Fire Safety Audit Report

Audit Information

Audited By	63577R (1.1 [redacted])
Audit Completed	11 April 2025

Location summary

File No	04/012232
UPRN	100023652006
Building Name	
Address	DEHAVILLAND STUDIOS 20 THEYDON ROAD HACKNEY LONDON E5 9NY
Borough	Hackney
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD HACK-ISL-HAV-RED-WF
Station Ground	F32 - Stoke Newington
Site Risk Score	4.75
Building Height band	<18
Total Floors	4 **Basement floors** 0
Estimated number of sleeping	82
Special Features	
Additional detail	Simultaneous evacuation strategy adopted due to fabric of building and being a conversion. ESW1 – B1 Rating, no remediation required (Design Fire Consultants Ltd – 16/08/2024). Three lifts are provided which serve each floor with multiple service risers throughout, tank and plant rooms are located on the ground floor accessed only through the communal parking area. One of the lifts has been out of use since for some time and is not maintained. Externally a communal parking area is accessed through an electric vehicular gate, leading to external bin stores and associated plant rooms. Multiple other developments have access to the communal parking area.
Premises Description	DeHavilland studio is a 4-storey residential development of 41 leasehold flats. The block itself is a converted industrial building built circa 1930's of reinforced concrete frame construction with block work walls and finished externally with a painted render. Access is gained via a fob operated external door leading from Theydon Road to an entrance lobby, internally there are 2 main stair cores at each end of the corridor, with an additional third emergency escape stair to the rear of the block. Internal corridors provide access to each flat with internal compartmentation and fire doors where there are extended escape distances. Fire precautions include: Dry

	Risers, AOV's, emergency lighting, lightning protection, smoke detectors, and fire alarm panel.
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?	Unknown
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail

Occupier Contact	Dehavilland and Studios
Address	Deha Villa And Studios 20 Theydon Road London E5 9NY
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Occupier - multi or single occupancy
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	17 June 2024
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Medium 5001m² to 8300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	
Primary Authority Partnership	Direct - East Sussex Fire & Rescue Service

Protection Data

Fire Protection & Warning	Less than 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 Dehavilland and Studios
Address Deha Villa And Studios
20 Theydon Road
London
E5 9NY

Managing Agent - NEW

Name 3.1 nity Estates
Person [redacted]
Position
Address Vantage Point,
23 Mark Road,
Hemel Hempstead,
Hertfordshire, HP2 7DN
Telephone 3.2 3.4 [redacted]
Email 3.3 [redacted]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
A suitable and sufficient type 1 written fire risk assessment (FRA) has been conducted for the premises. The FRA was conducted by 3.5 [redacted] (Fire and H&S Risk Assessor) from Trinity Estates on 16th December 2024 with a recommended review date of 1st December 2025. The FRA considers all of the relevant areas i.e., Premises info, external façade, people at risk, identification of hazards, protective measures, preventative measures, management of fire safety, overall risk score and recommended actions/ significant findings.

Risk rating – moderate.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
1, Quarterly communal fire door and annual flat front door inspections as required by the Fire Safety (England) Regulations 2022 had not been planned or organised.
2, Weekly testing of the fire alarm system had not been planned or organised.
3, Monthly testing of the AOVs and emergency lighting had not been planned or organised.

A suitable and sufficient FRA has been conducted for the premises. Residents can report issues to the managing agent via telephone with an out of hours number provided for emergencies.
There were no systems in place to facilitate the maintenance and testing of fire safety systems. The fire alarm was not being tested weekly and the AOVs and emergency lighting was not being tested monthly. The RP confirmed that quarterly communal fire door and annual flat front door inspections as required by the Fire Safety (England) Regulations 2022 had not been planned or organised.

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, Quarterly communal fire door and annual flat front door inspections as required by the Fire Safety (England) Regulations 2022 had not been planned or organised.

2, Weekly testing of the fire alarm system had not been planned or organised.

3, Monthly testing of the AOVs and emergency lighting had not been planned or organised.
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
Low Risk

Verbal Advice Given

Observations
1, The communal fire alarm installed to support the simultaneous evacuation strategy adopted had not been extended into all flats.
2, During the last service visit from Future Fire on 16/01/2025 it was found that none of the detectors in the flats accessed activated correctly when tested.

Article 13
(continued)

Communal alarm installed within common areas to support the simultaneous evacuation strategy adopted. The system has been extended into the flats. However, during the last service visit from Future Fire on 16/01/2025 it was found that none of the detectors in the flats accessed activated correctly when tested.

FAILURE

Article 13(1) Fire detection residential

At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that:

1, The communal fire alarm installed to support the simultaneous evacuation strategy adopted had not been extended into all flats.

2, During the last service visit from Future Fire on 16/01/2025 it was found that none of the detectors in the flats accessed activated correctly when tested.

REMEDY

Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by:

1, Extending the fire alarm into all flats to provide early warning to all relevant persons in the event of a fire.

2, Appointing a competent person to fix/ remediate the fire alarm system so that its functions as intended. An activation in any flat should trigger the system to provide early warning to all relevant persons.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

1, Combustible items were being stored in the escape routes. The items included plants, ladders, a sofa and miscellaneous furniture.
2, The AOVs in corridors and two of the three staircases provided had been zip tied shut.

Access is gained via a fob operated external door leading from Theydon Road to an entrance lobby, internally there are 2 main stair cores at each end of the corridor, with an additional third emergency escape stair to the rear of the block. Internal corridors provide access to each flat with internal compartmentation and fire doors where there are extended escape distances. Three lifts are provided which serve each floor with multiple service risers throughout, tank and plant rooms are located on the ground floor accessed only through the communal parking area.
Combustible items were being stored in the escape routes. The items included plants, ladders, a sofa and miscellaneous furniture.
The AOVs in corridors and two of the three staircases provided had been zip tied shut. The RP was instructed to remove the zip ties and confirmation was provided that they were removed the same day.

FAILURE

Article 14 Issues with emergency routes or exits

Article 14
(continued)

At the time of the audit the emergency routes or exits were inadequate. It was found that:

1, Combustible items were being stored in the escape routes. The items included plants, ladders, a sofa and miscellaneous furniture.

2, The AOVs in corridors and two of the three staircases provided had been zip tied shut.

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, Removing the combustible materials from the escape route and engaging with residents to ensure common areas are kept clear and sterile.

2, See Article 17.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Simultaneous evacuation strategy adopted due to fabric of building and being a conversion. Suitable fire action notices which detail the actions to take in the event of a fire have been provided in the entrance hallway and on storey exits at each level. A communal fire alarm has been provided within the common areas consisting of smoke detectors and appropriately sited manual call points. Issues were identified relating to the alarm not being extended into all flats and not operating correctly during the last service visit. These have been scored in Article 13.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

1, The fire alarm system was not being suitably maintained.
2, The AOVs were not being suitably maintained.
3, The lightning protection system was not being suitably maintained.
4, The electrical installations were not being suitably maintained.
5, The fire doors throughout the premises were not being suitably maintained

At the time of the audit, service records for fire safety systems installed within the premises were supplied as per the below:

Fire alarm – 16/01/2025 (Future Fire Ltd) - none of the detectors in the flats accessed activated correctly when tested. No follow up remedial works have taken place.

AOVs – 16/01/2025 (Future Fire Ltd) - Corridor windows tied shut, multiple actuators faulty. RP confirmed that zip ties had been removed from the AOV windows on the same day as the audit.

Emergency lighting – 16/01/2025 (Future Fire Ltd) – x7 lights failed – remedials carried out on 09/05/2025 – all lights now working.

Article 17
(continued)

FFE - 16/01/2025 (Future Fire Ltd) - Pass

Dry riser – 06/01/2025 (TPT Fire Maintenance Ltd) - Pass

Lighting protection – 26/02/2024 (electrical Services Ltd) – Fail & out of date.

EICR – No records supplied but RP confirmed it is expired.

Various fire doors throughout the premises were either in poor condition or missing intumescent strips and seals. RP advised to conduct an initial fire door survey and implement quarterly communal fire door inspections and annual flat entrance inspections moving forwards. The RP confirmed that the survey had been instructed and a date set for 21st – 23rd May.

FAILURES

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:

1, The fire alarm system was not being suitably maintained.

2, The AOVs were not being suitably maintained.

3, The lightning protection system was not being suitably maintained.

4, The electrical installation was not being suitably maintained.

5, The fire doors throughout the premises were not being suitably maintained

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:

1, Appointing a competent person to fix the fire alarm system so that it is in efficient working order. Once the fire alarm system is fully functional it should be maintained in accordance with BS:5839-1 or equivalent.

2, Appointing a competent person to fix/ remediate the AOVs so that they function as intended. Once the AOVs are working as intended they should be maintained in accordance with BS: EN 12101-2 or equivalent.

3, Appointing a competent person to maintain the lightning protection system in accordance with BS: EN 62305 or equivalent.

4, Appointing a competent person to conduct an Electrical Installation Condition Report.

5, Appointing a competent person to conduct a fire door survey and carry out remedials as required.

Article 17(1)Ventilation-Common parts exit routes

Article 17
(continued)

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 ventilation of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to the ventilation of the access route.
The PROTECTED ROUTE has been compromised by the zip tying of AOV windows in communal corridors and staircases thereby preventing effective ventilation of smoke and fumes in the event of fire'.

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.

The following is provided as advice and does not form any part of the notice: 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.

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
Not Applicable

Observations
Residential premises – no waking watch.

Article 8 - General fire precautions

Safety Evaluation
Low Risk

Verbal Advice Given

Observations
1, Holes/ gaps were observed around cable penetrations in service risers and in corridors/ hallways.

At the time of the audit, holes/ gaps were observed around cable penetrations in service risers and in corridors/ hallways. RP advised to appoint a competent person to conduct a compartmentation survey and carry out fire stopping as required.

FAILURE
Article 8 FR Separation
At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that holes/ gaps were observed around cable penetrations in service risers and in corridors/ hallways.

Article 8
(continued)

REMEDY
Provide suitable FIRE RESISTING separation by appointing a competent person to conduct a compartmentation survey and carry out fire stopping as required.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
No deficiencies noted. CCTV installed throughout the premises. Secure letter boxes provided at entrance. No smoking signage and do not use lift in event of a fire signage provided.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
This section is not applicable due to this being a residential premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
A 2kg C02 extinguisher is provided within the lift motor room on the ground floor. The extinguisher is suitably maintained and easily accessible.

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

Safety Evaluation
Not Applicable

Observations
Not applicable. There are no dangerous substances available. This is a residential building.

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
Residential premises – no waking watch.

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
No shared access or responsibilities.

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
Residential premises – no waking watch.

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 rising main provided. Inlet is located on the front elevation of the building with outlets on each floor. Pressure test conducted by TPT Fire Maintenance Ltd on 06/01/2025.

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	Observations
No (Compliant)	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

04:05:2025

Time of audit

10:00

Reason for audit;

FS01 demand lead

Conclusion

This was an FS01 demand lead audit conducted on 4th May 2025. I was accompanied on the audit by 12.1 [redacted] 12.2 [redacted] (TL). I utilised the following systems to conduct my pre-audit research, Farynor, IMS, IMapping, FS Portal, Primary Authority Register, Companies House and Google.
We were met on site by representatives from the managing agent and directors of the freehold company. We started by discussing the current fire safety arrangements at the premises. During the discussions it became apparent that breakdowns in communication between the managing agent and freeholders had resulted in issues relating to the maintenance of fire safety systems and the management of fire safety at the premises. After initial discussions we conducted a full inspection of the premises including the communal corridors serving all flats, all staircases, service risers and the external car park. During the inspection a number of deficiencies were noted. These were; fire alarm panel showing faults, AOV windows zip tied closed, fire safety systems not subject to suitable maintenance, combustibles in MoE, Fire doors in generally poor condition and no inspections as required by Fire Safety (England) Regs 2022, holes around cable penetrations in risers and hallways. The deficiencies noted were communicated to the representative present at the time. Zip ties were removed from AOVs on the same day as the audit. It was explained to the representatives present that the deficiencies noted would result in an enforcement notice. RPs advised to arrange immediate servicing/ maintenance of fire alarm and AOVs to ensure they are in efficient working order.

Extent of premises audited

Common areas, service risers, lift motor room, all staircases and car park.

Justification of audit outcome

The Initial enforcement expectation is an Enforcement Notice. Due to the deficiencies noted and detailed in my conclusion I concur with the expectation of an enforcement notice at this time.

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

20

Specific instructions for Admin to Action

13.1

Please put TL [redacted]'s name on Enforcement Notice and send to Trinity Estates correspondence address:

Registered office address
Vantage Point, 23 Mark Road, Hemel Hempstead, Hertfordshire, HP2 7DN

Compliance calculation & signature

Compliance Level	4 - Below Average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	3
Actual Risk Score	5.5
Risk Score	5.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	120	300

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

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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

Redaction 3.4

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.5

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Redaction 12.1

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Redaction 12.2

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Redaction 13.1

Exemptions/exceptions:

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