

Freedom of Information request: Reference number FOI2026/00785

Date of request: 4th July

Request:

I am writing regarding the ongoing issue of repeated false fire alarms at Wheeler House (reference: N226FG). I was informed by your officers in 2025 that the Fire Brigade had attended our building on at least 11 occasions during 2025 in response to false fire alarms. Unfortunately, despite these repeated attendances, the problem has continued into 2026, with residents continuing to experience unnecessary evacuations and disruption. I currently have an active complaint with the Ombudsman concerning this matter, and I require information from the Fire Brigade to assist with that investigation. I would therefore be grateful if you could provide: - A report detailing the investigation undertaken by the Fire Brigade into the repeated false fire alarms at Wheeler House, including any findings, recommendations, or correspondence with the building owner or managing agent. - A tally of the total number of Fire Brigade attendances to Wheeler House for false fire alarms, including those in 2025 and 2026 (or for any other period for which records are available). - Details of any actions or advice issued to the responsible persons for the building to address the recurring false alarms. Given the significant number of unnecessary callouts over an extended period, I believe it is important to understand what investigations have been carried out and what measures have been taken to resolve the issue.

Please tell us as much information as you can about this matter

Response:

Thank you for your request for information, which we received on 4 July 2026.

Please see the table below, which sets out all recorded London Fire Brigade attendances at Wheeler House, 2 Caxton Road, N22 6FG for fire alarm activations during the requested period.

Please note that London Fire Brigade cannot provide exact flat numbers within the table, as this constitutes personal information that could identify the owners or occupiers of specific properties and is therefore exempt from release under [section 40 of the Freedom of Information Act 2000 — Personal Data](#).

The information you have requested is also publicly available. A full list of incidents attended by the London Fire Brigade is published through the London Datastore and can be accessed using the links below:

1. <https://data.london.gov.uk/dataset/london-fire-brigade-incident-records>
2. <https://data.london.gov.uk/dataset/london-fire-brigade-mobilisation-records-24r65>

These datasets are updated monthly and contain additional information, including:

- The type of incident (for example, fire, false alarm or special service);
- The date and time of the incident;

- The property type where the incident occurred;
- The location of the incident (including borough, postcode and geographical coordinates);
- Attendance and response times for fire engines;
- The fire station and appliances mobilised to the incident;
- The number of fire engines attending;
- The duration of the attendance; and
- The notional cost of the Brigade's response.

You can use the incident numbers recorded in the table to find further details about specific incidents using the published information links provided above.

London Fire Brigade carried out a fire safety audit of Wheeler House on 6 October 2025. The audit identified a low level of risk at the time of inspection. A copy of the audit report is attached. Personal information has been redacted, as it is exempt from disclosure under [section 40 of the Freedom of Information Act 2000 — Personal Data](#).

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/>

Type	Address	Incident/ Visit ID	Date	Description	Job type
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	004179-06012026	06/01/2026	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	134216-19072025	19/07/2025	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	141335-29072025	29/07/2025	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	146671-07082025	07/08/2025	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	149490-11082025	11/08/2025	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	150395-12082025	12/08/2025	False alarm - Malicious	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	150879-12082025	12/08/2025	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	150898-12082025	12/08/2025	AFA	

False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	152026-14082025	14/08/2025	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	206625-03112025	03/11/2025	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	211493-10112025	10/11/2025	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	233173-13122025	13/12/2025	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	235530-17122025	17/12/2025	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	238206-22122025	22/12/2025	AFA	
Fire Safety Inspection	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	35313	06/10/2025	Fire Safety Audit	Fire Safety Audit
Station Visit	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	28393824	12/02/2026	High Rise Premises 7(2)d	Outside Duty

Station Visit	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	28393874	19/12/2025		Potential High Rise Premises 7(2)d
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	236004-18122025	18/12/2025	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	061930-08042026	08/04/2026	AFA	
Special Service	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	084065-08052026	08/05/2026	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	109070-10062026	10/06/2026	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	121085-25062026	25/06/2026	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	125552-30062026	30/06/2026	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	126254-01072026	01/07/2026	AFA	

False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	128452-04072026	04/07/2026	AFA	
False Alarm	WHEELER HOUSE, 2 CAXTON ROAD, WOOD GREEN, LONDON, HARINGEY, N22 6FG	148619-25072026	25/07/2026	AFA	



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**

Cc: [REDACTED]

From: **Station Manager**

Email: [REDACTED]

Tel: [REDACTED]

Date: 3 november 2025

The under-mentioned premises have been identified as having special interest to fire safety personnel. Brief details are given below and further information can be obtained from the officer dealing.

Watch officer dealing: T SubO. [REDACTED]

Tel: [REDACTED]

Address of premises: Wheeler House, 2 Caxton Road, N22 6FG

Detail of information or risk:

- ☐ Dangerous substances present
- ☐ Timber frame construction site
- ☐ Complex/unusual evacuation strategy used
- ☒ Poor fire safety management evident
- ☐ Prohibition notice not being complied with
- ☐ Inappropriate sleeping accommodation found (sleeping in commercial premises/beds in sheds)
- ☐ Repeated unwanted fire signals received (e.g. 3 or more within a week)
- ☒ Premises information box contents missing/inadequate
- ☐ Other (detail below)

Action recommended by local station/station manager:

- ☐ Joint visit with local station
- ☒ Visit by fire safety
- ☐ Take necessary enforcement actions to remedy issues
- ☐ Information only, place on record
- ☐ Other (detail below)

We had a AFA to Wheeler House last night and when we arrived we had access to the foyer and alarm panel but no access into the building (via fob) or sib box (Abloy Lock/key).

The sib was made by the safety letter box company and we do not have the key or a fob.

It is an automatic vent that opens (defective) and triggers the alarm. All residents seem to ignore the alarm.

The building has 9 floors.

There is no ORD for the premises and there have been 7 previous AFAs to this premises.

Notification of fire safety information - return to station

To: **Station Manager**

Cc: [REDACTED]

From: [REDACTED]

Email: [REDACTED]

FS file: [REDACTED]

Tel: [REDACTED]

Date: **03/11/2025**

Acknowledgement of receipt and action taken by fire safety:

- ☐ Joint visit carried out with local station
- ☐ Visit carried out by fire safety
- ☐ Verbal advice given to occupant
- ☐ Written advice given to occupant
- ☐ Formal enforcement action taken
- ☐ Prohibition notice served
- ☐ Information added to fire safety database
- ☒ Other (detail below)

Premises added to team workload

This form should be emailed to the relevant station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin ([REDACTED])

Note to FSR admin

Acknowledged copy must be placed on e-FSF



Fire Safety Audit Report

Audit Information

Audited By 63509K ([REDACTED])
Audit Completed 6 October 2025

Location summary

File No 31/011094
UPRN 10096898310
Building Name WHEELER HOUSE
Address WHEELER HOUSE
2 CAXTON ROAD
WOOD GREEN
LONDON
N22 6TB
Borough Haringey
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD CAM-ENF-HGY-BAR
Station Ground A32 - Hornsey
Site Risk Score 4.25
Building Height band 18-25
Total Floors 9
Estimated number of sleeping 0
Special Features Photovoltaic Panels

Basement floors 0

Additional detail

EWS information taken from LFB HRBP and FRA states no cladding seen, masonry construction only. Also states "Stacked balconies made from metal frames with metal façade and flooring, signed off by building control in 2024."

As of August 2025, 17 unwanted AFA's in last 3 months. Caused by confusing fire alarm system configuration. Due to external terrace gardens, building has external sounders for these areas. Alarm keeps actuating due to unknown reason (RP investigating but thinks smoking) resulting in residents dialling 999.

Premises Description

9 storey purpose built block of flats. Construction finished approx. December 2024 and occupation started. As of 21/08/25, building not yet 100% occupied. Compromises mixture of leasehold and housing association. Building split into two cores, each core has its own fire fighting shaft/stair. Core A serves all 9 floors, Core B stair only serves Ground - 7th. Stairs open into firefighting lobby with some flats accessed on this lobby (FD60s), then opens to external gangway which serves more dwellings and links both cores allowing two way travel. Ground floor is mix of commercial, bin stores and national grid unit. 8th floor is communal roof terrace.

Exterior Wall Cladding

Brick, Unknown

Exterior Wall Insulation	Unknown
Cladding/Insulation details confirmed by Other	
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	Default Property
Address	WHEELER HOUSE 2 CAXTON ROAD WOOD GREEN LONDON N22 6TB
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	<u>4.25</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	13 August 2025
Total Capacity	0
Maximum number of people	<u>>100</u>
Property Size for use	Large 8301m ² to 10300m 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	7
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	WHEELER HOUSE 2 CAXTON ROAD WOOD GREEN LONDON N22 6TB

Managing Agent - NEW

Name	Weston Homes Plc - Company No. 04179330
Person	
Position	Company Secretary
Address	Weston Group Business Centre Parsonage Road Takeley, Essex CM22 6PU
URL	https://find-and-update.company-information.service.gov.uk/company/04179330

On Site Representative - NEW

Name	Weston Homes PLC
Person	
Position	Senior Site Manager
Address	Weston Group Business Centre Parsonage Road Takeley, Essex CM22 6PU
Telephone	
Mobile	
Email	

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL

Safety Evaluation

Low Risk

Verbal Advice Given

Observations

Pre-audit, the RP provided the latest Fire Risk Assessments (two separate FRA's for each block despite linked on all floors apart from 8th). Both were dated 02/06/2025 and completed by East Fire Risk Assessments.

Article 9

(continued)

Both Failed to identify exit override switches on all upper floors not in direction of travel, requires fob in direction of travel.

Both Incorrectly states communal fire door checks should be 6 monthly. FSER 2022 Quarterly.

Both Failed to justify the communal sounding fire alarm system in a Stay Put premises. In the past month, 7 unwanted fire signals have occurred.

Both Failed to comment on the suitability of the internal wall linings and furniture found in the communal areas forming part of the escape route.

Both Failed to identify the lack of smoke detection within the stairwell for the purpose of actuating the AOV. In the event of a fire/smoke in the stair, the ventilation system will not actuate and the fire/smoke can develop and spread undetected.

Block B Incorrectly states 8 storey building, it is a 9 storey building but Core B stair only serves G-7th.

See Article 13 for update on unwanted AFA's.

UPDATE - Email received with photo evidence confirming SD's at head of stairs and override switches on all upper floor replaced to be in direction of travel. Remove relevant failings.

FAILURE**Article 9(1) FRA not suitable or sufficient**

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

- 1) Both Block A and Block B Fire Risk Assessment's incorrectly state that communal fire door checks should be 6 monthly. As per the Fire Safety England Regulations 2022, this should be on a Quarterly basis.
- 2) Block B Fire Risk Assessment incorrectly states an 8 storey building. The building is 9 storeys but the stair within Block B only serves Ground - 7th.
- 3) Both Block A and Block B Fire Risk Assessment's failed to identify the need for identification signage for the use of firefighters. It was found that both Blocks did not have identification signage on the riser cupboards housing the sprinkler isolation valves.
- 4) Both Block A and Block B Fire Risk Assessment's failed to comment on the suitability of the internal wall linings and furniture found in the communal areas forming part of the escape route.

REMEDY

The fire risk assessment should be reviewed, with specific consideration given to;

- 1) The requirements of the Fire Safety England Regulations 2022 for buildings over 18m/7 storeys or more with 2 or more dwellings.
- 2) Ensuring the building description and information is correct.
- 3) The need for identification signage for the use of fire fighters.
- 4) The suitability of the decorations forming the internal wall linings and the furniture found in the communal areas forming the escape routes.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

During the audit, all communal areas were sampled including stairs, external gangways, communal roof terraces, lobbies, riser cupboards, bin store, cycle store, plant room, and an attempt to sample flat front doors was made with no success. The building has an SIB, wayfinding signage, and are carrying out fire door checks in accordance with FSER 2022. However, the SIB only contained plans and did not have keys/fobs/contact information. Maintenance procedures are in place for regularly testing the systems but, due to the age of the building and its systems they do not yet require servicing. No issues seen with any devices or on panels. Exits are fitted with override systems and linked to fire alarm however, fire doors on upper floors on escape route have been installed with an override exit system incorrectly as it is installed against direction of escape. This means occupants evacuating from external gangways can't evacuate into the stairs unless the communal fire alarm system sounds. Due to the corridors serving flats being external gangways, the risk is lowered significantly but this must be reviewed and altered. Further issues relating to no detection within the stair so if a fire/smoke affects the stairs, it will develop undetected and therefore unventilated. There have also been many unwanted AFA's due to the design of the fire alarm system. As there are communal roof terraces and other ancillary areas, there is a communal sounder system for these areas which has been designed to not exceed 45 decibels within flats which is in accordance with BS 5839. The flats have also been designed with "high quality sound insulation glazing". However, as the building is designed as a rectangle with the central space being entirely open, I personally feel the alarm is bouncing off the walls therefore increasing the decibel level but this can't be confirmed. RP confirmed they have sent residents information on multiple occasions explaining the fire alarm system and evacuation strategy. But confirmed they are unsure on how to reduce the unwanted AFA's as they believe it is being caused by a flat being used as an Airbnb and the residents are smoking/vaping in communal areas.

Issues summary;

- Multiple unwanted fire signals.
- Fire alarm detection system missing from stairs.
- Exit override systems for security doors is not in direction of travel.
- SIB only contains floor plans. Currently not a Gerda box as awaiting delivery.

See A13 for update relating to unwanted AFA's.

UPDATE - Email received with photo evidence confirming SD's at head of stairs and override switches on all upper floor replaced to be in direction of travel. Remove relevant failings.

FAILURE

Article 11 FS arrangements not maintained

Article 11

(continued)

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 the contents of the Site Information Box in relation to the requirements under the Fire Safety England Regulations 2022 had not been reviewed. During the audit, the SIB only contained floor plans.

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

During the audit, we inspected a vacant flat to get a sample of the fire alarm system within the dwellings. The flats was found to have a LD1 system to BS 5839-6. There are also sounders seen on some upper floor flats with balconies to clear the flat of origin as there is "high quality sound insulation glazing" present. This is likely the cause of the unwanted fire signals resulting in LFB attendance. Over the course of 1 month from July - August 2025, there were 7 AFA's. There is a complainant within the building who reports the fire alarm sounding continuously through the day and is very loud. Discussion with RP confirmed they believe the actuations to be caused by one of the upper level flats which is used as an Airbnb. They believe the actuations to be caused by smoking/vaping either within the flat or within the common parts. Either way, this will trigger an external sounder (either for the flat, or for the external communal terraces) which then I believe bounces off the walls of the central open area. The RP confirmed the fire alarm installation/configuration was designed to not be in excess of 45 decibels which is in accordance with BS 5839.

The RP then further confirmed they have regularly sent the residents information relating to the fire alarm system due to regular complaints of actuating fire alarms. This was to prevent confusion and unwanted attendances from LFB which has not worked. There is one main complainant who the RP stated is likely still calling LFB as the issue isn't being resolved.

There are smoke detectors in the communal areas for actuation of the sounders for ancillary areas and communal roof terraces. They are also for the purpose of actuating the smoke ventilation system. However, there is no detection system within the stairs. Therefore, in the event of a fire/smoke within the staircase, this could develop unnoticed therefore compromising the stair/escape. Discussion with Enforcement confirmed that this is to be scored in A13 only, not A14 for ventilation inadequate as is due to lack of detection system.

UPDATE 22/09/2025; No AFA's have happened since the previous 7 stated above. RP confirmed they have re-sent the residents information on the fire alarm system and evacuation strategy. Due to there being no continuous AFA's, this failing has been removed from A13 and A11.

UPDATE 29/09/2025; Email received with photo evidence confirming SD's at head of stairs and override switches on all upper floor replaced to be in direction of travel. Remove relevant failings.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

During the audit, all communal areas were inspected including Ground floor bin store, cycle store, plant room, entrance lobby with SIB and FAS & AOV panels. Upper floors included ventilated lobby between stair and external gangways serving flats, riser cupboards sampled across all floors. No flat front doors could be sampled due to building no answers from attempted flats. Both stairs inspected. The purpose of the inspection was due to a complaint regarding constant sounding fire alarm and fire doors unable to be used when evacuating. During the audit, the RP confirmed they have received the same complaint (see A13 for unwanted AFA's) but confirmed that when they test the fire alarm, the fire doors are tested to ensure they have all released and no issues have been found. They confirmed this test was done after the incident raised by the resident. The RP confirmed all security systems are linked to the fire alarm system and a failsafe in the event of loss of power. This is suitable but, it was noted that the doors have a exit override call point on each fire door along the MOE with a security system. However, the override switches were not in direction of travel but against it. This meant that occupants evacuating would have to rely on the fire alarm system actuating in the communal areas, or a loss of power in the building. This is therefore not suitable and must be reviewed and altered. The FRA fails to highlight this also. The building is split into two cores but linked via external gangways on all upper floors, both stairs have an AOV at the head of the stair, but no detection system to detect actuate within the stair (scored in A13, confirmed with [REDACTED] enforcement team). The stair then opens into a protected and ventilated lobby where the lift and some riser cupboards are. Note, some flat entrance doors were seen and confirmed to be FD60s. The means of ventilating this lobby is the door leading to the external gang way acts as the natural AOV. In the event of a fire, this door will open, allowing the lobby to be ventilated. The RP confirmed the system does achieve lockout. No issues with communal fire doors or within riser cupboards. EML covered all escape routes as well as fire exit signage. All final exits equipped with simple fastenings and override switches. Only deficiency relates to doors on escape route having override switches going against direction of travel.

UPDATE - Email received with photo evidence confirming SD's at head of stairs and override switches on all upper floor replaced to be in direction of travel. Remove relevant failings.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

During the audit, multiple FAN's throughout the building confirming a Stay Put strategy. No issues with compartmentation seen. Possible confusion caused by communal sounding fire alarm system which has resulted in multiple AFA's. RP confirmed communal sounding system is to alert the communal terraced gardens and other ancillary areas of the building which operate a simultaneous evacuation as are not within a protected dwelling/compartment. There are also sounders on some balconies to alert individual flats as the windows installed are "high quality sound insulation glazing". The RP confirmed they have sent the complainant and other residents multiple letters explaining the fire alarm

Article 15

(continued)

system and evacuation strategy. The RP further confirmed the fire alarm system was designed and installed to not reach more than 45 decibels which is in accordance with BS 5839 for a stay put residential building. Despite there being multiple unwanted fire signals, there hasn't been any evacuations from residents, just complaints to the Managing Agents and to LFB via TCO (reason for audit).

Article 17 - Maintenance**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

During the audit, the RP confirmed that due to the age of the building being less than 12 months, all systems are still within their warranty period and therefore have not had to be serviced as of yet. However, they are still regularly testing the systems. The RP provided me with the installation certificates which confirmed they were installed less than a year ago.

Sprinkler Quarterly test and monthly panel check. Service not yet required.

Fire alarm weekly tests/panel checks. Service not yet required.

Monthly emergency lighting tests. Service not yet required.

Dry riser monthly visual check. Service not yet required.

Firefighting lift tested monthly. Service not yet required.

AOV included in fire alarm weekly tests. Service not yet required.

Door security/release systems included in weekly fire alarm tests. Service not yet required.

Quarterly communal fire door checks.

Annual Flat Front Door checks not yet required.

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

Broadly Compliant

Observations

During the audit, it was confirmed there are no on-site staff. There are currently representatives from the developers/managing agents in one of the commercial offices whilst the building is still undergoing some works (inside flats) and is being occupied. However, they are not responsible for assisting in evacuating or meeting LFB. The two representatives on-site were very familiar with the building and were able to answer all questions. Due to no staff, this article is based off the competency of the representatives I met on-site, no issues.

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

Broadly Compliant

Observations

No issues with compartmentation, all findings due in FRA have been actioned and annotated by RP.

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	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

SAFETY CRITICAL Safety Evaluation	Observations
Broadly Compliant	During the audit, the RP confirmed that due to the age of the building being less than 12 months, all systems are still within their warranty period and therefore have not had to be serviced as of yet. However, they are still regularly testing the systems. Dry riser monthly visual check. Service not yet required. Firefighting lift tested monthly. Service not yet required.

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	1 - Well above average
Initial Expectation	Verbal action
Considered EMM?	Yes
Confirmed Action	Verbal action

Audit Conclusion**Date audit carried out**

13:08:2025

Time of audit

10:00

Reason for audit;

Demand led external FS01 required following complaints regarding constant actuating fire alarm within new build high rise PB flats and fire doors unable to open during evacuation.

Conclusion

Pre-Audit; TCO contact form complaint, Farynor, IMapping, LFB Data/Power BI, IMS, E-FSF/Farynor sharepoint, LFB High Rise Portal, ORD, FRA and other documents from RP. Met on-site with two representatives and FSA [REDACTED]. I led the FS01 and started by asking questions about the fire alarm system and fire doors (reason for FS01). Opened SIB and only had floor plans. FAS and AOV panel healthy. Inspected GF bin store, cycle store and plant room. Inspected upper floors and both stairs. Upper floors consisted of riser cupboards, ventilated lobbies, external gangways, communal roof terraces. An attempt was made to sample flat front doors with no success. Communal fire doors sampled throughout, no concerns. Maintenance procedures in place for regular testing, servicing not yet required due to systems being less than 12 months since installation (new build). FAS explained as having communal sounders due to roof terraces and other ancillary areas (1st floor courtyard, GF bin and cycle stores etc) but is designed to not exceed 45 decibels. Resident is regular complainant and has been informed multiple times on alarm configuration and evacuation strategy. RP confirmed have resolved unwanted AFA's following further discussions with residents. Security override systems installed wrong way round on upper floors (against direction of travel) meaning residents can only escape with a fob, if the communal system actuates, or a loss of power in the building. Also, no detection system within stairwells so if fire/smoke in stairs, will develop undetected and unventilated. Lower risk as two direction of travel as both stairs serve all floors. Also, lower risk as corridors serving flats are external gangways so constant natural ventilation. RP accepted both lack of AFD and incorrect override systems and confirmed they will approach their engineers asap to see why missing/wrong and will rectify as soon as possible. Update requested with no response so leaving failings. This has resulted in a Level 4 EN however, updates were received on 22/09 and 29/09 which evidenced the unwanted AFA's have been managed/removed, detection fitted to both stairs, and override switches replaced to be in direction of travel. By removing these failings, the outcome has dropped to a Level 1 which is suitable.

Extent of premises audited

Full inspection of premises including bin store, cycle store, plant room, communal corridors/lobbies, riser cupboards, external gangways serving flats, communal roof terraces, both stairs, final exits.

Justification of audit outcome

Due to post-audit updates (see conclusion and Articles), only advice scored on the audit form is regarding FRA not suitable and SIB contents not suitable.

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	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
90	180	615

Management Review

Reviewed By

I have amended some wording under article 9.