

Freedom of Information request: Reference number FOI2026/00746

Date of request: 26th June

Request:

Please could I request a fire safety audit completed at Hammond Court 20 watermill Lane N18 1FA.
I am a leaseholder for flat x

Response:

Thank you for your correspondence of 26 June 2026 regarding the fire safety audit at Hammond Court, 20 Watermill Lane, N18 1FA.

I can confirm that our records show we have completed a fire safety audit at the premises, most recently on 7 October 2025. The results of this audit confirmed that no significant failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found. In these situations, the premises are deemed to be "broadly compliant" with no enforcement action needed. This means that no enforcement notices (either formal or informal) were issued.

A copy of the audit report is attached below. Personal data has been removed from the attached documents under [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 [REDACTED]
Audit Completed 7 October 2025

Location summary

File No 32/245947
UPRN 207018724
Building Name HAMMOND COURT
Address HAMMOND COURT
20 WATERMILL LANE
EDMONTON
N18 1FA
Borough Enfield
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD CAM-ENF-HGY-BAR
Station Ground A34 - Edmonton
Site Risk Score 5.00
Building Height band 25-30
Total Floors 9 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

- Dry riser
- Firefighting lift
- Secure information box present.
- Solar panel on rooftop
- Electrical intake room on the ground floor
- Gas meter on the ground floor
- Buggy store room and bike store room on the ground floor.
- Smoke control panel on the ground floor entrance.

Premises Description

This is a 9-storey purpose built block of flats consisting of 28 self-contained flat. There is a single protected staircase serving all floors, with a AOV at the head of the stair. Mechanical extraction system on floors 1-3. There is a single final exit and entrance.

Exterior Wall Cladding N/A

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date**Heritage Building**

No

Balconies present?

No

Gas Supply present?

No

Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	HAMMOND COURT 20 WATERMILL LANE EDMONTON N18 1FA
Responsible team	FSD CAM-ENF-HGY-BAR
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	N/A (SAMPLE)
Last Inspection	1 September 2025
Total Capacity	0
Maximum number of people	>100
Property Size for use	Very Small 1400m ² to 3000m ²
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	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	YES
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts**Occupier**

Name	Default Property
Address	HAMMOND COURT 20 WATERMILL LANE EDMONTON N18 1FA

Managing Agent - NEW

Name	NEWLONBUILD LIMITED
Person	[REDACTED]
Address	Newlon House, 4 Daneland Walk, Hale Village, London, United Kingdom, N17 9FE

On Site Representative - CHANGED

Name	Newlon Housing Trust
Person	[REDACTED]
Position	Manager
Address	Newlon Housing Trust 4 Daneland Walk Tottenham Hale London N17 9FE
Telephone	[REDACTED]
Email	[REDACTED]

Other relevant contact - NEW

Name	Newlon Housing Trust
Person	[REDACTED]
Position	Building Safety Officer, Property Services
Address	Newlon Housing Trust 4 Daneland Walk Tottenham Hale London N17 9FE
Telephone	[REDACTED]
Email	[REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, a recorded fire risk assessment had been provided. The fire risk assessment was clear and in date and was carried out by on 16 January 2025 by [REDACTED] (QFSM) with the review date on 31 January 2026 . Significant findings had been recorded in conjunction with the respective time lines for the completion of works. The fire risk assessment was suitable and sufficient.

Article 9

(continued)

The FRA has considered the external wall and has established during meetings with Newlon Housing Trust the material used in the construction is of limited combustibility.

However, no FRAEW was provided due to ongoing legal matters. The following extract from a email sent by Newlon details the issue.

"I can confirm that a Fire Risk Appraisal of the External Wall (FRAEW) was completed for Hammond Court on 09/10/2024. In summary, the appraisal identified a B2 fire safety rating, due to combustible materials within several wall types, missing cavity barriers, and fire-stopping issues around vents. a result, remediation is required. We have already begun working with our contract administrators and design team to develop a full remediation scheme addressing issues raised in the FRAEW. Please note that the report is currently subject to legal privilege as part of an active legal case. At present we anticipate works will start on site on 18/07/2027, subject to Building Safety Regulator (BSR) approval."

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, a suitable and sufficient recorded fire risk assessment was in place.

Escape routes were clear of combustible items.

Newlon Housing has demonstrated good resident engagement. The annual letter sent to residents provides evacuation procedures and fire door information. In addition, a seasonal Christmas fire safety letter is distributed each year, highlighting common fire risks associated with this time of year. Residents also receive a building safety resident engagement pdf.

The secure information box was located by the main entrance. It had all the necessary content within it all laminated and ready to view. The RP had also included all access fobs/keys (this was highlighted in the FRA.

The high rise building portal has all necessary information (except EW1s report) required and the building manager was aware to report any faults that cannot be repaired within 24 hours. No

The RP stated that communal doors are inspected on a quarterly basis and flat front doors are checked annually. A dedicated team is in place.

Wayfinding signage in place and a premises information plate to view as well.

Emergency lighting, firemans lift and the dry riser inlet/outlet are subject to routine inspections.

Article 11
(continued)

The building follows a non-smoking policy in the communal spaces. Appropriate non-smoking signage was found throughout the premises. No evidence of smoking in communal parts of the building has been found. Door mats were noted outside flat entrance doors. The RP informed us this is permitted.

Arrangements for training and the maintenance and testing of fire safety systems are managed by a competent person.

Article 13 - Detection and warning**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, the evacuation strategy for the premises was a stay put policy therefore, no fire alarm system required, however a L5 system in place to detect fire/smoke to trigger AOV. FRA confirms a Grade D LD 2 system in place within self-contained flats.

Article 14 - Emergency routes and exits**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, the escape routes were clear and unobstructed. All floors are served by a single protected staircase separated by a protected lobby, staircase contained dry riser outlets. AOV at the head of the staircase, with floors 1-3 having a mechanical smoke ventilation system to mitigate the extended travel distances due to the dead end corridor.

Escape routes adequately protected, no issues observed regarding communal fire doors protecting escape routes. The flat front doors assessed [REDACTED] both equipped with a self-closer allowing the fire door to close fully close into the frame and with intumescent strips and seals.

The premises, in total, has a single exit, the final exits lead to an ultimate place of safety. The Final exit is fitted with fail-safe also when the alarm was triggered during the testing of the mechanical smoke ventilation system the storey exits doors electromagnetic locks released. The mechanical system was tested by a engineer from AJS Group.

Directional signage and notification (fire door keep shut) signage is clear and sufficient, and the emergency escape lighting system is adequate.

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, the premises adopted a stay put policy. Notice board detailing what to do in the event of a fire and other relevant information available.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, all fire safety systems are subject to suitable systems of maintenance and regular testing by a competent person.

Emergency lighting : 06/06/2025 AJS Group Services
Detection : 12/06/2025 AJS Group Services.

AOV system tested by AJS Group Services engineer.

No maintenance issues observed with the fire doors

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the building manager confirmed cleaners receive appropriate fire safety training.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time audit, no compartmentation issues observed.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

Designated area for bikes and push chairs.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations

None

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

Safety Evaluation
Broadly Compliant

Observations

None

Article 18 - Safety assistance**Safety Evaluation**

Broadly Compliant

Observations

At the time of the audit, It is evident that competent persons have been employed and appointed for the fire safety arrangements and systems in place on the premises.

Article 19 - Provision of information to employees**Safety Evaluation**

Broadly Compliant

Observations

None

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

Broadly Compliant

Observations

None

Article 22 - Co-operation and co-ordination**Safety Evaluation**

Broadly Compliant

Observations

No shared escape routes.

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 CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

Visual Dry Riser : AJS Group Services 12/09/2025

Dry Riser Pressure Test : AJS Group Services 13/03/2025

Lift Specialists Ltd : 04/07/2025

At the time of the audit there was firefighter lift. This was not tested due to no availability a drop key.

A dry riser system has been installed with outlets in the protected staircase. An external inlet has been provided at the ground floor level by the entrance to the flat.

Article 38
(continued)

Wayfinding signage throughout entire premises on every floor.

Any faults within the premises that cannot be repaired within 24 hours are uploaded to the High Rise Portal.

Article 24 - Power to make regulations**Safety Evaluation**

Not Applicable

Observations

None

Article 27 - Powers of inspectors**Safety Evaluation**

Not Applicable

Observations

None

Article 29 - Current alterations notices**Safety Evaluation**

Not Applicable

Observations

None

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

Not Applicable

Observations

None

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

Not Applicable

Observations

None

Article 32 - Offences**Safety Evaluation**

Not Applicable

Observations

None

Overall safety standard

Broadly Compliant

Management compliance level**Management Compliance Level**

1 - Well above average

Initial Expectation

Verbal action

Considered EMM?

Yes

Confirmed Action

Verbal action

Audit Conclusion**Date audit carried out**

01/09/2025

Time of audit

11:00

Reason for audit;

Demand led FS01. Complaint received during TCO regarding fire doors. Audit complete with DTL [REDACTED] and FSA [REDACTED]

Conclusion

Prior to the audit a pre-audit research was conducted, gathering information using data base searches on :

Google Maps , Farynor, I-mapping, IMS, Primary Authority Register, FS-Portal, Companies House and High rise portal.

The fire risk assessment along with service certificates was provided. Upon arrival, identification was presented to Newlon Housing Rep [REDACTED]. The purpose of the visit was explained along with the audit process. The outcome was discussed. No issues were identified.

Extent of premises audited

A full inspection was carried out of the premises, all escape routes were walked, and all exits were opened and checked to ultimate safety. Flat front doors of flat [REDACTED] were observed. No answer from flats [REDACTED]

Justification of audit outcome

- Ignition sources adequately managed and controlled in the premises to reduce the risk of fire.
- Adequate measures in place to control the spread of a potential fire in the premises
- Relevant persons can evacuate the premises safely in the event of a fire emergency in the premises
- Persons use the escape routes and final exits safely
- Adequate management procedures in place to mitigate the effects of fires in the premises.
- Adequate instructions and guidance on procedures to follow in an emergency provided for employees.

Verbal Advice Given

None given

Other Authorities to notify

None

Fire Safety Audit		Page 11 of 11
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	-5.1	
Actual Risk Score	4.32	
Risk Score	4.25	
Audit Timings		
Audit Duration	Travel Time	Post Audit Processing Duration
120	120	360