

From: LFB [REDACTED]"
Sent: Wed, 9 Jul 2025 15:50:24 +0000
To: [REDACTED] ballymoream.com" <[REDACTED]@ballymoream.com>
Cc: [REDACTED]@ballymoream.com"
[REDACTED]@ballymoream.com>
Subject: LFB Contact: New Providence Wharf, Blocks A, B, C, D monitoring audit

Hi [REDACTED]

I am required to conduct monitoring desktop audit for blocks A – D. E was subject to a post fire inspection earlier this year.

Do you have availability to hold a phone call tomorrow at 13:00 to go through the current evacuation strategy, interim measures in place, if interim measure has changed since our last inspection of the blocks and the plan for remediation and changing back to a stay put policy.

Kind Regards,

[REDACTED]

Prevention & Protection

London Fire Brigade

169 Union Street, London, SE1 0LL

M: [REDACTED]

E: [REDACTED]@london-fire.gov.uk

london-fire.gov.uk



From: [REDACTED]@london-fire.gov.uk> on behalf of
">BUILDINGSAFETYINFORMATION" <BuildingSafetyInformation@london-fire.gov.uk>
Sent: Thu, 10 Jul 2025 07:08:57 +0000
To: [REDACTED]@ballymoream.com" [REDACTED]@ballymoream.com>;
[REDACTED]@ballymoregroup.com" [REDACTED]@ballymoregroup.com>
Cc: ">BUILDINGSAFETYINFORMATION" <BuildingSafetyInformation@london-
fire.gov.uk>
Subject: Unrectified faults on High Rise Buildings Data Portal BAML NEW
PROVIDENCE WHARF

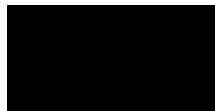
Dear all,

We have noticed that the fault(s) registered on our High Rise Building Data Portal are still active for the address(es) below. Please can you confirm if the fault(s) have been rectified by marking as rectified on the portal and responding to this email.

- BLOCK E NEW PROVIDENCE WHARF, 1 FAIRMONT AVENUE, LONDON, E14 9PF 1x unrectified fault reported 12/5/25
- ONTARIO TOWER, 4 FAIRMONT AVENUE, LONDON E14 9JD CHARRINGTON 1x unrectified fault reported 30/5/25

Note: Please update the High-Rise Data Portal when the rejected faults have been rectified.

Kind Regards



High Risk Premises Team

London Fire Brigade

169 Union Street SE1 0LL T: 020 8555 1200 x [REDACTED] M: [REDACTED]

E: [REDACTED]@london-fire.gov.uk



FS14 - DESKTOP ADVICE & AUDIT FORM

Enter File Number:	05/015043
Enter Job Number:	2529054
Enter Date:	10/07/2025
Inspecting Officer/Fire Safety Advisor:	
Enter Occupier's Name:	Ballymore
Occupancy Type: (click in box & select)	Sole Occupier
Name, Role, Email of Telephone Contact:	

Building Information

Use of Premises: (click in white box & select)	Flats Or Maisonettes 4 Floors And Over Purpose Built
VO Code (auto-completes-ignore default)	R3
FSEC Group (auto-completes-ignore default)	H
Are plans in place to remediate the building? (include detail of any timescales)	Yes
Has the Responsible Person applied for funding through one of the government schemes?	Yes

High Risk/High Rise Premises

Is this premises a 'high risk premises team' building on the simultaneous evacuation database? If 'YES' Complete sections in red font below. If 'No' move on to next section in black font.	Yes
Is this premises registered on the High Rise Building data portal (If 'No' and it is high-rise, prompt to register and consider NOD)	Yes

Evacuation Strategy

Is the evacuation strategy: NB: If it has changed to a 'Stay Put', an FS01 will be required	'Stay Put'	<input type="checkbox"/>
	'Simultaneous'	<input checked="" type="checkbox"/>
	'Other'	<input type="checkbox"/>
What Interim Measures are in place? NB: If it is waking watch, an FS01 will be required.	'Waking Watch'	<input type="checkbox"/>
	'Fire Alarm System'	<input checked="" type="checkbox"/>
	' Fire Alarm System with evacuation management'	<input type="checkbox"/>
Have the Interim Measures changed since the last intervention? (E.G.: moved from a waking watch to a fire alarm system with evacuation management) NB: If interim measures/evacuation strategy have changed, send notification to station and High Rise Referral Mailbox.	No	<input type="checkbox"/>

FSR Team: (click in white box & select) FSD Barking&Dagenham, City, Newham, Tower Hamlets

Premises Address:	Block C New Providence Wharf 110 - 115
Second Line:	1 Fairmont Avenue
Third Line:	London
Post Code:	E14 9PJ
Email address of RP for serving Letter if Reqd:	

Re-Inspection Programme Audit - Note: if the answer is Yes to any of the next 7 questions, then an FS01 should normally be raised and, if so, there is no requirement to complete the rest of the form. If the officer, using their judgement and experience, determines an FS01 is not required, this should be justified in the notes at the bottom of this form.

Has there been a primary fire since the last audit? (If this Desktop audit FS14 was prompted by a fire incident (i.e. a potential post fire) do not automatically tick Yes. Consider whether this fire merits an audit on its own terms, and check whether there have been any primary fires before it).	Select
Has there been an unsatisfactory Building Control Consultation since the last audit with no resubmission of amended plans?	Select
Has there been an unsatisfactory C08/C11 licensing application since the last audit?	Select
Did the last audit result in the issue of a Notice of Deficiencies that has not been followed up?	Select
Does the premises have an RRL of 6 or above?	Select
Was the last audit activity an FS14 Desktop Audit?	Select
Have there been 5 or more Unwanted Fire Signals in the last 12 months?	Select

Protection Factors (Click in white boxes for drop down menu - change where appropriate)

Premises Size	Select	#N/A
Predominant Mobility Type	Select	#N/A
Fire Warning System	Select	#N/A
Smoke Control Systems covering Means of Escape and/or common areas?	Select	#N/A
Percentage of Operable Sprinkler System (installed and maintained in working order)	Select	#N/A

Management and Other Issues (Click in white boxes for drop down menu - change where appropriate)

History Of Fires	Select	#N/A
Unwanted Fire Signals	Select	#N/A
Known Fire Setting Behaviour for Area	Select	#N/A
Building Features which assist fire spread	Select	#N/A
Fire Loading (which assists fire spread)	Select	#N/A
Access for Fire Fighting	Select	#N/A
Water Supplies	Select	#N/A
Maximum People in the Premises	Select	#N/A

Calculation (will 'auto complete' after 'Compliance Score' completed below)

Relative risk	#N/A
FSEC score	#N/A

Existing Fire Precaution Arrangements:	Brief Notes:	BC	LR	HR
Fire Risk Assessment available? (Art 8 & 9) - Is it understood? - Are there any outstanding actions? - When was it last reviewed?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type of fire alarm system? (Art 13 - Detection & Warning) - Is it still being checked/tested regularly by occupier/ Engineer?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Plan in place? (Art 15) - Are these actions clear/understood by staff? - Any impact resulting from staff shortages		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all staff being trained effectively? (Art 21) - Date of last training/refresher? Training on the use of evacuation aids?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there adequate Emergency Lighting? (Art 14) - Is it still being checked/tested?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there Fire fighting Equipment provided? (Art 13 - Fire-Fighting Equipment) - Is it still being checked/tested?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all escape routes/exits clear and accessible? (Art 11 - Management) - Do fire doors close properly/not wedged open? - Are they still being checked regularly?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are other relevant fire protection systems being maintained? (Art 11 & 38) (Smoke control, catering extraction, sprinklers, firefighter facilities).		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RRL Consideration Note: Where the FS 14 results in a Broadly Compliant Outcome, advise admin to reduce the RRL by 0.25 and increase the re-inspection date by 6 months

By reducing the RRL will the risk score fall below 5? (if yes review additional NFCC risk Factors. Where additional Risk Factors are present, consider keeping the RRL at 5. Confirm action in Notes to Admin Free Text)	Select
Is the premises affected by Individual Risk?	Select
Is the premises affected by Societal Risk?	Select
Is the premises affected by Fire Fighter Risk?	Select
Is the premises affected by Heritage Risk?	Select
Is the premises affected by Community Risk?	Select
Is the premises affected by Environmental Risk?	Select

Compliance Score & Action (Following telephone discussion and evaluation)	#N/A
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(Click in white box for drop down menu - select appropriate item)

Notes to Admin:	File No:	05/015043
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Job No:	2529054
Select	
Additional Free Text Notes to Admin:	

Has a Station Notification Form been sent for: - Firefighter risks; - Lack of staff for evacuation or waking watch.		Select
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Advice discussed/given:	Brief notes if not already covered above:	
Consider effect of staff shortages on evacuation plans (particularly PHE)		Select
Reducing risk to firefighters		Select

Other General Notes:	
	The external wall has been remediated. Delays with the freehold/developer Landall Residential has delayed the revert back to stay put. ■ has identified that they hope this is done in 3 month, but cannot say for sure and might be extended to 6 months. FA system will be converted into a evacuation management system when the revert happens.
Brief notes if not already covered above:	
Additional space for general notes:	

FS14 - DESKTOP ADVICE & AUDIT FORM

Enter File Number:	05/222245
Enter Job Number:	2529037
Enter Date:	09/07/2025
Inspecting Officer/Fire Safety Advisor:	
Enter Occupier's Name:	Ballymore
Occupancy Type: (click in box & select)	Sole Occupier
Name, Role, Email of Telephone Contact:	

Building Information

Use of Premises: (click in white box & select)	Flats Or Maisonettes 4 Floors And Over Purpose Built
VO Code (auto-completes-ignore default)	R3
FSEC Group (auto-completes-ignore default)	H
Are plans in place to remediate the building? (include detail of any timescales)	Yes
Has the Responsible Person applied for funding through one of the government schemes?	Yes

High Risk/High Rise Premises

Is this premises a 'high risk premises team' building on the simultaneous evacuation database? If 'YES' Complete sections in red font below. If 'No' move on to next section in black font.	Yes
Is this premises registered on the High Rise Building data portal (If 'No' and it is high-rise, prompt to register and consider NOD)	Yes

Evacuation Strategy

Is the evacuation strategy: NB: If it has changed to a 'Stay Put', an FS01 will be required	'Stay Put'	<input type="checkbox"/>
	'Simultaneous'	<input checked="" type="checkbox"/>
	'Other'	<input type="checkbox"/>
What Interim Measures are in place? NB: If it is waking watch, an FS01 will be required.	'Waking Watch'	<input type="checkbox"/>
	'Fire Alarm System'	<input checked="" type="checkbox"/>
	'Fire Alarm System with evacuation management'	<input type="checkbox"/>
Have the Interim Measures changed since the last intervention? (E.G.: moved from a waking watch to a fire alarm system with evacuation management) NB: If interim measures/evacuation strategy have changed, send notification to station and High Rise Referral Mailbox.	No	<input type="checkbox"/>

FSR Team: (click in white box & select) FSD Barking&Dagenham, City, Newham, Tower Hamlets

Premises Address:	Block A New Providence Wharf 101 - 104
Second Line:	1 Fairmont Avenue
Third Line:	London
Post Code:	E14 9PJ
Email address of RP for serving Letter if Reqd:	

Re-Inspection Programme Audit - Note: if the answer is Yes to any of the next 7 questions, then an FS01 should normally be raised and, if so, there is no requirement to complete the rest of the form. If the officer, using their judgement and experience, determines an FS01 is not required, this should be justified in the notes at the bottom of this form.

Has there been a primary fire since the last audit? (If this Desktop audit FS14 was prompted by a fire incident (i.e. a potential post fire) do not automatically tick Yes. Consider whether this fire merits an audit on its own terms, and check whether there have been any primary fires before it).	Select
Has there been an unsatisfactory Building Control Consultation since the last audit with no resubmission of amended plans?	Select
Has there been an unsatisfactory C08/C11 licensing application since the last audit?	Select

Did the last audit result in the issue of a Notice of Deficiencies that has not been followed up?	Select
Does the premises have an RRL of 6 or above?	Select
Was the last audit activity an FS14 Desktop Audit?	Select
Have there been 5 or more Unwanted Fire Signals in the last 12 months?	Select

Protection Factors (Click in white boxes for drop down menu - change where appropriate)

Premises Size	Select	#N/A
Predominant Mobility Type	Select	#N/A
Fire Warning System	Select	#N/A
Smoke Control Systems covering Means of Escape and/or common areas?	Select	#N/A
Percentage of Operable Sprinkler System (installed and maintained in working order)	Select	#N/A

Management and Other Issues (Click in white boxes for drop down menu - change where appropriate)

History Of Fires	Select	#N/A
Unwanted Fire Signals	Select	#N/A
Known Fire Setting Behaviour for Area	Select	#N/A
Building Features which assist fire spread	Select	#N/A
Fire Loading (which assists fire spread)	Select	#N/A
Access for Fire Fighting	Select	#N/A
Water Supplies	Select	#N/A
Maximum People in the Premises	Select	#N/A

Calculation (will 'auto complete' after 'Compliance Score' completed below)

Relative risk	#N/A
FSEC score	#N/A

Existing Fire Precaution Arrangements:	Brief Notes:	BC	LR	HR
Fire Risk Assessment available? (Art 8 & 9) - Is it understood? - Are there any outstanding actions? - When was it last reviewed?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type of fire alarm system? (Art 13 - Detection & Warning) - Is it still being checked/tested regularly by occupier/ Engineer?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Plan in place? (Art 15) - Are these actions clear/understood by staff? - Any impact resulting from staff shortages		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all staff being trained effectively? (Art 21) - Date of last training/refreshers? Training on the use of evacuation aids?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there adequate Emergency Lighting? (Art 14) - Is it still being checked/tested?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there Fire fighting Equipment provided? (Art 13 - Fire-Fighting Equipment) - Is it still being checked/tested?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all escape routes/exits clear and accessible? (Art 11 - Management) - Do fire doors close properly/not wedged open? - Are they still being checked regularly?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are other relevant fire protection systems being maintained? (Art 11 & 38) (Smoke control, catering extraction, sprinklers, firefighter facilities).		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RRL Consideration Note: Where the FS 14 results in a Broadly Compliant Outcome, advise admin to reduce the RRL by 0.25 and increase the re-inspection date by 6 months

By reducing the RRL will the risk score fall below 5? (if yes review additional NFCC risk Factors. Where additional Risk Factors are present, consider keeping the RRL at 5. Confirm action in Notes to Admin Free Text)	Select
Is the premises affected by Individual Risk?	Select
Is the premises affected by Societal Risk?	Select
Is the premises affected by Fire Fighter Risk?	Select
Is the premises affected by Heritage Risk?	Select
Is the premises affected by Community Risk?	Select
Is the premises affected by Environmental Risk?	Select

Compliance Score & Action

(Following telephone discussion and evaluation)

#N/A

(Click in white box for drop down menu - select appropriate item)

Notes to Admin:	File No:	05/222245
	Job No:	2529037
Select		
Additional Free Text Notes to Admin:		

Has a Station Notification Form been sent for: - Firefighter risks; - Lack of staff for evacuation or waking watch.	Select
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Advice discussed/given:	Brief notes if not already covered above:
Consider effect of staff shortages on evacuation plans (particularly PHE)	Select
Reducing risk to firefighters	Select

Other General Notes:	
	The external wall has been remediated. Delays with the freehold/developer Landall Residential has delayed the revert back to stay put. ■ has identified that they hope this is done in 3 month, but cannot say for sure and might be extended to 6 months. FA system will be converted into a evacuation management system when the revert happens.
Brief notes if not already covered above:	
Additional space for general notes:	

FS14 - DESKTOP ADVICE & AUDIT FORM

Enter File Number:	05/222246
Enter Job Number:	2529037
Enter Date:	10/07/2025
Inspecting Officer/Fire Safety Advisor:	
Enter Occupier's Name:	Ballymore
Occupancy Type: (click in box & select)	Sole Occupier
Name, Role, Email of Telephone Contact:	

Building Information

Use of Premises: (click in white box & select)	Flats Or Maisonettes 4 Floors And Over Purpose Built
VO Code (auto-completes-ignore default)	R3
FSEC Group (auto-completes-ignore default)	H
Are plans in place to remediate the building? (include detail of any timescales)	Yes
Has the Responsible Person applied for funding through one of the government schemes?	Yes

High Risk/High Rise Premises

Is this premises a 'high risk premises team' building on the simultaneous evacuation database? If 'YES' Complete sections in red font below. If 'No' move on to next section in black font.	Yes
Is this premises registered on the High Rise Building data portal (If 'No' and it is high-rise, prompt to register and consider NOD)	Yes

Evacuation Strategy

Is the evacuation strategy: NB: If it has changed to a 'Stay Put', an FS01 will be required	'Stay Put'	<input type="checkbox"/>
	'Simultaneous'	<input checked="" type="checkbox"/>
	'Other'	<input type="checkbox"/>
What Interim Measures are in place? NB: If it is waking watch, an FS01 will be required.	'Waking Watch'	<input type="checkbox"/>
	'Fire Alarm System'	<input checked="" type="checkbox"/>
	' Fire Alarm System with evacuation management'	<input type="checkbox"/>
Have the Interim Measures changed since the last intervention? (E.G.: moved from a waking watch to a fire alarm system with evacuation management) NB: If interim measures/evacuation strategy have changed, send notification to station and High Rise Referral Mailbox.	No	<input type="checkbox"/>

FSR Team: (click in white box & select) FSD Barking&Dagenham, City, Newham, Tower Hamlets

Premises Address:	Block B New Providence Wharf 105 - 109
Second Line:	1 Fairmont Avenue
Third Line:	London
Post Code:	E14 9PB
Email address of RP for serving Letter if Reqd:	

Re-Inspection Programme Audit - Note: if the answer is Yes to any of the next 7 questions, then an FS01 should normally be raised and, if so, there is no requirement to complete the rest of the form. If the officer, using their judgement and experience, determines an FS01 is not required, this should be justified in the notes at the bottom of this form.

Has there been a primary fire since the last audit? (If this Desktop audit FS14 was prompted by a fire incident (i.e. a potential post fire) do not automatically tick Yes. Consider whether this fire merits an audit on its own terms, and check whether there have been any primary fires before it).	Select
Has there been an unsatisfactory Building Control Consultation since the last audit with no resubmission of amended plans?	Select
Has there been an unsatisfactory C08/C11 licensing application since the last audit?	Select
Did the last audit result in the issue of a Notice of Deficiencies that has not been followed up?	Select
Does the premises have an RRL of 6 or above?	Select
Was the last audit activity an FS14 Desktop Audit?	Select
Have there been 5 or more Unwanted Fire Signals in the last 12 months?	Select

Protection Factors (Click in white boxes for drop down menu - change where appropriate)

Premises Size	Select	#N/A
Predominant Mobility Type	Select	#N/A
Fire Warning System	Select	#N/A
Smoke Control Systems covering Means of Escape and/or common areas?	Select	#N/A
Percentage of Operable Sprinkler System (installed and maintained in working order)	Select	#N/A

Management and Other Issues (Click in white boxes for drop down menu - change where appropriate)

History Of Fires	Select	#N/A
Unwanted Fire Signals	Select	#N/A
Known Fire Setting Behaviour for Area	Select	#N/A
Building Features which assist fire spread	Select	#N/A
Fire Loading (which assists fire spread)	Select	#N/A
Access for Fire Fighting	Select	#N/A
Water Supplies	Select	#N/A
Maximum People in the Premises	Select	#N/A

Calculation (will 'auto complete' after 'Compliance Score' completed below)

Relative risk	#N/A
FSEC score	#N/A

Existing Fire Precaution Arrangements:	Brief Notes:	BC	LR	HR
Fire Risk Assessment available? (Art 8 & 9) - Is it understood? - Are there any outstanding actions? - When was it last reviewed?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type of fire alarm system? (Art 13 - Detection & Warning) - Is it still being checked/tested regularly by occupier/ Engineer?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Plan in place? (Art 15) - Are these actions clear/understood by staff? - Any impact resulting from staff shortages		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all staff being trained effectively? (Art 21) - Date of last training/refresher? Training on the use of evacuation aids?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there adequate Emergency Lighting? (Art 14) - Is it still being checked/tested?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there Fire fighting Equipment provided? (Art 13 - Fire-Fighting Equipment) - Is it still being checked/tested?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all escape routes/exits clear and accessible? (Art 11 - Management) - Do fire doors close properly/not wedged open? - Are they still being checked regularly?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are other relevant fire protection systems being maintained? (Art 11 & 38) (Smoke control, catering extraction, sprinklers, firefighter facilities).		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RRL Consideration Note: Where the FS 14 results in a Broadly Compliant Outcome, advise admin to reduce the RRL by 0.25 and increase the re-inspection date by 6 months

By reducing the RRL will the risk score fall below 5? (if yes review additional NFCC risk Factors. Where additional Risk Factors are present, consider keeping the RRL at 5. Confirm action in Notes to Admin Free Text)	Select
Is the premises affected by Individual Risk?	Select
Is the premises affected by Societal Risk?	Select
Is the premises affected by Fire Fighter Risk?	Select
Is the premises affected by Heritage Risk?	Select
Is the premises affected by Community Risk?	Select
Is the premises affected by Environmental Risk?	Select

Compliance Score & Action

(Following telephone discussion and evaluation)

#N/A

(Click in white box for drop down menu - select appropriate item)

Notes to Admin: File No: 05/222246

Job No:	2529037
Select	
Additional Free Text Notes to Admin:	

Has a Station Notification Form been sent for: - Firefighter risks; - Lack of staff for evacuation or waking watch.		Select
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Advice discussed/given:	Brief notes if not already covered above:	
Consider effect of staff shortages on evacuation plans (particularly PHE)		Select
Reducing risk to firefighters		Select

Other General Notes:	
	The external wall has been remediated. Delays with the freehold/developer Landall Residential has delayed the revert back to stay put. ■■■ has identified that they hope this is done in 3 month, but cannot say for sure and might be extended to 6 months. FA system will be converted into a evacuation management system when the revert happens.
Brief notes if not already covered above:	
Additional space for general notes:	

FS14 - DESKTOP ADVICE & AUDIT FORM

Enter File Number:	05/222402
Enter Job Number:	2529056
Enter Date:	10/07/2025
Inspecting Officer/Fire Safety Advisor:	
Enter Occupier's Name:	Ballymore
Occupancy Type: (click in box & select)	Sole Occupier
Name, Role, Email of Telephone Contact:	

Building Information

Use of Premises: (click in white box & select)	Flats Or Maisonettes 4 Floors And Over Purpose Built
VO Code (auto-completes-ignore default)	R3
FSEC Group (auto-completes-ignore default)	H
Are plans in place to remediate the building? (include detail of any timescales)	Yes
Has the Responsible Person applied for funding through one of the government schemes?	Yes

High Risk/High Rise Premises

Is this premises a 'high risk premises team' building on the simultaneous evacuation database? If 'YES' Complete sections in red font below. If 'No' move on to next section in black font.	Yes
Is this premises registered on the High Rise Building data portal (If 'No' and it is high-rise, prompt to register and consider NOD)	Yes

Evacuation Strategy

Is the evacuation strategy: NB: If it has changed to a 'Stay Put', an FS01 will be required	'Stay Put'	<input type="checkbox"/>
	'Simultaneous'	<input checked="" type="checkbox"/>
	'Other'	<input type="checkbox"/>
What Interim Measures are in place? NB: If it is waking watch, an FS01 will be required.	'Waking Watch'	<input type="checkbox"/>
	'Fire Alarm System'	<input checked="" type="checkbox"/>
	'Fire Alarm System with evacuation management'	<input type="checkbox"/>
Have the Interim Measures changed since the last intervention? (E.G.: moved from a waking watch to a fire alarm system with evacuation management) NB: If interim measures/evacuation strategy have changed, send notification to station and High Rise Referral Mailbox.	No	<input type="checkbox"/>

FSR Team: (click in white box & select) FSD Barking&Dagenham, City, Newham, Tower Hamlets

Premises Address:	Block D New Providence Wharf 116 - 123
Second Line:	1 Fairmont Avenue
Third Line:	London
Post Code:	E14 9PJ
Email address of RP for serving Letter if Reqd:	

Re-Inspection Programme Audit - Note: if the answer is Yes to any of the next 7 questions, then an FS01 should normally be raised and, if so, there is no requirement to complete the rest of the form. If the officer, using their judgement and experience, determines an FS01 is not required, this should be justified in the notes at the bottom of this form.

Has there been a primary fire since the last audit? (If this Desktop audit FS14 was prompted by a fire incident (i.e. a potential post fire) do not automatically tick Yes. Consider whether this fire merits an audit on its own terms, and check whether there have been any primary fires before it).	Select
Has there been an unsatisfactory Building Control Consultation since the last audit with no resubmission of amended plans?	Select
Has there been an unsatisfactory C08/C11 licensing application since the last audit?	Select

Did the last audit result in the issue of a Notice of Deficiencies that has not been followed up?	Select
Does the premises have an RRL of 6 or above?	Select
Was the last audit activity an FS14 Desktop Audit?	Select
Have there been 5 or more Unwanted Fire Signals in the last 12 months?	Select

Protection Factors (Click in white boxes for drop down menu - change where appropriate)

Premises Size	Select	#N/A
Predominant Mobility Type	Select	#N/A
Fire Warning System	Select	#N/A
Smoke Control Systems covering Means of Escape and/or common areas?	Select	#N/A
Percentage of Operable Sprinkler System (installed and maintained in working order)	Select	#N/A

Management and Other Issues (Click in white boxes for drop down menu - change where appropriate)

History Of Fires	Select	#N/A
Unwanted Fire Signals	Select	#N/A
Known Fire Setting Behaviour for Area	Select	#N/A
Building Features which assist fire spread	Select	#N/A
Fire Loading (which assists fire spread)	Select	#N/A
Access for Fire Fighting	Select	#N/A
Water Supplies	Select	#N/A
Maximum People in the Premises	Select	#N/A

Calculation (will 'auto complete' after 'Compliance Score' completed below)

Relative risk	#N/A
FSEC score	#N/A

Existing Fire Precaution Arrangements:	Brief Notes:	BC	LR	HR
Fire Risk Assessment available? (Art 8 & 9) - Is it understood? - Are there any outstanding actions? - When was it last reviewed?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type of fire alarm system? (Art 13 - Detection & Warning) - Is it still being checked/tested regularly by occupier/ Engineer?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Plan in place? (Art 15) - Are these actions clear/understood by staff? - Any impact resulting from staff shortages		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all staff being trained effectively? (Art 21) - Date of last training/refresher? Training on the use of evacuation aids?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there adequate Emergency Lighting? (Art 14) - Is it still being checked/tested?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there Fire fighting Equipment provided? (Art 13 - Fire-Fighting Equipment) - Is it still being checked/tested?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all escape routes/exits clear and accessible? (Art 11 - Management) - Do fire doors close properly/not wedged open? - Are they still being checked regularly?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are other relevant fire protection systems being maintained? (Art 11 & 38) (Smoke control, catering extraction, sprinklers, firefighter facilities).		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RRL Consideration Note: Where the FS 14 results in a Broadly Compliant Outcome, advise admin to reduce the RRL by 0.25 and increase the re-inspection date by 6 months	
By reducing the RRL will the risk score fall below 5? (if yes review additional NFCC risk Factors. Where additional Risk Factors are present, consider keeping the RRL at 5. Confirm action in Notes to Admin Free Text)	Select
Is the premises affected by Individual Risk?	Select
Is the premises affected by Societal Risk?	Select
Is the premises affected by Fire Fighter Risk?	Select
Is the premises affected by Heritage Risk?	Select
Is the premises affected by Community Risk?	Select
Is the premises affected by Environmental Risk?	Select

Compliance Score & Action (Following telephone discussion and evaluation)	#N/A
---	------

(Click in white box for drop down menu - select appropriate item)

Notes to Admin:	File No:	05/222402
	Job No:	2529056
Select		
Additional Free Text Notes to Admin:		

Has a Station Notification Form been sent for: - Firefighter risks; - Lack of staff for evacuation or waking watch.	Select
---	--------

Advice discussed/given:	Brief notes if not already covered above:
Consider effect of staff shortages on evacuation plans (particularly PHE)	Select
Reducing risk to firefighters	Select

Other General Notes:	
	The external wall has been remediated. Delays with the freehold/developer Landall Residential has delayed the revert back to stay put. ■■■ has identified that they hope this is done in 3 month, but cannot say for sure and might be extended to 6 months. FA system will be converted into a evacuation management system when the revert happens.
Brief notes if not already covered above:	
Additional space for general notes:	



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 28 July 2025

Location summary

File No 05/222247
UPRN 6743437
Building Name BLOCK E NEW PROVIDENCE WHARF
Address BLOCK E NEW PROVIDENCE WHARF 124-127
 1 FAIRMONT AVENUE
 LONDON
 E14 9PW
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD B&D-CITY-NEW-THAM
Station Ground F22 - Poplar
Site Risk Score 6.75
Building Height band 30-50
Total Floors 20 **Basement floors** 1
Estimated number of sleeping 0
Special Features Common Curtilage

Additional detail

The premises are managed by the Client, Ballymore Asset Management Ltd, who are the responsible person and are accountable for the safety of the occupants.

A report was issued by Hoare Lee on the 18th September 2017 following survey of the external wall system. This identified that around 20% of the façade was made-up of Aluminium Composite Materials (ACM). The report further stated that 'ACM panels do not appear to have been provided at the lowest residential levels (although some timber spandrel panels appear to have been provided, which cannot be considered to be limited combustibility).

Upper residential levels, two principal rainscreen materials are used:-
 Terracotta

Aluminium Composite Material (AMC) category 3, typically polyethylene with no fire retardant properties.

The report concluded that the extent of the ACM panels over the surface of the façade was relatively limited with their location generally limited to horizontal strips around the spandrel panels.

Premises Description

New Providence Wharf is a large complex split into 5 cores A to E. Each core has a single stair with 3 alternative exits and its own entrances either at street level or from the car park. You cannot access any other core inside the block.

Block D has 18 floors above ground and a basement. Total number floors is 20, consisting of basement, ground, 1st floor to 18th floor. B+G+18

A car park is provided under the footprint of the blocks, which is naturally ventilated and utilises a car stacking system. Parking is all Valet controlled. Plant rooms are located around the car park.

Fire safety systems include:

Dry risers, outlets on each floor stairwell

Fire alarm with detector heads to activate the natural ventilation system.

AOV doors opens into internal shafts. Make up air from OV on stairs.

L5 fire alarm linking the apartments to support simultaneous evacuation

Emergency lighting

Firefighting lift

Fire extinguishers in staff and car park areas

The main fire alarm panel is located in the old Fire Command Centre (FCC) with additional repeater panels located in the reception lobby of each Core, and within the current FCC located in Columbia West, Level minus 1.

Exterior Wall Cladding

Aluminium Composite (ACM), Tiling systems, Timber/wood

Exterior Wall Insulation

Polystyrene - EPS/XPS

Cladding/Insulation details confirmed by Fire engineers report

Environmental Risks NONE

Features assisting fire spread * Unprotected Voids

Site Reinspection date 19 July 2025

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 Address Default Property
 BLOCK E NEW PROVIDENCE WHARF 124-127
 1 FAIRMONT AVENUE
 LONDON
 E14 9PW

Responsible team FSD B&D-CITY-NEW-THAM

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 **6.75**

Reinspection Date	19 July 2025
Last Inspection	17 March 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	0
AFD remote monitoring	YES
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	Flammable façade
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	YES
Evacuation type	Simultaneous Evacuation
History of fires?	<u>YES</u>

Contacts

Occupier - CHANGED

Name	Default Property
Person	[REDACTED]
Position	Property Director
Address	BLOCK E NEW PROVIDENCE WHARF FAIRMONT AVENUE LONDON
Mobile	[REDACTED]
Email	[REDACTED]@ballymoream.com>

Owner/Co-Owner

Name Ballymore Group
Person [REDACTED]
Position Deputy General Manager
Address General Managers Office
 New Providence Wharf
 1 Fairmont Avenue
 London
 E14 9PB
Telephone [REDACTED]
Email [REDACTED]@newprovidenceeharf.net

Managing Agent

Name Ballymore Estates
Person [REDACTED]
Position Resort Director
Address New Providence Wharf Estate Office
 1 Fairmount Avenue
 London
 E14 9PA
Telephone [REDACTED]
Email [REDACTED]@newprovidencewharf.net

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

Fire risk assessment carried out at the premises by [REDACTED]. FRA completed on 18th March 2025, on behalf of BMSL. The FRA has taken into account the fire safety measures, the external façade make-up, fire brigade attendance and general fire precautions in the buildings. The FRA has recorded the 'Golden Thread' of information. Although all external cladding has been removed from the estate, aswell as all the scaffolding, A new EWS1 has not been provided as yet, due to some remedial works still outstanding. Premises is still currently under a simultaneous evacuation with a fire alarm installed.

'The FRAEW that we currently have is not reflective of the current façade of the building as it was carried out prior to the façade remediation, the freeholder has commissioned the FRAEW for after the remediation is due to complete towards the end of June'

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

6 monthly certificate of inspection provided for the AOV System – 19th January 2025. Tested all odd floors in the building, all AOV door and windows with maglocks opened on fire activation and closed correctly, head of shaft opened correctly, all door stoppers released and reset ok, Batteries of the system tested ok. system left healthy. Completed by [REDACTED], Engineer.

Article 11
(continued)

Weekly testing records provided for AOVs - Last completed 28th April 2025 - Completed by [REDACTED].

Six monthly fire alarm service completed 7th January 2025. Tested blocks A-E from ground to 5th floor, no zone chart, faults are from apartments low battery, all detectors activated when tested. Completed by [REDACTED] - A zone chart was displayed at the panel at the time of the audit.

Fire safety systems in line with regulations.

Smoke ventilation systems installed at the site are tested in line with the guidance, i.e. weekly, quarterly and annually, and up to date records made available for review.

Wayfinding in place.

Residents receive information regarding the importance of fire doors.

Flat front doors were sampled across the floors at the time of the audit with doors seen to be closing within their frames and strips/seals provided.

The high-rise portal was reviewed prior to the audit, with plans uploaded to the portal. (new EWS1 to be uploaded once received)

Premises currently has a grab bag situated at the concierge desk, as their SIB. The SIB was reviewed with local firefighters on site aswell as with [REDACTED] to confirm the information was adequate.

Concierge is manned 24/7.

Grab bag provides floor/building plans, fob keys, riser cupboard keys, RP contact information.

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

Verbal Advice Given

Observations

An Automatic Fire Detection and Warning Alarm system is installed at the property for the protection of life, consisting of manual break glass call points and automatic detection devices at ground floor level, in the car park and in areas of higher risk, such as plant rooms and by final exit doors. Sounders are provided to these areas.

A smoke detection system is provided in the common corridors in each Core and on each floor of the building. The purpose of the smoke detection system is to initiate the automatic ventilation system. Detection is also provided on common corridors adjacent to the automatic cross-corridor doors (where fitted) which will release the doors on the detection of smoke within the corridor area. All flats have been installed with an LD2 heat detection system with combined detector head and sounders, which are all interlinked to the buildings main fire alarm system. The fire control panel located in the entrance foyer is fully addressable and covers both the communal areas and inside residents' flats. The fire panel is also interlinked to the fire panel located in the site's Fire Control Centre located in Columbia West Building.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, the emergency routes and exits were clear with management able to explain the importance of keeping all routes clear at all times.

There are a sufficient number of exits and emergency routes for the people using the premises.

There is suitable and sufficient signage provided, aswell as an emergency lighting system within the common areas.

Doors have QR codes which residents and staff can check to find out the information and defects.

Management instruct on-site staff to carry out daily checks in the communal areas and riser. These are to ensure that residents do not leave belongings or rubbish in these areas

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Appropriate procedures in place for evacuation in case of fire. Fire action plans have been installed in the communal areas and plan is above the fire alarm panel in lobby. This system along with compartmentation, support the emergency plan adopted.

Staff have been assigned roles and responsibilities that are appropriate to their level.

Ballymore use their local newsletter and apps to communicate to residents. They request people with a disability and anyone unable to evacuate to highlight this to block manager via email or visit the concierge desk.

Verbal Advice Given

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

As seen in article 11, RP was able to provide evidence that fire safety systems are being maintained. Facilities, equipment, and devices appeared to be maintained in an efficient state, working order and in good repair.

At the time of the audit, the AOV system was tested with the RP and engineers triggering the system on floors 2, 3 and 4. AOV's were seen to activate sufficiently on these floors, with the fire doors closing on activation. The lifts also grounded during the activation of the AOV's.

Verbal Advice Given

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Staff have a suitable level of training and is repeated periodically.

Staff on site could explain procedures to follow in the event of an emergency and explained how they would contact the emergency services aswell as where they would meet them.

Verbal Advice Given

Article 21
(continued)

Training provided to staff was a suitable level and repeated periodically. Staff have been placed on various fire safety course dependent on their level of responsibility.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

The fire risk assessment has recorded the significant findings of the premises, with dates for completion applied, along with the level of risk priority.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable**Observations**
None**Article 12 - Elimination or reduction of risks from dangerous substances**

Safety Evaluation
Not Applicable**Observations**
None**Article 13 - Fire Fighting Equipment**

Safety Evaluation
Not Applicable**Observations**
None**Article 16 - Measures for dealing with dangerous substances affecting general fire precautions**

Safety Evaluation
Not Applicable**Observations**
None**Article 18 - Safety assistance**

Safety Evaluation
Not Applicable**Observations**
None**Article 19 - Provision of information to employees**

Safety Evaluation
Not Applicable**Observations**
None**Article 20 - Provision of information to employers and the self employed from outside undertakings**

Safety Evaluation
Not Applicable**Observations**
None

Article 22 - Co-operation and co-ordination

Safety Evaluation	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	All systems to support FF have been either tested by competent persons, or part of a routine testing by RP in line with new regs. At the time of the audit, the fire alarm and ventilation systems were tested, with no issues identified. Fire safety systems in line with regulations:
Verbal Advice Given	Smoke ventilation systems installed at the site are tested in line with the guidance, i.e. weekly, quarterly and annually, and up to date records made available for review.

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

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

13.05.2025

Time of audit

10:00

Reason for audit;

Incident number 078441 - 060525

Recent fire within [redacted] at Block E.

The fire was on the [redacted] floor.

[redacted]

[redacted].

[redacted]

Management ensured the AOV's were tested the morning after the fire, aswell as testing the fire alarm and fire doors. Contractors were also instructed to attend site, to ensure all fire safety systems worked correctly.

Conclusion

Audit completed with DTL [redacted] and [redacted], Property Manager.

Pre audit checks were completed prior to the audit. (High-rise building portal, Imapping, Farynor)

Premises seen to be adequately fire risk assessed with AOV alarm system linked to detectors in the common areas and fire alarm installed.

RP's showed to have a proactive attitude towards fire safety and was able to explain all the procedures currently incorporated for the premises.

Emergency routes shown to be kept clear at all times with adequate way signage and emergency lights provided.

Extent of premises audited

Full audit completed of all floors of the premises, ground floor to 18th floor. All riser cupboards checked on all floors, with flat front doors sampled.

Justification of audit outcome

Staff members working within the premises shown to have a proactive attitude towards fire safety.

Management keep fire safety policies and procedures to a high standard.

Premises kept to a high standard of fire safety, with AOV system provided, fire doors reviewed, wayfinding signage & emergency lights provided.

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
240

Travel Time
30

Post Audit Processing Duration
600