

Safety Evaluation
High Risk

Observations

At the time of the audit it was noted significant findings had not been implemented. These issues were also identified in the previous fire risk assessment and NOD:

1. It was confirmed that the building contains HPL panels, rigid foam boards and EPS insulation, which are all combustible. It was recommended in the fire risk assessment that the combustible materials are replaced with non-combustibles materials to Euro class A1 or A2. As per NFCC guidance, the waking watch staff should not be in place more than six months and should be replaced by installation fire alarm system in communal areas - BS 5839 -1 Category L5 system incorporating heat detector within each room that has a window facing to the combustible external cladding.
2. The dry riser enclosures located on lobby area could not be confirmed to be fire rated.
3. The riser panels adjacent to the flat lobbies cannot be confirmed to be 30 minute fire rated material.
4. Electrical enclosures to the flat lobbies are not fire rated.
5. A number of loose cables noted to the means of escape on all floors.

Article 8
(continued)

6. Glazing panel to the staircase on the 6th & 1st floor was covered with plywood and were not replaced with fire resistant glazing.
7. The glazing enclosing the staircase cannot be confirmed to be fire resistant glazing.
8. Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on ground floor and was not replaced with fire rated fire stopping.
9. There was no signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
10. There was no fusible link provided to bin stored at ground level to stop spread of fire and smoke.

FAILURE

Article 8 FRA findings not implemented

At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that

1. It was confirmed that the building contains HPL panels, rigid foam boards and EPS insulation, which are all combustible. It was recommended in the fire risk assessment that the combustible materials are replaced with non-combustibles materials to Euro class A1 or A2. As per NFCC guidance, the waking watch staff should not be in place more than six months and should be replaced by installation fire alarm system in communal areas - BS 5839 -1 Category L5 system incorporating heat detector within each room that has a window facing to the combustible external cladding.
2. The dry riser enclosures located on lobby area could not be confirmed to be fire rated.
3. The riser panels adjacent to the flat lobbies cannot be confirmed to be 30 minute fire rated material.
4. Electrical enclosures to the flat lobbies are not fire rated.
5. A number of loose cables noted to the means of escape on all floors.
6. Glazing panel to the staircase on the 6th & 1st floor was covered with plywood and were not replaced with fire resistant glazing.
7. The glazing enclosing the staircase cannot be confirmed to be fire resistant glazing.
8. Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on ground floor and was not replaced with fire rated fire stopping.
9. There was no signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
10. There was no fusible link provided to bin stored at ground level to stop spread of fire and smoke.

REMEDY

Implement the significant findings of your fire risk assessment, in particular

1. Replacing the combustible external material with current standard as per building regulations.
2. By confirming the dry riser enclosures located on lobby floors are fire rated material.
3. Confirming the riser panels adjacent to the flat lobbies to be 30 min fire rated.
4. Enclosing the electrical enclosures to the flat lobbies with 30 min fire rated.
5. Ensuring the loose cables found on means of escape are secured with fire rated clips.

Article 8
(continued)

6. Replacing the plywood on glazing panel to the staircase on the 6th and 1st floor with 30 mins fire rated material.
7. Confirming the glazing enclosing the staircase is fire resistant by a competent person.
8. Replacing inadequate fire stopping with fire resistant material on the ceiling of the electric intake cupboard located on the ground floor.
9. Providing signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
10. By providing a fusible link to the bins store at the ground level.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
Preventative and protective measures are in place.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
No dangerous substances on the site

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
FFE not required in communal areas.

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

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
Competent person such as fire risk assessor, competent surveyor and Council are employed to undertake P&P measures.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
waking watches are employed 24/7.

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

Safety Evaluation
Broadly Compliant

Observations
Information are provided to employees from outside undertakings including hot work permit.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
Local Authority have responsibility for the premises.

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
Waking watches staff are fully aware of their duties.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 38 - Maintenance of measures provided for protection of fire fighters

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Dry risers and SIB box provided. One passenger lift.

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	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	4 - Below Average
Initial Expectation	Enforcement Notice
Considered EMM?	Yes
Confirmed Action	Enforcement Notice

Audit Conclusion

Date audit carried out

3/8/23

Time of audit

10.30

Reason for audit;

A follow up audit due to waking watch staff on premises.

Conclusion

Six monthly fire safety audit was carried out on 3/8/23 at Burrell Towers. Those present were [redacted] (LB of Waltham Forest), and [redacted] from LFB. At the time of the audit, all means of escape, riser cupboards, stairwell doors, stairs, front flat doors and refuge area. It was noted that the FRA was carried out with action plan with time scale of 12 months, 6 months and 3 months. The premises has external cladding issues and as a temporary measures walking watches are employed 24 hrs. During last LFB inspection, NOD was issued to carry out all remedial work. At the time of the audit it was noted that the evacuation strategy had been changed to phased evacuation. The fire action notice displayed instruction were not clear and concise. During audit it was noted that some of the issues had not been completed. Some of the front flat doors had been replaced with 60 min FR. Leasehold front flat doors were still composite doors. The current FRA has recommended stay put as emergency plan and have not taken into account the combustile externa cladding and the insultation. Fire risk assessment have not followed the NFCC guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18/8/22. Some replaced front fire doors had self-closures missing and the door frames were damaged. Deficiencies noted during last inspection and action plan of the previous fire risk assessmen had not been actioned. The same issues were raised again as action plan with new time scale in current fire risk assessment.

Outcome of the audit is enforcement notice with 32 week time limit.
IMapping, PRA, ORD, Post-code look up checked. PAP also checked. LFB online portal checked and was noted that they have
registered but building plans and exernal wall and design information have not been provided.

FSIGN 532 , Purpose Built of Block Guidance, NFCC Guidance to support a temporary change to a simultaneous evacuation strategy and new Fire Safety (England) Regulation 2022 followed.

Extent of premises audited

All means of escape, riser cupboards, stairwell doors, stairs, front flat doors and refuge area. The plant room at roof level and resident's personal storage cupboard were not inspected.

Justification of audit outcome

Those present were [redacted] (LB of Waltham Forest), and [redacted] from LFB.

The outcome of the audit is Enforcement Notice. During previous audit, NOD was issued and same deficiencies were noted and had not been actioned besides front flat doors.

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

32

Specific instructions for Admin to Action

Hi Admin please send Enforcement Notice with 32 week time limit to:
Chief Executive
London Borough of Waltham Forest
Waltham Forest Town Hall
Forest Road
Walthamstow
E17 4JF

CC to 16.1 [redacted]
Waltham Forest Housing
Cedar Wood House
2nd Fulbourne Road
Walthamstow E17 4GG

Compliance calculation & signature

Compliance Level	4 - Below Average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	3.1
Actual Risk Score	5.52
Risk Score	5.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	120	240

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 3

Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.3

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 15.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 15.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 15.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 15.4

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 16.1

Exemptions/exceptions:

- S.40 - Personal Information

Fire Safety Audit Report

Audit Information

Audited By	1.1 [redacted]
Audit Completed	20 September 2022

Location summary

File No	13/228606
UPRN	100023695944
Building Name	BURRELL TOWERS
Address	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH
Borough	Waltham Forest
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD HACK-ISL-HAV-RED-WF
Station Ground	F29 - Leyton
Site Risk Score	5.00
Building Height band	25-30
Total Floors	10 **Basement floors** 0
Estimated number of sleeping	0
Special Features	
Additional detail	HPL and polymeric foam sandwich panels at the firefighting stairway and accommodation. EPS polymead insulations within brick walls. High risk of fire spread over the walls due to vertically connected HPL and rigid plastic foam sandwich panels and open vents within external walls. BB7 have completed external survey report dated 25/9/20 and EWS1 report with B2 conclusion with temporary measures and recommendations. The building is built approximately in 1962 circa. possible under CP3 building regulations. There is one staircase with 44 flats. Manually openable windows and permanent opening vents provided in flat lobby and within stairwell. There are three waking watches 24/7 patrolling the building. PEEPS for 8 residents also provided inside the PIB box.
Premises Description	Premises is a purpose built block of flats. Premises were constructed to CP3 so no specific FF shaft however DRM and FF lift controls provided. No emergency power lift back up provided. Eleven storey purpose-built block of flats with a flat roof providing general needs accommodation. 44 flats - 4 flats per floor accessed via a secure lobby door on all levels. Ground floor benefits from two final exit doors; one either side of the lift lobby - rear door leads to an open car park. The block benefits from one concrete central staircase which discharges out onto the ground floor. All flats benefit from lobby protection. Bin chute hoppers located on all levels and are lobbied off the stairs which lead into the flat lobbies - Bin chutes hopper heads are on the means of escape. Electric intake cupboard located on the ground level. Two passenger lifts;

	lift one allows access to floors 1-9 and 1no lift allows access to floor 2, 4, 6, 8 and 9 only - no lift access from the top floor. Basement access from the ground floor. Level access. Bin store located externally. Block benefits from dry riser outlets accessed within the flat lobbies on a number of floors. Approximately 1962 built building with brick façade and spandrel panels to the elevations. Flat roof. Common area floor and stair are of concrete construction and walls are of masonry.
Exterior Wall Cladding	High Prs. Laminate (HPL), Render system
Exterior Wall Insulation	N/A
Cladding/Insulation details confirmed by	Fire engineers report
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	31 January 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	BURRELL TOWERS 1 ALBANY ROAD LEYTON E10 7EH
Responsible team	FSD HACK-ISL-HAV-RED-WF
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	5.00
Reinspection Date	31 January 2025
Last Inspection	15 August 2022
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m² to 10300m²
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 Default Property
Address BURRELL TOWERS
1 ALBANY ROAD
LEYTON
E10 7EH

Local Authority

Name 3.1 [redacted]
Person [redacted]
Position
Address Waltham Forest Council
Cedar Wood House
2nd Fulbourne Road
Walthamstow
E17 4GG
Telephone 3.2 [redacted]
Mobile
Email 3.3 [redacted]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
There are two FRA completed - Type 4 dated 12/3/20 and Type 1 dated 26/11/21 with significant findings and action plan to be completed with time scale. External survey report also completed with B2 rating and recommendation for temporary measures. Time scale rating are high and

Article 9
(continued)

medium with given time. Temporary measures put in place with waking watch staff 24/7 with simultaneous evacuation strategy. At the time of the audit, there were issues noted which were not completed within time scale given in FRA (See Art 8).

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit, all means of escape, stairwell, riser cupboards and refuge areas were inspected. During audit deficiency were observed in escape route including doors and front flat doors. These has been identified in the fire risk assessment with time scale of 12 months from the date of FRA. Waking watches are patrolling internally and externally 24/7. However there some issues that were not completed within three and six months' time scale of the fire risk assessment. It was found that:

1) Monitoring and reviewing of riser panels had not been implemented. It was noted that the riser panels adjacent to the flat lobbies could not be confirmed to be 30 min fire rated.
2) Electrical enclosures to the flat lobbies had not been reviewed confirming to be 30 min fire rated.
3) A number of loose cables noted to the means of escape on 10th floor. Planning had been carried out to secure these loose cables with fire rated metal clips.
4) Planning and organising to replace broken glazing had not been implemented. It was noted that the glazing panel to the staircase on the 6th & 1st floor were replaced with plywood and are not fire rated.
5) A number of riser doors were found to have louvered panel installed. Planning and organising to replace with 30 min fire rated material had not been provided.
6) Planning and organising had not been carried out for bin store. It was noted that fusible link to the bin store was not provided at the ground level.

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) Monitoring and reviewing of riser panels had not been implemented. It was noted that the riser panels adjacent to the flat lobbies could not be confirmed to be 30 min fire rated.
2) Electrical enclosures to the flat lobbies had not been reviewed confirming to be 30 min fire rated.
3) A number of loose cables noted to the means of escape on 10th floor. Planning had been carried out to secure these loose cables with fire rated metal clips.
4) Planning and organising to replace broken glazing had not been implemented. It was noted that the glazing panel to the staircase on the 6th & 1st floor were replaced with plywood and are not fire rated.
5) A number of riser doors were found to have louvered panel installed. Planning and organising to replace with 30 min fire rated material had not been provided.
6) Planning and organising had not been carried out for bin store. It was noted that fusible link to the bin store was not provided at the ground level.

Article 11
(continued)

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
No alarm system within common parts. There was Grade D LD3 system smoke alarm inside sampled flat.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
All means of escape including riser cupboards, doors and front flat doors inspected. It was noted that flats with social needs had been replaced with 60 min fire doors with double perco chains. The leaseholder flat doors were composite door. These have got time scale of 12 months - Nov 22. Advice was given to RP to ensure that all front flat doors have been replaced with 30 min FR with door mounted positive self-closing device. At the time of the audit issues which should be completed within 3 months and 6 months had not been carried out. It was found that:
1) The riser panels adjacent to the flat lobbies could not be confirmed to be fire rated.
2) Electrical enclosures to the flat lobbies are not fire rated.
3) A number of loose cables noted to the means of escape on 10th floor.
4) Glazing panel to the staircase on the 6th & 1st floor have been replaced with plywood and are not fire rated.
5) A number of riser doors were found to have louvered panel installed.

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 riser panels adjacent to the flat lobbies could not be confirmed to be fire rated.
2) Electrical enclosures to the flat lobbies are not fire rated.
3) A number of loose cables noted to the means of escape on 10th floor.
4) Glazing panel to the staircase on the 6th & 1st floor have been replaced with plywood and are not fire rated.
5) A number of riser doors were found to have louvered panel installed.

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) Ensuring that the riser panels to the flat lobbies are replaced to afford 30 minute protection.
2) Ensuing that the electrical enclosures are fire rated to afford a minimum of 30 minutes protection.
3) Ensuring that the loose cables are clipped back using fire rated clips.

Article 14
(continued)

4) Replacing glazing panels to the staircase on the 6th and 1st floor with 30 min fire rated material.
5) Replacing louvred panel above the riser doors with adequate 30 min fire rated material.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Simultaneous evacuation is adhered as a temporary measure with three waking watch staff patrolling 24/7. Some of the fire action notices were not reading correctly. RP have now replace with new fire action notices with appropriate instructions. PEEPS are also formulated and kept inside PIB box.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations
Fire safety provisions had been tested and maintained:
DRM - 18/2/22 BY Ashton Group
EL - 19/7/22
Lifts - 10/8/22
Gas safety checks - 31/8/22
5 year hard wired electrical checks - 7/9/22

The front flat doors of social housing have been replaced with 60 min FR doors. However, the leaseholder front flat doors were composite doors which is within time scale of the action plan. RP was given advice to complete action plan of informing the leaseholders to change the door to FD30s.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
All waking watches have been given training - 19/8/22.

Article 8 - General fire precautions

Safety Evaluation
High Risk

Observations
At the time of the audit it was noted significant findings had not been implemented:

1) The riser panels adjacent to the flat lobbies could not be confirmed to be fire rated.
2) Electrical enclosures to the flat lobbies are not fire rated.
3) A number of loose cables noted to the means of escape on 10th floor.
4) Glazing panel to the staircase on the 6th & 1st floor have been replaced with plywood and are not fire rated.
5) A number of riser doors were found to have louvered panel installed.
6) It was noted that fusible link to the bin store was not provided at the ground level.

FAILURE
Article 8 FRA findings not implemented

Article 8
(continued)

At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that
1) The riser panels adjacent to the flat lobbies could not be confirmed to be fire rated.
2) Electrical enclosures to the flat lobbies are not fire rated.
3) A number of loose cables noted to the means of escape on 10th floor.
4) Glazing panel to the staircase on the 6th & 1st floor have been replaced with plywood and are not fire rated.
5) A number of riser doors were found to have louvered panel installed.
6) It was noted that fusible link to the bin store was not provided at the ground level.

REMEDY

Implement the significant findings of your fire risk assessment, in particular
1) by confirming the riser panels adjacent to the flat lobbies to be 30 min fire rated.
2) electrical enclosures to the flat lobbies are replaced with 30 min fire rated.
3) ensuring the loose cables found on means of escape are secured with fire rated clips.
4) replacing the plywood on glazing panel to the staircase on the 6th ad 1st floor with 30 mins fire rated material.
5) by enclosing the louvered panel above the riser doors with 30 min fire resisting material.
6) by providing a fusible link to the bins store at the round level to stop and smoke or fire spread.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
Preventative and protective measures are in place.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
Dangerous substances not stored.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
FFE not required in communal areas.

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

Safety Evaluation
Broadly Compliant

Observations
Dangerous substances not found on the site.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
Competent person such as fire risk assessor, competent surveyor and Council are employed to undertake P&P measures.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
Three waking watches are employed 24/7 ad are give information of duties.

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

Safety Evaluation
Broadly Compliant

Observations
Information are provided to employees from outside undertakings including hot work permit.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
Local Authority have responsibility for the premises.

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
Waking watches staff are fully aware of their duties.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

Article 38 - Maintenance of measures provided for protection of fire fighters

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Dry risers and PIB box provided.

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	2 - Above average
Initial Expectation	Notification of Minor Deficiencies
Considered EMM?	Yes
Confirmed Action	Notification of Minor Deficiencies

Audit Conclusion

Date audit carried out

13th Sept 2022

Time of audit

10:00

Reason for audit;

Six monthly high rise inspection with building with simi evac with waking watches on the site.

Conclusion

Six monthly fire safety audit was carried out on 13/9/22 at Burrell Towers. Those present were [redacted] (LB of Waltham Forest), [redacted] (FSA) and [redacted] from LFB. At the time of the audit, all means of escape, riser cupboards, stairwell doors, stairs, front flat doors and refuge area. It was noted that the FRA was carried out with action plan with time scale of 12 months, 6 months and 3 months. The premises has external cladding issues and as a temporary measures walking watches are employed 24 hrs. During audit it was noted that some of the issues had not been completed. Some of the front flat doors had been replaced with 60 min FR. Leasehold front flat doors had composite doors and is within time scale. RP had informed me that future plan is to provide retrofitting sprinkler system with BS 58629 evacuation system - EACIE.
Outcome of the audit is NOD with 24 week time limit.
IMapping, PRA, ORD, Post-code look up checked. PAP also checked.

Extent of premises audited

A full audit was carried out - all means of escape, riser cupboards, doors, front flat doors and stairwell.

Justification of audit outcome

Verbal advice was given to RP to carry out outstanding action plan. RP was also informed of the outcome of the audit with time scale. I informed RP that email will be sent outlining all the deficiency observed.

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

20

Specific instructions for Admin to Action

Hi Admin please send Notification of Minor Deficiencies with 20 week time limit to:

Chief Executive
London Borough of Waltham Forest
Waltham Forest Town Hall
Forest Road
Walthamstow
E17 4JF

CC to 11.1 [redacted]
Waltham Forest Housing
Cedar Wood House
2nd Fulbourne Road
Walthamstow E17 4GG

Compliance calculation & signature

Compliance Level	2 - 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	Travel Time	Post Audit Processing Duration
120	80	300

Potential Ops Risks

Identified Potential Issues

Premises Information Box installed

Structural building elements/failures

Additional Information

Only one staircase with two fireman's lift

[End of document]

Redaction Summary

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Redaction 1.1

Exemptions/exceptions:

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Redaction 3.1

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Redaction 11.1

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LONDON FIRE BRIGADE

Fire Safety Regulation, North East 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200 x89171

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London Borough of Waltham Forest
Town Hall
Forest Road
London
E17 4JF

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

Date 16 November 2023
Our Ref 13/228606/PG

ENFORCEMENT NOTICE

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

TO :

Name:	**London Borough of Waltham Forest**
Address:	**Town Hall, Forest Road, London, E17 4JF**
Concerning Premises at:	**Burrell Towers, 1 Albany Road, Leyton, E10 7EH**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended), hereafter referenced as ('The Order') in London.

I Charlie Pugsley, Assistant Commissioner (Fire Safety) on behalf of the Commissioner hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **27 June 2024** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** 2.1 [redacted]

Signed: _____ **Dated:** 16 November 2023

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, 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.

Reply to Inspecting Officer 2.2 [redacted]
Direct T 020 8555 1200 ex[redacted]
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03_01a
FS03_01b
FS03_06

Cc: 3.1 [redacted] Waltham Forest Housing, Cedar Wood House, 2nd Fulbourne Road, Walthamstow, London, E17 4GG

ENVIRONMENT AND SAFETY INFORMATION ACT 1988
SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

1. Words written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.

2. Officers of the Commissioner may visit your premises during the course of the notice, to ensure the dates within this plan are being followed.

3. Notwithstanding any consultation undertaken by the Commissioner, **before** you make any alterations to the premises, ***you*** must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.

4. There may be suitable alternative safety measures to those detailed in the attached schedule, which would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.

5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.

6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

SCHEDULE

PREMISES: Burrell Towers, 1 Albany Road, Leyton, E10 7EH

FILE NUMBER: 13/228606

This schedule should be read in conjunction with the Commissioner's Notice dated **16 November 2023**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), 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 11	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) Monitoring and reviewing of riser panels had not been implemented. It was noted that the electrical enclosure to the flat lobbies are not fire rated. 2) A number of loose cables were noted to the means of escape on 10th floor. Planning had not been carried out to secure these loose cables with fire rated metal clips. 3) Planning and organising to replace broken glazing had not been implemented. It was noted that the glazing panels to the staircase on the 6th and 1st floors were replaced with plywood and was not fire rated. 4) Management had not planned and organised to replace the non fire rated enclosure to the dry riser outlet on all communal floors. 5) Planning and organising to provide a fusible link to the bin store was not arranged. It was noted that a fusible link to the bin store was missing at the ground level.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 11 (Cont'd)	6) The glazing enclosing the single staircase cannot be confirmed to be fire rated. Management had not organised to appoint a competent person to confirm the glazing enclosing the single staircase. 7) Management had not planned and organised to replace inadequate fire stopping, with fire rated fire stopping material inside the electric intake cupboard. 8) Management had not organised to install the wayfinding signage on stairs and communal areas in accordance with the new Fire Safety (England) Regulation 2022. 9) Management had not planned to provide the contact details of the responsible person to store inside the secure information box. 10) Management had not planned and organised to check the front flat doors annually as per the new Fire Safety (England) Regulation 2022. 11) Management had not planned and organised to send the design and materials of external walls and the floors and building plans to LFB On-line Portal in accordance with the new Fire Safety (England) Regulations 2022.	
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The dry riser enclosures located in lobby areas could not be confirmed to be fire rated. 2) The electrical riser cupboards located in flat lobby areas are not fire rated.	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) Ensuring the dry riser enclosures located in lobby areas are provided with fire rated material. 2) Ensuring the electrical riser cupboards are fire rated to afford a minimum of 30 minutes protection.

Article 14 (Cont'd)	3) A number of loose cables were noted to the means of escape on all floors. 4) Glazing panels to the staircase on the 6th and 1st floors was covered with plywood and was not replaced with FIRE RESISTANT glazing. 5) The glazing enclosing the staircase cannot be confirmed to be FIRE RESISTANT glazing. 6) Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on the ground floor and was not replaced with fire rated fire stopping. 7) There was a broken chute bin cover left on the escape route and the chute was left exposed - located on the 5th floor. 8) There was no signage – 'Fire Door Keep Locked Shut' on the electric intake room located on the ground floor.	3) Ensuring that the loose cables are clipped back using fire rated clips. 4) Replacing glazing panels to the staircase on the 6th and 1st floor with 60 minute fire rated material. 5) Ensuring that the glazing enclosing the staircase is 60 minutes fire rated material. 6) Providing adequate FIRE RESISTANCE fire stopping on the breaches found on the ceiling of the electric intake cupboard located on the ground floor. 7) Installing the chute bin cover to protect the escape route from any vandalism. 8) Providing signage – 'Fire Door Keep Locked Shut' on the electric intake room located on the ground floor. .
Article 15	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 the fire action notices displayed were in conflict with the fire risk assessment recommendation of stay put. The phased evacuation as explained by the responsible person and the stay put strategy, recommended in the fire risk assessment, are not suitable for the building..	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing the emergency plan, taking into account the combustible external cladding and insulation of the building and risk posed to the relevant people.
Article 17	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. During the audit	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 the application of the relevant standards for means of escape. 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

Article 17 (Cont'd)	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. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes of fire protection to the access route. At the time of the audit, it was noted that the sampled front flat doors (numbers 35, 36 and 27) had no self closing device and the door frame damaged. The front flat door to numbers 25 and 15 were composite doors.	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. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of the lease and Landlord and Tenant/Property legislation as lessor/owner.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that: 1) It was confirmed that the building contains HPL (High Pressure Laminate) panels, rigid foam boards and EPS (Expanded Polystyrene) insulation, which are all combustible. It was recommended in the fire risk assessment that the combustible materials be replaced with non-combustible materials to Euro class A1 or A2. As per NFCC (National Fire Chiefs Council) guidance, the waking watch staff should not be in place for more than six months and should be replaced by the installation of a fire alarm system in communal areas - BS 5839 -1 Category L5 system, incorporating a heat detector within each room that has a window facing to the combustible external cladding. 2) The dry riser enclosures located in the lobby area could not be confirmed to be fire rated.	Implement the significant findings of your fire risk assessment, in particular: 1) Replacing the combustible external material with current standards as per building regulations. 2) By confirming the dry riser enclosures located on lobby floors are fire rated material.

Article 8 (Cont'd)	3) The riser panels adjacent to the flat lobbies cannot be confirmed to be 30 minute fire rated material. 4) Electrical enclosures to the flat lobbies are not fire rated. 5) A number of loose cables were noted to the means of escape on all floors. 6) Glazing panel to the staircase on the 6th and 1st floor was covered with plywood and was not replaced with FIRE RESISTANT glazing. 7) The glazing enclosing the staircase cannot be confirmed to be FIRE RESISTANT glazing. 8) Inadequate fire stopping (foam) was found on the ceiling of the electric intake cupboard on the ground floor and was not replaced with fire rated fire stopping. 9) There was no signage – 'Fire Door Keep Locked Shut' on the electric intake room located on the ground floor. 10) There was no fusible link provided to the bin store at ground level to stop the spread of fire and smoke.	3) By confirming the riser panels adjacent to the flat lobbies are 30 minutes fire rated. 4) Enclosing the electrical enclosures to the flat lobbies with 30 minutes fire rated material. 5) Ensuring the loose cables found on the means of escape are secured with fire rated clips. 6) Replacing the plywood on the glazing panel to the staircase on the 6th and 1st floor with 30 minutes fire rated material. 7) Confirming the glazing enclosing the staircase is FIRE RESISTANT by a competent person. 8) Replacing inadequate fire stopping with FIRE RESISTANT material on the ceiling of the electric intake cupboard located on the ground floor. 9) Providing signage – 'Fire Door Keep Locked Shut' on the electric intake room located on the ground floor. 10) By providing a fusible link to the bins store at the ground level.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessment did not take into account the external survey report, due to combustible cladding and insulation it was recommended to change from stay put to a simultaneous evacuation strategy with temporary interim measures in place in accordance with NFCC Guidance to support a temporary change to a simultaneous	The fire risk assessment should be reviewed, with specific consideration given to: 1) The combustible external wall and insulation and recommend suitable emergency plan in accordance with NFCC Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18 August 22.

Article 9 (Cont'd)	evacuation strategy in purpose built block of flats version 4 issued on 18 August 22. 2) PAS 9980 - Fire Risk Assessment Prioritisation Tool was not undertaken.	 2) To carry out PAS 9980 - Fire Risk Assessment Prioritisation Tool.

*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

[End of document]

Redaction Summary

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Redaction 2.2

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LONDON FIRE BRIGADE

Fire Safety Regulation, North East 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200 x89171

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London Borough of Waltham Forest
Town Hall
Forest Road
London
E17 4JF

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

Date 7 March 2025
Our Ref 13/228606/PG

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)

Premises: Burrell Towers, 1 Albany Road, Leyton, E10 7EH

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in London.

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **16 November 2023,** issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully

PP [redacted]

for Assistant Commissioner (Fire Safety)
Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer: [redacted]
Direct **T** 020 8555 1200 ext [redacted]

Cc: [redacted] Waltham Forest Housing, Cedar Wood House, 2nd Fulbourne Road, Walthamstow, London, E17 4GG

[End of document]

Redaction Summary

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Redaction 2.4

Exemptions/exceptions:

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