

**Freedom of Information request:** Reference number FOI2024/00116

**Date of request:** 17th November

**Request:**

Please could you send me copies of any previous LFB inspections of Candlemakers that you have on record?

Full address,  
Candlemakers Apartments, 112 York Road, London, SW11 3RS

**Response:**

Our Fire safety regulatory team have confirmed we do hold previous inspections. As this address makes up 4 buildings I will list each in turn.

**1-45 Candlemakers:**

The results of the fire safety audit which took place at 1-45 Candlemakers on 16<sup>th</sup> February 2017, confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO).

As a result the premises was deemed broadly compliant. I attach a copy of the Fire Safety Audit Report to this response below. Please note, personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

A further audit was carried out in April 2021. The result of the audit confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the Premises on 9<sup>th</sup> June 2021.

Where a Fire Safety Audit (FSA) results in a notice being issued by the LFB, the reports themselves are exempt from release under The Freedom of Information Act (FOIA) provisions under [Section 31 of the FOIA -law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

When the LFB identifies any safety concerns, we make this information available to the public by supplying copies of any informal Notification of Fire Safety Deficiencies (NOD) issued, and through access to [the public register](#) of any formal enforcement action. We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit; however, we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place. It is important that enforcing authorities are assisted in their investigations, if witnesses and those responsible for compliance with regulations, are willing to co-

operate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence), with those involved, to enable them to explore all aspects of the case and then arrive at a decision on the appropriate action to take.

A copy of The Notification of Fire Safety Deficiencies (NOD) letter is attached below Personal data has been removed from the NOD document under [section 40 of the FOIA – Personal Information](#).

#### **46-51 Candlemakers:**

The LFB Fire Safety Regulatory team have confirmed that they conducted an audit at this building on February 2017.

The results of the fire safety audit which took place at 46-51 Candlemakers on 16<sup>th</sup> February 2017, confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO).

As a result the premises was deemed broadly compliant. I attach a copy of the Fire Safety Audit Report to this response below. Please note, personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

#### **52-72 Candlemakers:**

The LFB Fire Safety Regulatory team have confirmed that they conducted an audit at this building on February 2017.

The results of the fire safety audit which took place at 52-72 Candlemakers on 16<sup>th</sup> February 2017, confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO).

As a result the premises was deemed broadly compliant. I attach a copy of the Fire Safety Audit Report to this response below. Please note, personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

The LFB Fire Safety Regulatory team confirmed that they conducted an audit at this building in April 2021.

The result of the audit confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the Premises on the 9<sup>th</sup> June 2021. A copy of The Notification of Fire Safety Deficiencies (NOD) letter is attached below Personal data has been removed from the NOD document under [section 40 of the FOIA – Personal Information](#).

#### **73-85 Candlemakers:**

The results of the fire safety audit which took place at 73-85 Candlemakers on 16<sup>th</sup> February 2017, confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO).

As a result the premises was deemed broadly compliant. I attach a copy of the Fire Safety Audit Report to this response below. Please note, personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

There was an audit carried out in November 2024. The result of the audit confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the Premises on the 20<sup>th</sup> November 2024. A copy of The Notification of Fire Safety Deficiencies (NOD) letter is attached below. Personal data has been removed from the NOD document under [section 40 of the FOIA – Personal Information](#).

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request [on our website](#)

# LONDON FIRE BRIGADE - FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM

## 1. Location Detail Tab

File No:	10/221394		
UPRN:	5220004801537		
Building Name:	Candlemakers apartments 1-45		
Address:	YORK ROAD LONDON		
Use:	Purpose Built Flats >=4 floors		
Borough:	Wandsworth		
Borough Fire Safety Team:	FSR Lambeth & Wandsworth		
Station Ground:	H27 - Battersea		
Risk Score:	0		
SIC Code:			
Number of Floors:	Total: 4	Basement:	0
Floor Area (m2):	Total 6320	Average:	1580
No. of Protected Staircases:	0		
No. of Beds:	0		
% Open Plan:	0		
Special Features:			
Additional Detail:	Candlemakers Apartments is a former factory (circa 1800's), converted into residential flats over 5 blocks with 86 separate units. There is a ground floor car park and additional outdoor parking This audit covers Flats 1-45 only.		
Environmental Risks:			
Reinspection Date:			
Heritage Building:			
Petroleum Redevelopment:			
Fire Fighter Risk:	Low		
Unwanted Fire Signals Count:	0		

## 2. Protection Tab

### Fire Alarm

**Alarm Type:**AFA with AFD

**Management Standard:**Standard

BS Compliance

Material Deviations from Brigade preferred standard

**Call Point Type:**Break Glass

**Sounder Type:**Bell/Sounder

**Power Supply Type:**Mains

**Automatic Fire Detection**

**Type:**Smoke (Point, Aspirating)

**Management Standard:**Standard

Remotely Monitored

BS Compliance

**Smoke Ventilation**

**Type:**None

**Management Standard:**

BS Compliance

**Sprinklers**

**Type:**None

**Management Standard:**

**% Covered** 0

Domestic Installation

BS Compliance

**General**

Fire Instructions Displayed

Fire Drills And Training

Brigade Appliance Access

Special Features:

Number of Firefighting Shafts: 0

BS Applies

Engineering Solution Applies

Trade Off Measures

Other Legislation:

### 3. Alias Tab

**Alias Address**

1 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

2 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

BUILDING A3 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

4 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

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#### 4. Property Detail Tab

Occupier Contact:

Candlemakers appartments 1-45

Address:

YORK ROAD

LONDON

Responsible Team:

FSR Lambeth & Wandsworth

Occupancy Type: Sole Occupier  
 Use: Purpose Built Flats >=4 floors  
 Valuation Office: Flats/Mais 4 Flrs and over PB  
 Risk Score:  
 Re-inspection Date:  
 Total Capacity: 0  
 Floor Capacity: 0  
 Property Size for Use: Medium  
 In M²: 5001 to 8300  
 Is Non Ambulant:  
 Occupancy Times: 24 Hours  
 Exceptional Value:  
 Environmental Risks:  
**Flammable Materials**  
 Stored:  
 Type:

## 5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	100 - 999	100 - 999
04:00 - 08:00	100 - 999	100 - 999
08:00 - 12:00	100 - 999	100 - 999
12:00 - 16:00	100 - 999	100 - 999
16:00 - 20:00	100 - 999	100 - 999
20:00 - 24:00	100 - 999	100 - 999

## 6. Contacts Tab

**Contact Type** Occupier  
**Sole Supplier Risk Name** Default Property  
**Responsible Person Position**  
**Address** Candlemakers appartments 1-45 YORK ROAD LONDON  
**Telephone**  
**Fax**  
**Email**  
**URL**  
**Contact Type** Owner  
**Sole Supplier Risk Name** Candlemakers Management Company Ltd  
**Responsible Person Business No:** XXXXXXXXXX  
**Position**  
**Address** C/o Urban Owners Ltd 3rd Floor Charterhouse Street London EC1M 6HR  
**Telephone** XXXXXXXXXX  
**Fax**  
**Email** XXXXXXXXXXXXXXXXXXXX  
**URL**  
**Contact Type** Managing Agent  
**Sole Supplier Risk Name** XXXXXXXXXX



**Responsible Person****Position**

Manager

**Address**

C/oUrban Owners Ltd3rd FloorCharterhouse StreetLondonEC1M 6HR

**Telephone****Fax****Email****URL****Abstracts****Part B - Fire Safety Audit****Article 9 - Risk Assessment****SAFETY CRITICAL**

**Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?**

*"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"*

Compliance Level: Minor deficiency; Non-Compliant

Observations: FRA carried out by 4Site Consulting Ltd on 01st July 2015 but some of the issues requiring remedial works have not been completed and no review appears to have been completed

Failure to review the fire risk assessment

At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review.

It was found that some of the issues requiring remedial works have not been completed and no review appears to have been completed

Remedy:

The fire risk assessment should be reviewed and minor recommended actions completed.

**Article 10 - Principles of prevention to be applied****SAFETY CRITICAL**

**Have any preventative and protecting measures been implemented?**

*"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"*

Compliance Level: Broadly Compliant

Observations: The risk assessment details the risk reduction measures, the measures to mitigate the effects of fire and the control measures. Caretaker is on site daily, CCTV, secure entry and no smoking policy.

**Article 11 - Fire Safety Arrangements****SAFETY CRITICAL**

**Is there effective Fire Safety Management?**

*"The responsible person shall make . appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"*

Compliance Level: Minor

Observations: Managing agent has instructed outside contractor to test and maintain fire safety facilities at six monthly and yearly



deficiency; Non-Compliant

intervals, but no daily, weekly, monthly and quarterly measures are in place

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 no daily, weekly, monthly and quarterly measures are in place to test the fire safety facilities.

Remedy:

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

## Article 17 - Maintenance

### **SAFETY CRITICAL**

**Are fire safety provisions being adequately maintained?**

*"Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that the premises and facilities, equipment & devices provided, are subject to a suitable system of maintenance, in an efficient state, in efficient working order and in good repair"*

Compliance Level: Broadly Compliant

Observations: The representative has a good understanding of the need and requirement for maintenance and is able to demonstrate this to the Inspecting Officer. Contract in place with SAFE I.S. to visit site and carry out maintenance of fire safety facilities.

## Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

### **SAFETY CRITICAL**

**Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?**

*"Where necessary, to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure, facilities, equipment and devices provided, use by or protection of fire-fighters, suitable system of maintenance, maintained, working order and in good repair"*

Compliance Level: Not Applicable      Observations:

## Article 19 - Provision of information to employees

**Is adequate provision made to provide information to employees?**

*"The responsible person must provide his employees with comprehensible and relevant information"*

Compliance Level: Broadly Compliant

Observations: Caretaker on site with basic information supplied.

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

**Is adequate information provided to employers and employees from outside undertakings?**

*"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"*

Compliance Level: Broadly Compliant

Observations: Contractors meet Caretaker on site.

## Article 22 - Co-operation and co-ordination

**Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?**

*"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"*

Compliance Level: Not Applicable

Observations:

## Article 21 - Training

**SAFETY CRITICAL**  
**Are employees being effectively trained?**

*"The responsible person must ensure that his employees are provided with adequate safety training"*

Compliance Level: Broadly Compliant

Observations: Caretaker has access to common parts only with basic training.

## Article 12 - Elimination or reduction of risks from dangerous substances

**SAFETY CRITICAL**  
**Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?**

*"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"*

Compliance Level: Not Applicable

Observations:

## Article 16 - Additional emergency measures in respect of dangerous substances

**Are there suitable additional emergency measures provided to safeguard all relevant persons from an accident, incident or emergency related to dangerous substances in or on the premises?**

*"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable warning and other communication systems are established, escape facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"*

Compliance Level: Not Applicable

Observations:

## Article 18 - Safety assistance

**Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?**

*"The responsible person must appoint competent persons to assist him in undertaking preventive and protective measures"*

Compliance Level: Broadly Compliant

Observations: Competent persons contracted to complete maintenance and FRA.

## Article 14 - Emergency routes and exits

### **SAFETY CRITICAL**

**Is effective means of escape provided and maintained?**

*"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits . and exits.are kept clear at all times and where required, to be adequately illuminated by emergency lighting"*

Compliance  
Level:Broadly  
Compliant

Observations: All the components of the means of escape are present.  
article being complied with but additional observations required  
Could not establish if all flat front doors have self-closing devices fitted. Doors all standard and appeared to be in good condition.

## Article 8 - General Fire Precautions

### **SAFETY CRITICAL**

**Are employers carrying out their general fire precaution responsibilities?**

*"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"*  
(see Article 4, meaning of general fire precautions)

Compliance Level:Broadly  
Compliant

Observations: The majority of articles have been broadly complied with and little risk to relevant persons is created by the deficiencies found.

## Article 13 - Fire Warning Arrangements

### **SAFETY CRITICAL**

**Are effective fire warning arrangements provided?**

*"Where necessary.the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"*

Compliance Level:Broadly  
Compliant

Observations: The systems required by this article are suitable and sufficient. Control indicating panel in lobby entrance with no faults showing on system.

## Article 13 - Fire Fighting Equipment

**Are effective fire fighting equipment arrangements provided?**

*"Where necessary.the responsible person must ensure that the premises are equipped with appropriate..fire-fighting equipment"*

Compliance Level:Broadly  
Compliant

Observations: Not provided in common parts.

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

### **SAFETY CRITICAL**

**Are there adequate procedures for serious and imminent danger and for danger areas?**

*"The responsible person must establish & where necessary give effect to .procedures.to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"*

Compliance Level:Broadly  
Compliant

Observations: The responsible person has established and workable procedures to be followed in the event of serious and imminent danger. Stay put for residents in flats and evacuate for persons in common parts.

## Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes



**Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches? "Prescribed voltage"**

**means:**

**1000v AC or 1500v DC between two conductors. 600 v AC or 900 v Dc between conductor and earth**

Compliance Level: Not Applicable

*"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"*

**Note This article does not apply to licensed premises authorised to for the exhibition of a film**

Observations:

## Article 23 - General duties of employees at work

**Are employees carrying out their general duties while at work?**

Compliance

Level: Broadly Compliant

*"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"*

Observations: Employees are fully complying with their duties

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

## Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken  
No (Compliant)

## Article 29 - Current alterations notices

Has the Responsible Person failed to comply with any alterations notice served on the premises where a prosecution has **not** been taken  
Not Applicable

## Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken  
Not Applicable

## Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken  
Not Applicable

## Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken  
Not Applicable

## Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions

Not Applicable

## Management Compliance Level

Management Compliance Level: 1 - Well above average

**Initial Expectation:** Verbal action

Considered EMM

**Confirmed Action:** Verbal action

**Audit Conclusion:** This was a reactive audit after a request for advice to remove louver ventilation grills in the staircase due to water ingress when it rains. 100% of common parts inspected with minor observations focused on the lack of testing of fire safety facilities on a daily, weekly and monthly basis. Some items identified in FRA not completed since being carried out.

Pre audit checks:

IMS: no

ORD: no

UwFS: no

Primary Authority: no

e-FSF: no

FARYNOR: no records

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works

Peak Activity Inspections required:

## General Notes

(eg Instructions to Admin)

Dear Admin, This audit was carried out on Thursday 16th February with no further action required. Please close this job.

## Non-Farynor required detail:

History Of Fires	Fire Setting In Area
Appliance	Water Supplies: Select...AverageBelow AverageAbove Average
Access: Select...AverageAbove AverageBelow Average	
Occupants Predominant	Fire Warning System: Select...AdequateMore Than AdequateLess Than Adequate
Type: Select...Average	
Mobility Atypically	
Mobile Untypically Vulnerable	
Fire Loading:	Features Assisting Fire Spread:
Select...AverageLower than averageHigher than average	Atrium
	Unprotected Voids
	Unprotected Ducts
	Other

## Audit Calculation & Signature

Management Compliance  
Level:

1 - Well above average

Property Risk Group:

B - Sleeping familiar or Licensed Premises

Life Risk:

-1.9

Relative Risk:

5.03

Signature of Occupier:

Name: [REDACTED] ( not available for audit)

Date Completed

16 March 2017



The Company Secretary  
London Block Management Limited  
4th Floor  
9 White Lion Street  
London  
N1 9PD

The London Fire Commissioner is the  
fire and rescue authority for London

Date 9 June 2021  
Our Ref 10/221394/

Dear Sir/Madam

## **REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES**

**Premises: 1-45 Candlemakers Apartments, York Road, London, SW11 3RS**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **29 September 2021**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's website at [www.london-fire.gov.uk](http://www.london-fire.gov.uk) under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at [www.Gov.uk](http://www.Gov.uk) under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully

■ ■■■■■■■■■■■■

**for Assistant Commissioner (Fire Safety)**

Directorate of Operations

[FSR-AdminSupport@london-fire.gov.uk](mailto:FSR-AdminSupport@london-fire.gov.uk)

Reply to Inspecting Officer ■■■■■■■■■■

Direct T 020 8555 1200 ■■■■■■■■■■

Enc: Form FS03\_01b Legislation Extracts  
Form FS03\_06 Definitions of standard terms

Notes to accompany the Notification of Deficiencies schedule.

**Important information to consider before taking remedial steps:**

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

## **THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

**tells you to do something** - you have a right to a verbal and written explanation of what needs to be done and why.

**Intends to take immediate action** - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

**Issues a formal notice** - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

**Issues a Notification of Fire Safety Deficiencies** - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

## **ENVIRONMENT AND SAFETY INFORMATION ACT 1988**

### **SECTION 4 - PROTECTION OF TRADE SECRETS**

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

## SCHEDULE

**PREMISES: 1-45 Candlemakers Apartments, York Road, London, SW11 3RS**

**FILE NUMBER: 10/221394**

This schedule should be read in conjunction with the Commissioner's letter dated **9 June 2021**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>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:</p> <p>1) You had not organised adequate fire stopping in service riser cupboards.</p> <p>2) You had not controlled the use of barbeques in the external seating areas.</p> <p>3) You had not organised the installation of emergency door releases.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) A fire door survey carried out by MJ Fire in April 2020 identified deficiencies with fire doors throughout. Doors missing strips and seals and excessive gaps have been identified.</p> <p>2) Penetrations to fire compartmentation have not been adequately fire stopped.</p> <p>3) Your car park fire exits do not have an emergency door release mechanism.</p>	<p>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:</p> <p>1) Repairing or replacing defective doors to meet a minimum half hour standard of FIRE RESISTANCE. This can be achieved through installing smoke seals and/or intumescent strips and ensuring there are no excessive gaps. Ensure they meet the requirements of British Standard BS EN 1634-1 or an equivalent standard.</p> <p>2) Carrying out a type 4 compartmentation survey throughout all blocks that form part of the Candlemakers Apartments. Employ a competent contractor to carry out fire stopping, ensuring the work is certificated.</p> <p>3) Installing emergency release mechanisms on all fire exits in the car park.</p>

Article 14 (Cont'd)	4) Timber balconies on Block A and B are a considerable fire risk and should be reviewed by a competent fire engineer.	4) Employing a competent fire engineer to review the timber balconies and replace the timber with noncombustible materials.
Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that your fire action plans did not contain enough information. It must state whether it is simultaneous evacuation or defend in place, and advise residents on what to do in the event of a fire.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by producing a more detailed fire action plan which will include the type of evacuation strategy that is in place (stay put or simultaneous evacuation). Ensure the updated fire action plans are displayed in the common parts and all residents are notified.
Article 17	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) Some of your fire doors protecting your staircase were not fitting fully into their frames.  2) There were excessive gaps under some of your fire doors.	Arrange initial and ongoing maintenance ensuring fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by repairing or replacing any defective doors and ensuring that they fit fully into their frames.
Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that there were holes and gaps present in the service riser cupboards, creating potential breaches in compartmentation throughout the building.	Take the general fire precautions required to prevent fire and smoke spread by ensuring all penetrations in compartments are identified by means of a type 4 survey and adequately fire stopped to prevent fire spread.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that:  1) The ceiling coverings within the enclosed corridors to Blocks A and B may not be class 0 rated.  2) Items were stored in the means of escape.  3) Fire stopping had not been carried out.  4) Defective fire doors had not been repaired/replaced.	Implement the significant findings of your fire risk assessment, in particular:  1) Review the ceiling coverings within the enclosed corridors to Blocks A and B, if the ceiling coverings are not rated class 0, replace or treat ensuring they meet the requirements.  2) Remove any items stored in escape routes.  3) Employ a competent contractor to carry out fire stopping work throughout development.  4) Ensure all fire doors meet the requirements of British Standard BS EN 1634-1.



**\*\*\*RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE\*\*\***

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

# LONDON FIRE BRIGADE - FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM

## 1. Location Detail Tab

File No: 10/221396  
UPRN: 5220004801548  
Building Name: Candlemakers apartments 46-51  
46-51 Candlemakers apartments  
Address: YORK ROAD  
LONDON  
Use: Purpose Built Flats >=4 floors  
Borough: Wandsworth  
Borough Fire Safety Team: FSR Lambeth & Wandsworth  
Station Ground: H27 - Battersea  
Risk Score: 0  
SIC Code:  
Number of Floors: Total: 3 Basement: 0  
Floor Area (m2): Total 399 Average: 133  
No. of Protected Staircases: 0  
No. of Beds: 0  
% Open Plan: 0  
Special Features:  
Additional Detail: This is a former factory built in the 1800's and has been converted into residential flats. This block has 6 individual flats and AOV windows on the stair.  
Environmental Risks:  
Reinspection Date:  
Heritage Building:  
Petroleum  
Redevelopment:  
Fire Fighter Risk: Low  
Unwanted Fire Signals Count: 0

## 2. Protection Tab

### Fire Alarm

**Alarm Type:**AFA with AFD

**Management Standard:**Standard

BS Compliance

Material Deviations from Brigade preferred standard

**Call Point Type:**Break Glass

**Sounder Type:**Bell/Sounder

**Power Supply Type:**Mains

**Automatic Fire Detection**

**Type:**Smoke (Point, Aspirating)

**Management Standard:**

Remotely Monitored

BS Compliance

**Smoke Ventilation**

**Type:**Mechanical

**Management Standard:**Standard

BS Compliance

**Sprinklers**

**Type:**None

**Management Standard:**

**% Covered** 0

Domestic Installation

BS Compliance

**General**

Fire Instructions Displayed

Fire Drills And Training

Brigade Appliance Access

Special Features:

Number of Firefighting Shafts: 0

BS Applies

Engineering Solution Applies

Trade Off Measures

Other Legislation:

### 3. Alias Tab

**Alias Address**

46 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

47 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

48 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

49 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

50 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

51 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

### 4. Property Detail Tab

Occupier Contact:

46-51 Candlemakers apartments

Address:

YORK ROAD

LONDON

Responsible Team:

FSR Lambeth & Wandsworth

Occupancy Type:

Sole Occupier

Use:

Purpose Built Flats>=4 floors

Valuation Office:

Flats/Mais 4 Flrs and over PB

Risk Score:

Re-inspection Date:

Total Capacity: 0  
Floor Capacity: 0  
Property Size for Use: Extremely Small  
In M²: <1399  
Is Non Ambulant:  
Occupancy Times: 24 Hours  
Exceptional Value:  
Environmental Risks:  
**Flammable Materials**  
Stored:  
Type:

## 5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	0 < 20	0 < 20
04:00 - 08:00	0 < 20	0 < 20
08:00 - 12:00	0 < 20	0 < 20
12:00 - 16:00	0 < 20	0 < 20
16:00 - 20:00	0 < 20	0 < 20
20:00 - 24:00	0 < 20	0 < 20

## 6. Contacts Tab

<b>Contact Type</b>	Occupier
<b>Sole Supplier Risk</b>	
<b>Name</b>	Default Property
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	46-51 Candlemakers apartments YORK ROADLONDON
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Managing Agent
<b>Sole Supplier Risk</b>	
<b>Name</b>	Urban Owners Ltd
<b>Responsible Person</b>	
<b>Position</b>	Manager
<b>Address</b>	Urban Owners Ltd3rd FloorCharterhouse StreetLondonEC1M 6HR
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Owner
<b>Sole Supplier Risk</b>	
<b>Name</b>	Candlemakers Management Company Ltd
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	C/oUrban Owners Ltd3rd FloorCharterhouse StreetLondonEC1M 6HR
<b>Telephone</b>	
<b>Fax</b>	

Email  
URL

## Abstracts

### Part B - Fire Safety Audit

#### Article 9 - Risk Assessment

##### **SAFETY CRITICAL**

**Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?**

*"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"*

Compliance Level: Minor deficiency; Non-Compliant

Observations: FRA carried out by 4Site Consulting on 01st July 2015 with no reviews planned. Some items from action plan not implemented.

Failure to review the fire risk assessment

At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that some of the issues requiring remedial works have not been completed and no review appears to have been completed.

Remedy:

The fire risk assessment should be reviewed.

#### Article 10 - Principles of prevention to be applied

##### **SAFETY CRITICAL**

**Have any preventative and protecting measures been implemented?**

*"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"*

Compliance Level: Broadly Compliant

Observations: The risk assessment details the risk reduction measures, the measures to mitigate the effects of fire and the control measures. Caretaker is on site daily, CCTV, secure entry and no smoking policy.

#### Article 11 - Fire Safety Arrangements

##### **SAFETY CRITICAL**

**Is there effective Fire Safety Management?**

*"The responsible person shall make . appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"*

Compliance Level: Minor deficiency; Non-Compliant

Observations: Managing agent has outside contractor appointed to test and maintain the fire safety facilities at six monthly and yearly intervals, but not daily, weekly, monthly and quarterly test have been organised.

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 no daily, weekly, monthly and quarterly test have been organised.

Remedy:

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

## Article 17 - Maintenance

**SAFETY CRITICAL**  
**Are fire safety provisions being adequately maintained?**

*"Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that the premises and facilities, equipment & devices provided, are subject to a suitable system of maintenance, in an efficient state, in efficient working order and in good repair"*

Compliance Level: Broadly Compliant

Observations: The representative has a good understanding of the need and requirement for maintenance and is able to demonstrate this to the Inspecting Officer. Contract in place for SAFE I.S. to visit site twice a year to service fire safety facilities. AOV operating windows in staircase. Tested and found to be working at time of audit.

Article being complied with but additional observations required AOV yellow call point outside Flat 51 was damaged and in need of repair (dealt with under Article 38)

## Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

**SAFETY CRITICAL**  
**Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?**

*"Where necessary, to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure, facilities, equipment and devices provided, use by or protection of fire-fighters, suitable system of maintenance, maintained, working order and in good repair"*

Compliance Level: Non Compliant

Observations: The facilities provided for protection or use by fire fighters do not appear to be adequately maintained, AOV yellow call point outside Flat 51 was defective.

Article 38 Failure to ensure that the premises and any facilities, equipment and devices provided for use by or protection of fire fighters is maintained in efficient state, in efficient working order and in good repair.

At the time of the audit a suitable system of maintenance of the fire-fighting measures was not in place. It was found that the AOV yellow call point outside Flat 51 was defective.

Remedy:

Arrange initial and on-going maintenance to ensure fire-fighting measures are kept in an efficient state,



working order and good repair. This can be achieved by repairing the AOV yellow call point outside Flat 51.

## Article 19 - Provision of information to employees

**Is adequate provision made to provide information to employees?**

*"The responsible person must provide his employees with comprehensible and relevant information"*

Compliance Level: Broadly Compliant

Observations: Caretaker provided with basic instructions.

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

**Is adequate information provided to employers and employees from outside undertakings?**

*"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"*

Compliance Level: Broadly Compliant

Observations: Met on site by Caretaker.

## Article 22 - Co-operation and co-ordination

**Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?**

*"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"*

Compliance Level: Not Applicable

Observations:

## Article 21 - Training

**SAFETY CRITICAL**  
**Are employees being effectively trained?**

*"The responsible person must ensure that his employees are provided with adequate safety training"*

Compliance Level: Broadly Compliant

Observations: Caretaker has basic training only.

## Article 12 - Elimination or reduction of risks from dangerous substances

**SAFETY CRITICAL**  
**Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?**

*"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"*

Compliance Level: Not Applicable

Observations:

## Article 16 - Additional emergency measures in respect of dangerous substances

**Are there suitable additional emergency measures provided to safeguard all relevant persons from an accident, incident or**

*"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable warning and other communication systems are*

**emergency related to dangerous substances in or on the premises?** *established, escape facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"*

Compliance Level:Not Applicable

Observations:

## Article 18 - Safety assistance

**Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?**

*"The responsible person must appoint competent persons to assist him in undertaking preventive and protective measures"*

Compliance Level:Broadly Compliant

Observations: Contractors appointed where necessary.

## Article 14 - Emergency routes and exits

**SAFETY CRITICAL**  
**Is effective means of escape provided and maintained?**

*"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits . and exits are kept clear at all times and where required, to be adequately illuminated by emergency lighting"*

Observations: All the components of the means of escape are present.

Compliance Level:Broadly Compliant

Article 38 Failure to ensure that the premises and any facilities, equipment and devices provided for use by or protection of fire fighters is maintained in efficient state, in efficient working order and in good repair.

Unable to establish if all flat front doors have self-closing devices fitted. Doors were all standard and found to be in good condition.

## Article 8 - General Fire Precautions

**SAFETY CRITICAL**  
**Are employers carrying out their general fire precaution responsibilities?**

*"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"*

*(see Article 4, meaning of general fire precautions)*

Compliance Level:Broadly Compliant

Observations: The majority of articles have been broadly complied with and little risk to relevant persons is created by the deficiencies found.

## Article 13 - Fire Warning Arrangements

**SAFETY CRITICAL**  
**Are effective fire warning arrangements provided?**

*"Where necessary the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"*

Compliance Level:Broadly Compliant

Observations: The systems required by this article are suitable and sufficient. Control indicating panel in ground floor lobby area with detectors in common parts.

## Article 13 - Fire Fighting Equipment

**Are effective fire fighting equipment arrangements provided?**

Compliance Level: Broadly Compliant

*"Where necessary, the responsible person must ensure that the premises are equipped with appropriate fire-fighting equipment"*

Observations: Not provided.

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

**SAFETY CRITICAL**  
**Are there adequate procedures for serious and imminent danger and for danger areas?**

Compliance Level: Broadly Compliant

*"The responsible person must establish & where necessary give effect to procedures to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"*

Observations: The responsible person has established and workable procedures to be followed in the event of serious and imminent danger. Stay put for residents and evacuate for persons in common parts.

## Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

**Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches? "Prescribed voltage" means: 1000v AC or 1500v DC between two conductors. 600 v AC or 900 v Dc between conductor and earth**

Compliance Level: Not Applicable

*"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"*

***Note*** This article does not apply to licensed premises authorised to for the exhibition of a film

Observations:

## Article 23 - General duties of employees at work

**Are employees carrying out their general duties while at work?**

Compliance Level: Broadly Compliant

*"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"*

Observations: Employees are fully complying with their duties.

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

## Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken  
No (Compliant)

## Article 29 - Current alterations notices



Has the Responsible Person failed to comply with any alterations notice served on the premises where a prosecution has **not** been taken  
Not Applicable

### Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken  
Not Applicable

### Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken  
Not Applicable

### Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken  
Not Applicable

### Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions  
Not Applicable

### Management Compliance Level

Management Compliance Level: 1 - Well above average

**Initial Expectation:** Verbal action

Considered EMM

**Confirmed Action:** Verbal action

Audit Conclusion: This was a reactive audit following a request for advice to the BDO Helpdesk, no history of any inspections having been carried out. 100% of common parts inspected with minor issues regarding signage not competed from FRA action plan. AOV call point defective and no testing arrangements in place.

Pre audit checks:

IMS: no

ORD: no

UwFS: no

Primary Authority: no

e-FSF: no

FARYNOR: no

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works

Peak Activity Inspections required:

### General Notes

(eg Instructions to Admin)

Dear Admin, This audit was completed on Thursday 16th February 2017, with no further action required, please close this job.

## Non-Farynor required detail:

History Of Fires	Fire Setting In Area
Appliance	Water Supplies:Select...AverageBelow AverageAbove Average
Access:Select...AverageAbove	
AverageBelow Average	
Occupants Predominant	Fire Warning System:Select...AdequateMore Than AdequateLess
Type:Select...Average	Than Adequate
MobilityAtypically	
MobileUntypically Vulnerable	
Fire Loading:	Features Assisting Fire Spread:
Select...AverageLower than	Atrium
averageHigher than average	Unprotected Voids
	Unprotected Ducts
	Other

## Audit Calculation & Signature

Management Compliance	1 - Well above average
Level:	
Property Risk Group:	B - Sleeping familiar or Licensed Premises
Life Risk:	-9.1
Relative Risk:	4.07
Signature of Occupier:	
	Name: <input type="text"/>
Date Completed	16 March 2017

# LONDON FIRE BRIGADE - FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM

## 1. Location Detail Tab

File No:	10/221397		
UPRN:	5220004801560		
Building Name:	52- 72 Candlemakers Apartments		
	52-72 Candlemakers apartments		
Address:	YORK ROAD		
	LONDON		
Use:	Purpose Built Flats >=4 floors		
Borough:	Wandsworth		
Borough Fire Safety Team:	FSR Lambeth & Wandsworth		
Station Ground:	H27 - Battersea		
Risk Score:	0		
SIC Code:			
Number of Floors: Total:	3	Basement:	0
Floor Area (m2): Total	2121	Average:	707
No. of Protected Staircases:	0		
No. of Beds:	0		
% Open Plan:	0		
Special Features:			
Additional Detail:	This is a former factory built in the 1800's that has been converted into private residential flats. The site comprises 5 separate blocks. Flats 52 to 55 are ground floor only with the remaining flats in this area accessed via a separate entrance and under single 'penthouse' ownership.		
Environmental Risks:			
Reinspection Date:			
Heritage Building:			
Petroleum Redevelopment:			
Fire Fighter Risk:	Low		
Unwanted Fire Signals Count:	0		

## 2. Protection Tab

### Fire Alarm

**Alarm Type:**AFA with AFD

**Management Standard:**Standard



BS Compliance  
Material Deviations from Brigade preferred standard  
**Call Point Type:**Break Glass  
**Sounder Type:**Bell/Sounder  
**Power Supply Type:**Mains

**Automatic Fire Detection**

**Type:**Smoke (Point, Aspirating)  
**Management Standard:**Standard  
Remotely Monitored  
BS Compliance

**Smoke Ventilation**

**Type:**None  
**Management Standard:**  
BS Compliance

**Sprinklers**

**Type:**None  
**Management Standard:**  
**% Covered** 0  
Domestic Installation  
BS Compliance

**General**

Fire Instructions Displayed  
Fire Drills And Training  
Brigade Appliance Access  
Special Features:  
Number of Firefighting Shafts: 0  
BS Applies  
Engineering Solution Applies  
Trade Off Measures  
Other Legislation:

### 3. Alias Tab

Alias Address
52 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS
53 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS
54 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS
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64 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

65 CANDLEMAKERS APARTMENTS	112 YORK ROAD	LONDON	SW11 3RS
66 CANDLEMAKERS APARTMENTS	112 YORK ROAD	LONDON	SW11 3RS
67 CANDLEMAKERS APARTMENTS	112 YORK ROAD	LONDON	SW11 3RS
68 CANDLEMAKERS APARTMENTS	112 YORK ROAD	LONDON	SW11 3RS
69 CANDLEMAKERS APARTMENTS	112 YORK ROAD	LONDON	SW11 3RS
70 CANDLEMAKERS APARTMENTS	112 YORK ROAD	LONDON	SW11 3RS
71 CANDLEMAKERS APARTMENTS	112 YORK ROAD	LONDON	SW11 3RS
72 CANDLEMAKERS APARTMENTS	112 YORK ROAD	LONDON	SW11 3RS

#### 4. Property Detail Tab

Occupier Contact:

52-72 Candlemakers apartments

Address:

YORK ROAD

LONDON

Responsible Team:

FSR Lambeth & Wandsworth

Occupancy Type:

Sole Occupier

Use:

Purpose Built Flats >=4 floors

Valuation Office:

Flats/Mais 4 Flrs and over PB

Risk Score:

Re-inspection Date:

Total Capacity:

0

Floor Capacity:

0

Property Size for Use:

Very Small

In M²: 1400 to 3000

Is Non Ambulant:

Occupancy Times:

24 Hours

Exceptional Value:

Environmental Risks:

**Flammable Materials**

Stored:

Type:

#### 5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	0 < 20	0 < 20
04:00 - 08:00	0 < 20	0 < 20
08:00 - 12:00	0 < 20	0 < 20
12:00 - 16:00	0 < 20	0 < 20
16:00 - 20:00	0 < 20	0 < 20
20:00 - 24:00	0 < 20	0 < 20

#### 6. Contacts Tab

<b>Contact Type</b>	Occupier
<b>Sole Supplier Risk Name</b>	Default Property
<b>Responsible Person</b>	

<b>Position</b>	
<b>Address</b>	52-72 Candlemakers apartmentsYORK ROADLONDON
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Owner
<b>Sole Supplier Risk</b>	
<b>Name</b>	Candlemakers Management Company Ltd
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	C/oUrban Owners Ltd3rd FloorCharterhouse StreetLondonEC1M 6HR
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Managing Agent
<b>Sole Supplier Risk</b>	
<b>Name</b>	Urban Owners Ltd
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	Urban Owners Ltd3rd FloorCharterhouse StreetLondonEC1M 6HR
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	

## Abstracts

## Part B - Fire Safety Audit

### Article 9 - Risk Assessment

#### SAFETY CRITICAL

**Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?**

*"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"*

Compliance Level: Minor deficiency; Non-Compliant

Observations: FRA carried out by 4Site Consulting Ltd on 01st May 2015 but some issues requiring remedial attention have not been completed and no review appears to have been completed.

Failure to review the fire risk assessment

At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that some issues requiring remedial attention have not been completed and no review appears to have been completed.

Remedy:

The fire risk assessment should be reviewed and the minor findings actioned.

## Article 10 - Principles of prevention to be applied

**SAFETY CRITICAL**  
**Have any preventative and protecting measures been implemented?**

*"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"*

Compliance Level: Broadly Compliant

Observations: The risk assessment details the risk reduction measures, the measures to mitigate the effects of fire and the control measures. Caretaker is on site daily, CCTV, secure entry and no smoking policy.

## Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL**  
**Is there effective Fire Safety Management?**

*"The responsible person shall make . appropriate arrangements. for the effective planning, organisation control, monitoring & review of preventive and protective measures"*

Compliance Level: Minor deficiency; Non-Compliant

Observations: The Managing agent has instructed outside contractor to test and maintain the fire safety facilities at six monthly and yearly intervals, but no daily, weekly, monthly and quarterly testing is in place.

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 no daily, weekly, monthly and quarterly testing is in place.

Remedy:

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

## Article 17 - Maintenance

**SAFETY CRITICAL**  
**Are fire safety provisions being adequately maintained?**

*"Where necessary in order to safeguard the safety of relevant persons. the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance. in an efficient state. in efficient working order and in good repair"*

Compliance Level: Broadly Compliant

Observations: The responsible person has a good understanding of the need and requirement for maintenance. Contract in place with SAFE I.S. to visit site and carry out maintenance of the fire safety facilities.

## Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

**SAFETY CRITICAL**  
**Are suitable arrangements in place to ensure that facilities, equipment and devices for use**

*"Where necessary. to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure. facilities, equipment and devices provided. use by or protection of fire-fighters. suitable*



**by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?**

*system of maintenance.maintained.working order and in good repair"*

Compliance Level:Not Applicable Observations:

## Article 19 - Provision of information to employees

**Is adequate provision made to provide information to employees?**

*"The responsible person must provide his employees with comprehensible and relevant information"*

Compliance Level:Broadly Compliant Observations: Information is provided to employees.

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

**Is adequate information provided to employers and employees from outside undertakings?**

*"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"*

Compliance Level:Broadly Compliant

Observations: Contractors met on site by Caretaker.

## Article 22 - Co-operation and co-ordination

**Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?**

*"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"*

Compliance Level:Not Applicable

Observations:

## Article 21 - Training

**SAFETY CRITICAL**  
**Are employees being effectively trained?**

*"The responsible person must ensure that his employees are provided with adequate safety training"*

Compliance Level:Broadly Compliant

Observations: Basic training provided to Caretaker.

## Article 12 - Elimination or reduction of risks from dangerous substances

**SAFETY CRITICAL**  
**Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?**

*"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"*

Compliance Level:Not Applicable

Observations:

## Article 16 - Additional emergency measures in respect of dangerous substances

**Are there suitable additional emergency measures provided to safeguard all relevant persons**

*"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable*

**from an accident, incident or emergency related to dangerous substances in or on the premises?**

*warning and other communication systems are established, escape facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"*

Compliance Level: Not Applicable

Observations:

## Article 18 - Safety assistance

**Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?**

*"The responsible person must appoint competent persons to assist him in undertaking preventive and protective measures"*

Compliance Level: Broadly Compliant

Observations: Competent persons appointed where required including maintenance and FRA.

## Article 14 - Emergency routes and exits

**SAFETY CRITICAL**  
**Is effective means of escape provided and maintained?**

*"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits . and exits are kept clear at all times and where required, to be adequately illuminated by emergency lighting"*

Compliance Level: Broadly Compliant

Observations: All the components of the means of escape are present.

## Article 8 - General Fire Precautions

**SAFETY CRITICAL**  
**Are employers carrying out their general fire precaution responsibilities?**

*"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"*  
*(see Article 4, meaning of general fire precautions)*

Compliance Level: Broadly Compliant

Observations: The majority of articles have been broadly complied with and little risk to relevant persons is created by the deficiencies found.

## Article 13 - Fire Warning Arrangements

**SAFETY CRITICAL**  
**Are effective fire warning arrangements provided?**

*"Where necessary the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"*

Compliance Level: Broadly Compliant

Observations: The systems required by this article are suitable and sufficient.

## Article 13 - Fire Fighting Equipment

**Are effective fire fighting equipment arrangements provided?**

*"Where necessary the responsible person must ensure that the premises are equipped with appropriate fire-fighting equipment"*

Compliance Level: Broadly Compliant

Observations: Not provided in common parts.

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

**SAFETY CRITICAL**  
**Are there adequate procedures for serious and imminent danger and for danger areas?**

*"The responsible person must establish & where necessary give effect to .procedures.to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"*

Compliance Level: Broadly Compliant

Observations: The responsible person has established and workable procedures to be followed in the event of serious and imminent danger. Stay put policy for residents in flats and evacuate for persons in common parts with fire action notices on display.

## Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

**Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches? "Prescribed voltage" means:**

**1000v AC or 1500v DC between two conductors. 600 v AC or 900 v Dc between conductor and earth**

*"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"*

***Note This article does not apply to licensed premises authorised to for the exhibition of a film***

Compliance Level: Not Applicable

Observations:

## Article 23 - General duties of employees at work

**Are employees carrying out their general duties while at work?**

*"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"*

Compliance Level: Broadly Compliant

Observations: Employees are fully complying with their duties

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

## Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken  
No (Compliant)

## Article 29 - Current alterations notices

Has the Responsible Person failed to comply with any alterations notice served on the premises where a prosecution has **not** been taken  
Not Applicable



## Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken

Not Applicable

## Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken

Not Applicable

## Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken

Not Applicable

## Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions

Not Applicable

## Management Compliance Level

Management Compliance Level: 1 - Well above average

**Initial Expectation:** Verbal action

Considered EMM

**Confirmed Action:** Verbal action

**Audit Conclusion:** This was a reactive audit after a request for advice on removing ventilation louvres in the neighbouring block. 100% of common parts inspected with minor observations focused on the lack of testing fire facilities on a daily, weekly, and monthly basis. Some items identified in the FRA had not been actioned or reviewed. The Managing agent has a positive attitude to the observations and has put procedures in place to rectify.

**Pre Audit Checks:**

IMS: no

ORD: no

UwFS: no

Primary Authority: no

e-FSF: no

FARYNOR: no

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works

Peak Activity Inspections required:

## General Notes

(eg Instructions to Admin)

Dear Admin, This audit was carried out on 16th Feb'17 with no further action required.

Please close this job.

## Non-Farynor required detail:



History Of Fires	Fire Setting In Area
Appliance	Water Supplies: Select... Average Below Average Above Average
Access: Select... Average Above Average Below Average	
Occupants Predominant Type: Select... Average Mobility Atypically Mobile Untypically Vulnerable	Fire Warning System: Select... Adequate More Than Adequate Less Than Adequate
Fire Loading: Select... Average Lower than average Higher than average	Features Assisting Fire Spread: Atrium Unprotected Voids Unprotected Ducts Other

## Audit Calculation & Signature

Management Compliance Level: 1 - Well above average

Property Risk Group: B - Sleeping familiar or Licensed Premises

Life Risk: -5.1

Relative Risk: 4.32

Signature of Occupier:

Name:

Date Completed

17 March 2017

The Company Secretary  
London Block Management Limited  
4th Floor  
9 White Lion Street  
London  
N1 9PD

The London Fire Commissioner is the  
fire and rescue authority for London

Date 9 June 2021  
Our Ref 10/221397

Dear Sir/Madam

## **REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES**

**Premises: 52-72 Candlemakers Apartments, York Road, London, SW11 3RS**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **29 September 2021**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's website at [www.london-fire.gov.uk](http://www.london-fire.gov.uk) under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at [www.Gov.uk](http://www.Gov.uk) under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully

■ ■■■■■  
**for Assistant Commissioner (Fire Safety)**

Directorate of Operations

[FSR-AdminSupport@london-fire.gov.uk](mailto:FSR-AdminSupport@london-fire.gov.uk)

Reply to Inspecting Officer ■■■■■

Direct T 020 8555 1200 ■■■■■

Enc: Form FS03\_01b Legislation Extracts  
Form FS03\_06 Definitions of standard terms

Notes to accompany the Notification of Deficiencies schedule.

**Important information to consider before taking remedial steps:**

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

## **THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

**tells you to do something** - you have a right to a verbal and written explanation of what needs to be done and why.

**Intends to take immediate action** - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

**Issues a formal notice** - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

**Issues a Notification of Fire Safety Deficiencies** - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

## **ENVIRONMENT AND SAFETY INFORMATION ACT 1988**

### **SECTION 4 - PROTECTION OF TRADE SECRETS**

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

## SCHEDULE

**PREMISES: 52-72 Candlemakers Apartments, York Road, London, SW11 3RS**

**FILE NUMBER: 10/221397**

This schedule should be read in conjunction with the Commissioner's letter dated **9 June 2021**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>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:</p> <p>1) You had not organised adequate fire stopping in service riser cupboards.</p> <p>2) You had not organised the installation of emergency door release mechanisms in the car park.</p> <p>3) You had not monitored the storage of items in the escape routes/common parts.</p>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) A fire door survey carried out by MJ Fire in April 2020 identified deficiencies with fire doors throughout. Doors missing strips and seals and excessive gaps have been identified.</p> <p>2) Penetrations to fire compartmentation have not been adequately fire stopped.</p> <p>3) Items were stored in the flat corridors and escape routes.</p>	<p>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:</p> <p>1) Repairing or replacing defective doors to meet a minimum half hour standard of FIRE RESISTANCE. This can be achieved through installing smoke seals and/or intumescent strips and ensuring there are no excessive gaps. Ensure they meet the requirements of British Standard BS EN 1634-1 or an equivalent standard.</p> <p>2) Carrying out a type 4 compartmentation survey throughout all blocks that form part of the Candlemakers Apartments. Employ a competent contractor to carry out fire stopping, ensuring the work is certificated.</p> <p>3) Ensuring all escape routes are free of storage. They must be sterile areas and not used to store combustible materials.</p>



Article 14 (Cont'd)	4) Your car park fire exits do not have an emergency door release mechanism.	4) Installing emergency release mechanisms on all fire exits in the car park.
Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that your fire action plans did not contain enough information. It must state whether it is simultaneous evacuation or defend in place, and advise residents on what to do in the event of a fire.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by producing a more detailed fire action plan which will include the type of evacuation strategy that is in place (stay put or simultaneous evacuation). Ensure the updated fire action plans are displayed in the common parts and all residents are notified.
Article 17	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) Some of your fire doors protecting your staircase were not fitting fully into their frames and there were excessive gaps under some of your fire doors.  2) The automatic opening vent (AOV) at the head of the stair appeared to be defective.	Arrange initial and ongoing maintenance ensuring fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by:  1) Repairing or replacing any defective doors and ensuring that they fit fully into their frames.  2) Repairing the automatic opening vent (AOV). Ensure the automatic opening vent (AOV) system is serviced annually and tested monthly ensuring it is functioning.
Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that there were holes and gaps present in the service riser cupboards, creating potential breaches in compartmentation throughout the building.	Take the general fire precautions required to prevent fire and smoke spread by ensuring all penetrations in compartments are identified by means of a type 4 survey and adequately fire stopped to prevent fire spread.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that:  1) Items were stored in the means of escape.  2) Fire stopping had not been carried out.  3) Defective fire doors had not been repaired/replaced.	Implement the significant findings of your fire risk assessment, in particular:  1) Remove any items stored in escape routes.  2) Employ a competent contractor to carry out fire stopping work throughout the development.  3) Ensure all fire doors meet the requirements of British Standard BS EN 1634-1.

**\*\*\*RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE\*\*\***

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

# LONDON FIRE BRIGADE - FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM

## 1. Location Detail Tab

File No:	10/221398		
UPRN:	5220004801568		
Building Name:	73-85 Candlemakers apartments		
	73-85 Candlemakers apartments		
Address:	YORK ROAD		
	LONDON		
Use:	Purpose Built Flats >=4 floors		
Borough:	Wandsworth		
Borough Fire Safety Team:	FSR Lambeth & Wandsworth		
Station Ground:	H27 - Battersea		
Risk Score:	0		
SIC Code:			
Number of Floors:	Total: 5	Basement:	0
Floor Area (m2):	Total 850	Average:	170
No. of Protected Staircases:	1		
No. of Beds:	0		
% Open Plan:	0		
Special Features:			
Additional Detail:	This is a former factory built in the 1800's that has been converted into private residential flats. The site comprises 5 separate blocks. Flats 73 to 85 occupy the tallest building on the site and this is served by a dry rising main and protected staircase with an AOV.		
Environmental Risks:			
Reinspection Date:			
Heritage Building:			
Petroleum Redevelopment:			
Fire Fighter Risk:	Low		
Unwanted Fire Signals Count:	0		

## 2. Protection Tab

### Fire Alarm

**Alarm Type:**AFA with AFD

**Management Standard:**Standard

BS Compliance

Material Deviations from Brigade preferred standard

**Call Point Type:**Break Glass

**Sounder Type:**Bell/Sounder

**Power Supply Type:**Mains

**Automatic Fire Detection**

**Type:**Smoke (Point, Aspirating)

**Management Standard:**Standard

Remotely Monitored

BS Compliance

**Smoke Ventilation**

**Type:**Mechanical

**Management Standard:**Standard

BS Compliance

**Sprinklers**

**Type:**None

**Management Standard:**

**% Covered** 0

Domestic Installation

BS Compliance

**General**

Fire Instructions Displayed

Fire Drills And Training

Brigade Appliance Access

Special Features:

Number of Firefighting Shafts: 0

BS Applies

Engineering Solution Applies

Trade Off Measures

Other Legislation:

### 3. Alias Tab

**Alias Address**

73 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

74 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

75 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

76 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

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85 CANDLEMAKERS APARTMENTS112 YORK ROADLONDONSW11 3RS

### 4. Property Detail Tab

Occupier Contact:

Address: 73-85 Candlemakers apartments  
YORK ROAD  
LONDON

Responsible Team: FSR Lambeth & Wandsworth  
Occupancy Type: Sole Occupier  
Use: Purpose Built Flats >=4 floors  
Valuation Office: Flats/Mais 4 Flrs and over PB  
Risk Score:  
Re-inspection Date:  
Total Capacity: 0  
Floor Capacity: 0  
Property Size for Use: Extremely Small  
In M²: <1399

Is Non Ambulant:  
Occupancy Times: 24 Hours

Exceptional Value:  
Environmental Risks:  
**Flammable Materials**  
Stored:  
Type:

## 5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	20 - 49	20 - 49
04:00 - 08:00	20 - 49	20 - 49
08:00 - 12:00	20 - 49	20 - 49
12:00 - 16:00	20 - 49	20 - 49
16:00 - 20:00	20 - 49	20 - 49
20:00 - 24:00	20 - 49	20 - 49

## 6. Contacts Tab

<b>Contact Type</b>	Occupier
<b>Sole Supplier Risk Name</b>	Default Property
<b>Responsible Person Position</b>	
<b>Address</b>	73-85 Candlemakers apartmentsYORK ROADLONDON
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Managing Agent
<b>Sole Supplier Risk Name</b>	Urban Owners
<b>Responsible Person Position</b>	
<b>Address</b>	Urban Owners Ltd3rd FloorCharterhouse StreetLondonEC1M 6HR
<b>Telephone</b>	

<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	
<b>Contact Type</b>	Owner
<b>Sole Supplier Risk</b>	
<b>Name</b>	Candlemakers Management Company Ltd
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	C/oUrban Owners Ltd3rd FloorCharterhouse StreetLondonEC1M 6HR
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	

## Abstracts

## Part B - Fire Safety Audit

### Article 9 - Risk Assessment

#### **SAFETY CRITICAL**

**Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?**

*"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"*

Compliance Level: Minor deficiency; Non-Compliant

Observations: FRA carried out by 4Site Consulting Ltd on 01st May 2015 but some issues requiring remedial attention have not been completed and no review appears to have been completed.

Failure to review the fire risk assessment

At the time of the audit the fire risk assessment for your premises has not been subject to a suitable system of review. It was found that some issues requiring remedial attention have not been completed and no review appears to have been completed.

Remedy:

The fire risk assessment should be reviewed and minor recommendations actioned.

### Article 10 - Principles of prevention to be applied

#### **SAFETY CRITICAL**

**Have any preventative and protecting measures been implemented?**

*"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"*

Compliance Level: Broadly Compliant

Observations: The risk assessment details the risk reduction measures, the measures to mitigate the effects of fire and the control measures. Caretaker is on site daily, CCTV, secure entry and no smoking policy.

### Article 11 - Fire Safety Arrangements



**SAFETY CRITICAL**  
**Is there effective**  
**Fire Safety**  
**Management?**

*"The responsible person shall make . appropriate arrangements.for the effective planning, organisation control, monitoring & review of preventive and protective measures"*

Compliance  
Level:Broadly  
Compliant

Observations: The risk assessment details the risk reduction measures, the measures to mitigate the effects of fire and the control measures. Caretaker is on site daily, CCTV, secure entry and no smoking policy.

## Article 17 - Maintenance

**SAFETY CRITICAL**  
**Are fire safety**  
**provisions being**  
**adequately**  
**maintained?**

*"Where necessary in order to safeguard the safety of relevant persons.the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance.in an efficient state.in efficient working order and in good repair"*

Compliance  
Level:Broadly  
Compliant

Observations: The risk assessment details the maintenance measures in place and there is evidence to support this, such as maintenance records and contracts with SAFE I.S.

## Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

**SAFETY CRITICAL**  
**Are suitable arrangements in**  
**place to ensure that facilities,**  
**equipment and devices for use**  
**by or the protection of fire**  
**fighters are maintained in an**  
**efficient state, in efficient**  
**working order and in good**  
**repair?**

*"Where necessary.to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure.facilities, equipment and devices provided.use by or protection of fire-fighters.suitable system of maintenance.maintained.working order and in good repair"*

Compliance Level:Broadly  
Compliant

Observations: AOV and DRM tested with certification seen.

## Article 19 - Provision of information to employees

**Is adequate provision made to**  
**provide information to**  
**employees?**

*"The responsible person must provide his employees with comprehensible and relevant information"*

Compliance Level:Broadly Compliant Observations: Information provided to Caretaker.

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

**Is adequate information**  
**provided to employers**  
**and employees from**  
**outside undertakings?**

*"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"*

Compliance Level:Broadly  
Compliant

Observations: Contractors met on site by Caretaker.

## Article 22 - Co-operation and co-ordination

**Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?**

Compliance Level: Not Applicable

*"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"*

Observations:

## Article 21 - Training

### **SAFETY CRITICAL**

**Are employees being effectively trained?**

Compliance Level: Broadly Compliant

*"The responsible person must ensure that his employees are provided with adequate safety training"*

Observations: Basic information given to Caretaker.

## Article 12 - Elimination or reduction of risks from dangerous substances

### **SAFETY CRITICAL**

**Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?**

Compliance Level: Not Applicable

*"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"*

Observations:

## Article 16 - Additional emergency measures in respect of dangerous substances

**Are there suitable additional emergency measures provided to safeguard all relevant persons from an accident, incident or emergency related to dangerous substances in or on the premises?**

Compliance Level: Not Applicable

*"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable warning and other communication systems are established, escape facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"*

Observations:

## Article 18 - Safety assistance

**Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?**

Compliance Level: Broadly Compliant

*"The responsible person must appoint competent persons to assist him in undertaking preventive and protective measures"*

Observations: Persons appointed such as contractors for fire safety facilities and FRA.

## Article 14 - Emergency routes and exits

**SAFETY CRITICAL**  
**Is effective means of escape provided and maintained?**

*"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits . and exits are kept clear at all times and where required, to be adequately illuminated by emergency lighting"*

Compliance Level: Minor deficiency; Non-Compliant	<p>Observations: The responsible person has detailed how she manages and maintains the means of escape. Components of the means of escape are present, some minor storage at top of stairs noted and removed by Caretaker.</p> <p>Article 14 Flat front doors-Specific</p> <p>Flat No: 78 was open and found not to have a self-closing device fitted. Door was substantial and fitted firmly into frame. Managing agent has communicated information to all occupiers and leaseholders reminding them of their responsibilities to ensure flat front doors are compliant. Each floor has a small lobby with two flat entrances and a fire door leading to the protected stair.</p>
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## Article 8 - General Fire Precautions

### **SAFETY CRITICAL** **Are employers carrying out their general fire precaution responsibilities?**

*"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"*  
(see Article 4, meaning of general fire precautions)

Compliance Level: Broadly Compliant

Observations: The majority of articles have been broadly complied with and little risk to relevant persons is created by the deficiencies found

## Article 13 - Fire Warning Arrangements

### **SAFETY CRITICAL** **Are effective fire warning arrangements provided?**

*"Where necessary, the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"*

Compliance Level: Broadly Compliant

Observations: The systems required by this article are suitable and sufficient.

## Article 13 - Fire Fighting Equipment

### **Are effective fire fighting equipment arrangements provided?**

*"Where necessary, the responsible person must ensure that the premises are equipped with appropriate..fire-fighting equipment"*

Compliance Level: Broadly Compliant

Observations: Not provided in common parts.

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

### **SAFETY CRITICAL** **Are there adequate procedures for serious and imminent danger and for danger areas?**

*"The responsible person must establish & where necessary give effect to .procedures.to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"*

Compliance Level: Broadly Compliant

Observations: The responsible person has well established and workable procedures to be followed in the event of serious and imminent danger. Stay put policy for residents and evacuate



for persons in common areas with fire action notices on display.

## Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

**Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches? "Prescribed voltage"**

**means:**

**1000v AC or 1500v DC between two conductors.**

**600 v AC or 900 v Dc between conductor and earth**

Compliance Level: Not Applicable

*"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"*

**Note This article does not apply to licensed premises authorised to for the exhibition of a film**

Observations:

## Article 23 - General duties of employees at work

**Are employees carrying out their general duties while at work?**

Compliance

Level: Broadly

Compliant

*"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"*

Observations: Employees are fully complying with their duties .

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

## Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken

No (Compliant)

## Article 29 - Current alterations notices

Has the Responsible Person failed to comply with any alterations notice served on the premises where a prosecution has **not** been taken

Not Applicable

## Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken

Not Applicable

## Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken

Not Applicable

## Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken

Not Applicable

## Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions

Not Applicable

## Management Compliance Level

Management Compliance Level: 1 - Well above average

**Initial Expectation:** Verbal action

Considered EMM

**Confirmed Action:** Verbal action

**Audit Conclusion:** This was a reactive audit after a request for advice on removing ventilation louvres in the neighbouring block. 100% of common parts inspected with minor observations focused on the lack of testing fire facilities on a daily, weekly, and monthly basis. Some items identified in the FRA had not been actioned or reviewed. Flat No: 78 was open and found not to have a self-closing device fitted. Door was substantial and fitted firmly into frame. Managing agent has communicated information to all occupiers and leaseholders reminding them of their responsibilities to ensure flat front doors are compliant. Each floor has a small lobby with two flat entrances and a fire door leading to the protected stair. The Managing agent has a positive attitude to the observations and has put procedures in place to rectify.

**Pre Audit Checks:**

IMS: no

ORD: no

UwFS: no

Primary Authority: no

e-FSF: no

FARYNOR: no

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works

Peak Activity Inspections required:

## General Notes

(eg Instructions to Admin)

Dear Admin, This audit was carried out on 16th Feb'17 with no further action required.

Please close this job.

## Non-Farynor required detail:

History Of Fires	Fire Setting In Area
Appliance	Water Supplies: Select...AverageBelow AverageAbove Average
Access: Select...AverageAbove AverageBelow Average	
Occupants Predominant Type: Select...Average	Fire Warning System: Select...AdequateMore Than AdequateLess Than Adequate

MobilityAtypically  
MobileUntypically Vulnerable  
Fire Loading:  
Select...AverageLower than  
averageHigher than average

Features Assisting Fire Spread:  
Atrium  
Unprotected Voids  
Unprotected Ducts  
Other

## Audit Calculation & Signature

Management Compliance  
Level:

1 - Well above average

Property Risk Group:

B - Sleeping familiar or Licensed Premises

Life Risk:

-9

Relative Risk:

4.07

Signature of Occupier:

Name:

Date Completed

17 March 2017



The Company Secretary  
Candlemakers Management Company Limited  
C/O Principia Estate & Asset Management Ltd  
The Studio  
16 Cavaye Place  
London  
SW10 9PT

The London Fire Commissioner is the  
fire and rescue authority for London

Date 20 November 2024  
Our Ref 10/221398

Dear Sir/Madam

## **REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED): NOTIFICATION OF FIRE SAFETY DEFICIENCIES**

**Premises: Principia Estate & Asset Management Ltd, 73-85 Candlemakers Apartments,  
York Road, London**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) hereafter the Fire Safety Order (as amended) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with the Fire Safety Order (as amended).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **21 May 2025**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order (as amended); or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's website at [www.london-fire.gov.uk](http://www.london-fire.gov.uk) under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order (as amended) can be found at [www.Gov.uk](http://www.Gov.uk) under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order (as amended).

Yours faithfully,

[Redacted Signature]

**for Assistant Commissioner (Fire Safety)**

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [Redacted]

Direct T 020 8555 1200 [Redacted]

Enc: Form FS03\_01b Legislation Extracts  
Form FS03\_06 Definitions of standard terms

Cc: [Redacted] Associate Director, Principia Estate and Asset Management, 16 Cavaye Place,  
London SW10 9PT.

Notes to accompany the Notification of Deficiencies schedule.

**Important information to consider before taking remedial steps:**

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

## **THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

**tells you to do something** - you have a right to a verbal and written explanation of what needs to be done and why.

**Intends to take immediate action** - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

**Issues a formal notice** - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

**Issues a Notification of Fire Safety Deficiencies** - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

## **ENVIRONMENT AND SAFETY INFORMATION ACT 1988**

### **SECTION 4 - PROTECTION OF TRADE SECRETS**

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

## SCHEDULE

**PREMISES:** Principia Estate & Asset Management Ltd, 73-85 Candlemakers Apartments,  
York Road, London

**FILE NUMBER:** 10/221398

This schedule should be read in conjunction with the Commissioner's letter dated **20 November 2024**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	<p>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:</p> <ol style="list-style-type: none"><li>1) The schedule of remedial works arising from the Fire Risk Assessment had not been reviewed or monitored in accordance to the timescales given.</li><li>2) The sharing of building information electronically via the LFB High Rise Portal had not been planned or organised.</li><li>3) The interlinking of the fire alarm system between the communal area and the residential flats had not been planned or organised.</li><li>4) A review of your existing fire strategy from simultaneous to stay put had not been planned or organised.</li><li>5) Combustible items on the seventh floor accommodation lobby had not been monitored or controlled.</li><li>6) An ladder in the 7th floor staircase landing obstructing the means of escape had not been monitored or controlled.</li><li>7) Failsafe emergency door release on the basement car park doors had not been reviewed or monitored or organised.</li><li>8) Fire Signage in the enclosed car park had not been reviewed or planned.</li></ol>	<p>Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.</p>

Article 11 (continued)	<p>9) Wayfinding signage in the protected staircase had not been reviewed or planned.</p> <p>10) The quarterly checks of the communal fire doors had not been organised or planned.</p> <p>11) The annual flat entrance fire door checks had not been organised or planned.</p> <p>12) The monthly checks of essential firefighting equipment had not been planned and organised. These include lifts for use by firefighters, outlets for dry rising main, and the inlets for dry rising mains.</p>	
Article 13	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 the fire alarm system in place is not interlinked between the common parts and the residential flats therefore in the event of a fire alarm activation, occupants inside the flats would not be able to hear and vice versa.	Providing an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by engaging a competent contractor to review and ensure that the current fire alarm system is interlinked so that in the event of a fire alarm activation, all occupants on the premises alerted.
Article 14	<p>At the time of the audit the emergency routes or exits were inadequate. It was found that:</p> <p>1) Combustible items were found in the accommodation lobby adjacent to flat 74.</p> <p>2) A ladder was found on the seventh floor staircase landing obstructing the secondary means of escape for flat 85.</p> <p>3) Inadequate fire signage in the car park to indicate nearest exit and way out.</p> <p>4) Inadequate emergency door release mechanism on car park exit doors.</p>	<p>Ensuring 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:</p> <p>1) Ensuring to remove all items in the means of escape and to keep all communal areas free from combustibles and obstructions.</p> <p>2) Ensuring to remove all items in the staircase means of escape and to keep all communal areas free from all obstructions.</p> <p>3) Engaging a competent person to review all you fire signage within the premises.</p> <p>4) Ensuring to have a suitable failsafe emergency door release mechanism on all the basement car park exit doors.</p>
Article 17	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	Ensuring 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

Article 17 (continued)	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 FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. Sampled flat front entrance doors 68 and 77 were found to be void of self closers and Perko type closer chains were missing or removed. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.	this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. 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. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. 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 38	<p>At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that:</p> <p>1) The displaying of wayfinding signage in the protected staircase had not been implemented.</p> <p>2) The monthly checks of the firefighting lifts, dry riser inlet/outlets and smoke control systems had not been carried out.</p>	<p>Arranging initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by:</p> <p>1) Ensuring that Wayfinding signage should conform to the specifications and location set out in paragraph 15.14 to 15.16 of Approved Document B Volume 1 2019 edition incorporating 2020 amendments.</p> <p>2) Ensuring to undertake monthly visual inspections of all firefighting provisions on site and ensure to record/log for recordkeeping.</p>
Article 8	At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that vertical and horizontal compartmentation breaches identified in the form of service pipe and cable penetrations in the service riser cupboards allowing the possibility of smoke and heat to travel to other parts of the building.	Take the general fire precautions required to prevent fire and smoke spread by engaging a competent contractor to fire stop/seal all the compartmentation breaches identified ensuring to stop the possibility of heat and smoke travel to other parts of the building.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that the significant findings from your Fire Risk Assessment had not been actioned accordingly.	Implement the significant findings of your fire risk assessment, in particular ensuring to carry out the remedial works as outlined in the schedule of works of your fire risk assessment.



**\*\*\*RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE\*\*\***

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.