



LONDON FIRE BRIGADE

London Fire Brigade Headquarters
169 Union Street London SE1 0LL
T 020 8555 1200
london-fire.gov.uk

Freedom of Information request: Reference number FOI2026/01174

Date of request: 21st September 2026

Request:

Please provide all 3 audit reports for Blueberry Court in Rainham for the following addresses:

audits were carried out, these were for:

FLATS 1-28 BLUEBERRY COURT
FLATS 29-59 BLUEBERRY COURT
FLATS 60-80 BLUEBERRY COURT

Response:

Further to your request, the LFB Fire Safety team were contacted for information on Blueberry Court, Rainham, RM13 8JY. Fire Safety Audits were completed on the 30th October 2025. The outcome of all the audits was Low Risk. As a result, verbal action was provided. Personal data has been redacted in accordance with [section 40 of the FOIA - Personal Information](#).

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By 635958 [REDACTED]
Audit Completed 30 October 2025

Location summary

File No 15/259168
UPRN 10091580672
Building Name FLATS 1-28 BLUEBERRY COURT
Address BLUEBERRY COURT
 HOLMEOAK AVENUE
 RAINHAM
 RM13 8JY
Borough Havering
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD HACK-ISL-HAV-RED-WF
Station Ground F40 - Wennington
Site Risk Score 4.25
Building Height band <18
Total Floors 5 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Construction Type - Traditional
 Property Type - Purpose Built
 Date of Construction or Conversion (year approx.) - 2018
 Floor Construction Type - Timber Joists
 Stair Construction Type - Timber
 External Wall Construction Type Masonry - Solid
 External Wall Finish Type - Brick
 Roof Type - Flat

ESW1 carried out by Oakleaf Surveying Ltd on 4th December 2020 - B1 rating achieved.

Premises Description

3-28 Blueberry Court is a purpose built block of flats over 5 floors and consisting of 26 flats. Two of the flats are accessible directly from street level while the remaining 24 flats (Flats [REDACTED]) share communal access. There is an undercroft car park on the ground floor as well as the plant room and bike room, bin room and storage. The 1st floor shares an open podium with other blocks in the development (flats [REDACTED]) and [REDACTED]. Each flat opens on to an open balcony walkway at the rear of the premises forming the open quadrangle with the other blocks. The walkways lead on to a firefighting shaft positioned centrally within the block. The fire fighter shaft discharges on to the ground floor with an exit

to the front of the building. The layout on each of the upper floors are:

1st floor: [REDACTED] 2nd floor: [REDACTED] storage, stair,
[REDACTED] 3rd floor: [REDACTED] storage, stair, [REDACTED] 4th floor:
[REDACTED] storage, stair, [REDACTED] There are exits

on the first floor of the building on to the open podium level shared by the other blocks in the development. Each upper level flat also benefits of a balcony to the front of the building.

Exterior Wall Cladding Brick

Exterior Wall Insulation Unknown

Cladding/Insulation details confirmed by Fire Risk assessment

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Balconies present? Yes

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Clarion Housing Group
Address BLUEBERRY COURT
 HOLMEOAK AVENUE
 RAINHAM
 RM13 8JY

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 4.25
Reinspection Date N/A (SAMPLE)
Last Inspection 24 October 2025
Total Capacity 0
Maximum number of people 20-100
Property Size for use Small
 3001m² to 5000m²

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	1
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts**Occupier - CHANGED**

Name	Clarion Housing Group
Person	
Position	Fire Safety Compliance Manager
Address	BLUEBERRY COURT HOLMEOAK AVENUE RAINHAM RM13 8JY
Telephone	
Mobile	
Email	@clarionhg.com

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit I was presented with a suitable and sufficient type 1 fire risk assessment that was completed by [REDACTED] on behalf of Savills (UK) Ltd for Clarion Housing Group which was dated 29th June 2023 with a recommended reassessment date of 07 July 2026.

Assessment Checked by [REDACTED]
Assessment Approved by [REDACTED]

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- 6 BAFE Certificate

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Effective fire safety management is in place and a proactive attitude to fire safety has been shown as regular inspections are carried out to ensure that the premises is maintained to a suitable and sufficient standard.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

This block of flats operates with a stay put policy in place so there is no warning system in place; it was found that the stairs and lobbies are provided with a remotely operated smoke ventilation system.

The car park is fitted with a detection and warning system to alert anyone in the near vicinity of a fire.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

An effective means of escape is provided and maintained at the block, relevant persons can escape quickly and safely in event of a fire; emergency lighting is provided along escape route and inevitably to a place of ultimate safety. All escape routes were kept clear and provided adequate widths for the number of people using them; wayfinding signage was consistent throughout as well as directional exit signage.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit it was found that the block operates with a stay-put policy, the procedure for serious and imminent danger is listed on a notice board at the entrance to the block and across all floors in communal areas, this states: 'If there is a fire in your flat, evacuate immediately. If the fire is elsewhere in the block, remain in your flat.' This procedure is suitable and sufficient and falls in line with the fire risk assessment.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit I was presented with maintenance documents for the following:

Detection and warning - 11/09/25 (ABCA Fire & Security)

Emergency lighting - 27/04/25 (ABCA Fire & Security)

Automatic opening vents - 18/08/25 (ABCA Fire & Security)

Dry rising main - 11/09/2025 (Viva Fire Ltd)

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations

Not applicable.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit there were no issues regarding compartmentation or separation issues within service risers and all significant findings of the fire risk assessment had been implemented to ensure that the premises is safe for all relevant persons.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit this article was broadly compliant.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

There are no dangerous substances at the premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations

Not applicable.

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

Safety Evaluation
Broadly Compliant

Observations

There are no dangerous substances at the premises.

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	Not applicable.

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

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	Not applicable.

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

SAFETY CRITICAL Safety Evaluation	Observations
Broadly Compliant	At the time of the audit suitable arrangements were in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters were maintained in an efficient state, working order and in good repair.

Article 24 - Power to make regulations

Safety Evaluation	Observations
No (Compliant)	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
No (Compliant)	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
No (Compliant)	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
No (Compliant)	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	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**Date audit carried out**

28:10:2025

Time of audit

11:00

Reason for audit;

Demand lead FS01

Conclusion

Date of inspection: 28:10:2025

Reason for audit: Demand lead FS01 audit

Before my audit I conducted pre audit research where I used farynor, imapping, e-FSF, IMS, BOSS Power BI, ORD database and google to gather information such as: location of hydrants, size of premises, location of premises and any previous fire safety related history of the building so that I could carry out my audit with a prior knowledge of the premises.

I carried out the inspection alone. The premises was found to be of low risk with no verbal advice required.

Extent of premises audited

Electrical intake, Stairs, Balcony, Under croft car park, plant room

Justification of audit outcome

As per the recommended EMM scoring the recommended scoring of verbal action applies

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	-4
Actual Risk Score	4.42
Risk Score	4.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	30	120



Fire Safety Audit Report

Audit Information

Audited By 635958 [REDACTED]
Audit Completed 30 October 2025

Location summary

File No 15/259169
UPRN 10091580698
Building Name FLAT 29-59 BLUEBERRY COURT
Address BLUEBERRY COURT
 LOWEN ROAD
 RAINHAM
 RM13 8JY
Borough Havering
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD HACK-ISL-HAV-RED-WF
Station Ground F40 - Wennington
Site Risk Score 4.25
Building Height band <18
Total Floors 5 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Construction Type - Traditional
 Property Type - Purpose Built
 Date of Construction or Conversion (year approx.) - 2018
 Floor Construction Type - Timber Joists
 Stair Construction Type - Timber
 External Wall Construction Type Masonry - Solid
 External Wall Finish Type - Brick
 Roof Type - Flat

ESW1 carried out by Oakleaf Surveying Ltd on 4th December 2020 - B1 rating achieved.

Premises Description

29-59 Blueberry Court is a purpose built block of flats over 5 floors and consisting of 31 flats. Four of the flats are accessible directly from street level while the remaining 18 flats (Flats [REDACTED]) share communal access. There is an undercroft car park on the ground floor as well as the plant room and bike room, bin room and storage. The 1st floor shares an open podium with other blocks in the development (flats [REDACTED]) and [REDACTED]. Each flat opens on to an open balcony walkway at the rear of the premises forming the open quadrangle with the other blocks. the walkways leads on to a firefighter shaft positioned centrally within the block. The fire fighter shaft discharges on to the ground floor with an exit

to the front of the building. The layout on each of the upper floors are:

1st floor: [REDACTED] stairwell, [REDACTED] 2nd floor: [REDACTED] stairwell, [REDACTED] 3rd floor: [REDACTED] stairwell, [REDACTED] 4th floor: [REDACTED] stairwell, [REDACTED]

There are exits on the first floor of the building on to the open podium level shared by the other blocks in the building. Each upper level flat also benefits of a balcony to the front of the building.

Exterior Wall Cladding

Brick

Exterior Wall Insulation

Unknown

Cladding/Insulation details confirmed by Fire Risk assessment

Environmental Risks

NONE

Features assisting fire spread

NONE

Site Reinspection date**Heritage Building**

No

Balconies present?

Yes

Gas Supply present?

No

Petroleum redevelopment?

No

Known firesetting in area?

No

Site lone worker risk**Property Detail (DEFAULT PROPERTY)****Occupier Contact**

Clarion Housing Group

Address

BLUEBERRY COURT
LOWEN ROAD
RAINHAM
RM13 8JY

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

4.25

Reinspection Date

N/A (SAMPLE)

Last Inspection

24 October 2025

Total Capacity

0

Maximum number of people20-100**Property Size for use**

Small
3001m² to 5000m²

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?	No
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	1
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts**Occupier - CHANGED**

Name	Clarion Housing Group
Person	
Position	Fire Safety Compliance Manager
Address	BLUEBERRY COURT LOWEN ROAD RAINHAM RM13 8JY
Telephone	
Mobile	
Email	@clarionhg.com

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit I was presented with a suitable and sufficient type 1 fire risk assessment that was completed by [REDACTED] on behalf of Savills (UK) Ltd for Clarion Housing Group which was dated 29 June 2023.

Assessment Checked by [REDACTED]
Assessment Approved by [REDACTED]

Recommended Reassessment Date of 07 July 2026

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- 6 BAFF Certificate

Verbal advice provided regarding review of FRA following recent fire.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Effective fire safety management is in place and a proactive attitude to fire safety has been shown as regular inspections are carried out to ensure that the premises is maintained to a suitable and sufficient standard.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

This block of flats operates with a stay put policy in place so there is no communal warning system in place; it was found that the stairs and lobbies are provided with a remotely operated smoke ventilation system. Suitable Grade D smoke alarm was noted within the entrance hallways of flats. The car park is fitted with a detection and warning system to alert anyone in the near vicinity of a fire.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

An effective means of escape is provided and maintained at the block, relevant persons can escape quickly and safely in event of a fire; emergency lighting is provided along escape route and inevitably to a place of ultimate safety. All escape routes were kept clear and provided adequate widths for the number of people using them; wayfinding signage was consistent throughout as well as directional exit signage.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit it was found that the block operates with a stay-put policy, the procedure for serious and imminent danger is listed on a notice board at the entrance to the block and across all floors in communal areas, this states: 'If there is a fire in your flat, evacuate immediately. If the fire is elsewhere in the block, remain in your flat.' This procedure is suitable and sufficient and falls in line with the fire risk assessment.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit I was presented with maintenance documents for the following:

Detection and warning - 11/09/25 (ABCA Fire & Security)

Emergency lighting - 27/04/25 (ABCA Fire & Security)

Automatic opening vents - 18/08/25 (ABCA Fire & Security)

Dry rising main - 07/07/2025 (Viva Fire Ltd)

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations

Not applicable.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit there were no issues regarding compartmentation or separation issues within service risers and all significant findings of the fire risk assessment had been implemented to ensure that the premises is safe for all relevant persons.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit this article was broadly compliant.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

There are no dangerous substances at the premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Broadly Compliant	Not applicable.

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

Safety Evaluation	Observations
Broadly Compliant	There are no dangerous substances at the premises.

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	Not applicable.

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

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	Not applicable.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

At the time of the audit suitable arrangements were in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters were maintained in an efficient state, working order and in good repair.

Article 24 - Power to make regulations

Safety Evaluation
 No (Compliant)

Observations
 None

Article 27 - Powers of inspectors

Safety Evaluation
 No (Compliant)

Observations
 None

Article 29 - Current alterations notices

Safety Evaluation
 No (Compliant)

Observations
 None

Article 30 - Current enforcement notices

Safety Evaluation
 No (Compliant)

Observations
 None

Article 31 - Current prohibition notices

Safety Evaluation
 No (Compliant)

Observations
 None

Article 32 - Offences

Safety Evaluation
 No (Compliant)

Observations
 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**Date audit carried out**

28:10:2025

Time of audit

13:00

Reason for audit;

Post fire audit, Inc No: 200035-24102025

Conclusion

Date of inspection: 28:10:2025

Reason for audit: Post fire audit, Inc No: 200035-24102025

Before my audit I conducted pre audit research where I used farynor, imapping, e-FSF, IMS, BOSS Power BI, ORD database and google to gather information such as: location of hydrants, size of premises, location of premises and any previous fire safety related history of the building so that I could carry out my audit with a prior knowledge of the premises.

I carried out the inspection alone. The premises was found to be of low risk with no verbal advice required.

Extent of premises audited

Stairs, electrical intake room, lift, balcony, Riser cupboards, plant room, Bin store.

Justification of audit outcome

As per the recommended EMM scoring the recommended scoring of verbal action applies.

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	E - High Rise Residential Building (HRRB specific)
Life Risk	-6
Actual Risk Score	4.25
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	5	120



Fire Safety Audit Report

Audit Information

Audited By 635958 [REDACTED]
Audit Completed 30 October 2025

Location summary

File No 15/259170
UPRN 10091580706
Building Name FLATS 60-80 BLUEBERRY COURT
Address BLUEBERRY COURT
 BROADIS WAY
 RAINHAM
 RM13 8JY
Borough Havering
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD HACK-ISL-HAV-RED-WF
Station Ground F40 - Wennington
Site Risk Score 4.25
Building Height band <18
Total Floors 5 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

Construction Type - Traditional
 Property Type - Purpose Built
 Date of Construction or Conversion (year approx.) - 2018
 Floor Construction Type - Timber Joists
 Stair Construction Type - Timber
 External Wall Construction Type Masonry - Solid
 External Wall Finish Type - Brick
 Roof Type - Flat

ESW1 carried out by Oakleaf Surveying Ltd on 4th December 2020 - B1 rating achieved.

Premises Description

60-80 Blueberry Court is a purpose built block of flats over 5 floors and consisting of 21 flats. Two of the flats are accessible directly from street level while the remaining 18 flats (Flats [REDACTED]) share communal access. There is an undercroft car park on the ground floor as well as the plant room and bike room, bin room and storage. The 1st floor shares an open podium with other blocks in the development (flats [REDACTED]) and [REDACTED]. Each flat opens on to an open balcony walkway at the rear of the premises forming the open quadrangle with the other blocks. the walkways leads on to a firefighter shaft positioned centrally within the block. The fire fighter shaft discharges on to the ground floor with an exit

to the front of the building. The layout on each of the upper floors are:
 1st floor: [REDACTED] stairwell, [REDACTED] 2nd floor: [REDACTED]
 stairwell, [REDACTED] 3rd floor: [REDACTED] stairwell, [REDACTED] 4th floor: [REDACTED]
 [REDACTED] stairwell [REDACTED] There are exits on the first floor
 of the building on to the open podium level shared by the other blocks in
 the building. Each upper level flat also benefits
 of a balcony to the front of the building.
 Construction

Exterior Wall Cladding

Brick

Exterior Wall Insulation

Unknown

Cladding/Insulation details confirmed by Fire Risk assessment

Environmental Risks

NONE

Features assisting fire spread

NONE

Site Reinspection date**Heritage Building**

No

Balconies present?

Yes

Gas Supply present?

No

Petroleum redevelopment?

No

Known firesetting in area?

No

Site lone worker risk**Property Detail (DEFAULT PROPERTY)****Occupier Contact**

Clarion Housing Group

Address

BLUEBERRY COURT
 BROADIS WAY
 RAINHAM
 RM13 8JY

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

[REDACTED]

Reinspection Date

N/A (SAMPLE)

Last Inspection

24 October 2025

Total Capacity

0

Maximum number of people

20-100

Property Size for use

Small
 3001m² to 5000m²

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	1
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts**Occupier - CHANGED**

Name	Clarion Housing Group
Person	
Position	Fire Safety Compliance Manager
Address	BLUEBERRY COURT BROADIS WAY RAINHAM RM13 8JY
Telephone	
Mobile	
Email	@clarionhg.com

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit I was presented with a suitable and sufficient type 1 fire risk assessment that was completed by [REDACTED] on behalf of Savills (UK) Ltd for Clarion Housing Group which was dated 28 June 2023.

Assessment Checked by [REDACTED]

Assessment Approved by [REDACTED]

Recommended Reassessment Date of 07 July 2026

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- 6 BAFF Certificate

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Effective fire safety management is in place and a proactive attitude to fire safety has been shown as regular inspections are carried out to ensure that the premises is maintained to a suitable and sufficient standard.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

This block of flats operates with a stay put policy in place so there is no communal warning system in place; it was found that the stairs and lobbies are provided with a remotely operated smoke ventilation system. Suitable Grade D smoke alarm was noted within the entrance hallways of flats. The car park is fitted with a detection and warning system to alert anyone in the near vicinity of a fire.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

An effective means of escape is provided and maintained at the block, relevant persons can escape quickly and safely in event of a fire; emergency lighting is provided along escape route and inevitably to a place of ultimate safety. All escape routes were kept clear and provided adequate widths for the number of people using them; wayfinding signage was consistent throughout as well as directional exit signage.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit it was found that the block operates with a stay-put policy, the procedure for serious and imminent danger is listed on a notice

Article 15 (continued)	board at the entrance to the block and across all floors in communal areas, this states: 'If there is a fire in your flat, evacuate immediately. If the fire is elsewhere in the block, remain in your flat.' This procedure is suitable and sufficient and falls in line with the fire risk assessment.
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Article 17 - Maintenance

SAFETY CRITICAL Safety Evaluation Broadly Compliant	Observations At the time of the audit I was presented with maintenance documents for the following: Detection and warning - 11/09/25 (ABCA Fire & Security) Emergency lighting - 27/04/25 (ABCA Fire & Security) Automatic opening vents - 18/08/25 (ABCA Fire & Security) Dry rising main - 07/07/2025 (Viva Fire Ltd)
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Article 21 - Training

SAFETY CRITICAL Safety Evaluation Not Applicable	Observations Not applicable.
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Article 8 - General fire precautions

Safety Evaluation Broadly Compliant	Observations At the time of the audit there were no issues regarding compartmentation or separation issues within service risers and all significant findings of the fire risk assessment had been implemented to ensure that the premises is safe for all relevant persons.
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Article 10 - Principles of prevention to be applied

Safety Evaluation Broadly Compliant	Observations At the time of the audit this article was broadly compliant.
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Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation Broadly Compliant	Observations There are no dangerous substances at the premises.
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Article 13 - Fire Fighting Equipment

Safety Evaluation Broadly Compliant	Observations Not applicable.
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Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation Broadly Compliant	Observations There are no dangerous substances at the premises.
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Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	Not applicable.

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

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	Not applicable.

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

SAFETY CRITICAL Safety Evaluation	Observations
Broadly Compliant	At the time of the audit suitable arrangements were in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters were maintained in an efficient state, working order and in good repair.

Article 24 - Power to make regulations

Safety Evaluation	Observations
No (Compliant)	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
No (Compliant)	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
No (Compliant)	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
No (Compliant)	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	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**Date audit carried out**

28:10:2025

Time of audit

15:00

Reason for audit;

Demand lead FS01 audit.

Conclusion

Date of inspection: 28:10:2025

Reason for audit: Demand lead FS01 audit

Before my audit I conducted pre audit research where I used farynor, imapping, e-FSF, IMS, BOSS Power BI, ORD database and google to gather information such as: location of hydrants, size of premises, location of premises and any previous fire safety related history of the building so that I could carry out my audit with a prior knowledge of the premises.

I carried out the inspection alone. The premises was found to be of low risk with no verbal advice required.

Extent of premises audited

Stairs, Lift, Under Croft car park, Balcony, Plant room, Riser cupboards, Bin store, Bike store

Justification of audit outcome

As per the recommended EMM scoring the recommended scoring of verbal action applies.

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	-4
Actual Risk Score	4.42
Risk Score	4.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	5	120