Fire Safety Audit Report

Audit Information

Audited By	1.1 [redacted]
Audit Completed	20 July 2026

Location summary

File No	13/217667
UPRN	10091184075
Building Name	
Address	SPRING HOUSE 73 FULBOURNE ROAD WALTHAMSTOW E17 4FF
Borough	Waltham Forest
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD HACK-ISL-HAV-RED-WF
Station Ground	F36 - Walthamstow
Site Risk Score	4.25
Building Height band	<18
Total Floors	6 **Basement floors** 0
Estimated number of sleeping	0
Special Features	Photovoltaic Panels
Additional detail	There are 26 apartments, Ground x 2, First x 7, Second x 6, Third x 5, Fourth x 4 and Fifth x 2 A FRAEW has been completed by Hallas & Co. West has been carried on the 22/06/2026, a site visit was made by BEFS Ltd and a sample of the cladding was taken, this was been sent for testing and the cladding from the ground and inclusive of the fourth floor is of Aluminium Composite Material (ACM) which is Category 3.
Premises Description	Spring House is purpose built block of residential apartments over 6 floors with two commercial premises at ground floor level. The top floor benefits from a water mist system that covers all areas of that floor. The construction is made of a concrete frame and concrete floors with an SFS wall system and flat roofs. There is one passenger lift which covers floors Ground to four it does not enter the fifth floor.
Exterior Wall Cladding	Aluminium Composite (ACM), Metal Sheet Panels, Brick
Exterior Wall Insulation	Other

Cladding/Insulation details confirmed by Fire engineers report

Environmental Risks	NONE

Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	HML Group
Address	SPRING HOUSE 73 FULBOURNE ROAD WALTHAMSTOW E17 4FF
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats>=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	15 July 2026
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Small 3001m² to 5000m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	
Primary Authority Partnership	N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	16
False activations in past 3 years	0
Fire activations in past 3 years	0

Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier - CHANGED

Name	HML Group
Person	3.1 [redacted]
Position	Property Manager
Address	4th Floor 20 Red Lion Street London WC1R 4PS
Telephone	3.2 [redacted]
Mobile	
Email	

Owner/Co-Owner - NEW

Name	Secured Asset Properties Ltd
Address	Communication House Victoria Avenue Camberley Surrey GU15 3HX

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit I was presented with 3.3 a suitable and sufficient type 1 fire risk assessment that was completed by [redacted] on behalf of Conrad Wolfe Ltd and was dated 01/07/2026.

Actions identified include the following:
>> ACM cladding to be removed
>> Compartmentation issues

I was also presented with an FRAEW completed by 3.4 [redacted] on behalf of HALLAS AND CO WEST LTD and this was dated 22/06/2026.

This identified the following wall types:
• Wall Type 1 – ACM Cladding System = Remedial works are required.
• Wall Type 2 – Masonry Cavity Wall System = Remedial works are required to the defective cavity/fire barrier and cavity.

Article 9
(continued)

- Wall Type 3 – Metal Sheet Cladding to Upper Floors = No remedial works required.
- Wall Type 4 – ACM Cladding System to Inset Balconies = Remedial works are required.
- Attachment – Balconies = Remedial works are required to the combustible façade interfaces adjacent to balconies.
- Service Penetrations / Boiler Cupboard Interfaces = Remedial works are required.
- Terrace / Roof Areas = Fire stop penetrations where solar panel cables penetrate the wall system.

"Given that external wall fire spread and secondary fires are credible, the current stay put strategy should be reviewed by the Responsible Person." - Due to the lack of funds available, representatives applied for CSS funding and IMAF funding on 14/07/26, this has been made eligible, currently pending quotations. The plan in the meantime is to transition to a simultaneous evacuation and create a residents waking watch as per NFCC Simultaneous Evacuation Guidance until the funds are released and the cladding is removed.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
Effective fire safety management is in place and a proactive attitude to fire safety has been shown as all fire safety related requirements have been met to ensure that the premises is maintained to a suitable and sufficient standard. The necessary concern and subsequent action has been taken by all responsible parties to make sure that the premises can be made to be as safe as possible despite financial trouble.

"Given that external wall fire spread and secondary fires are credible, the current stay put strategy should be reviewed by the Responsible Person." - Due to the lack of funds available, representatives applied for CSS funding and IMAF funding on 14/07/26, this has been made eligible, currently pending quotations. The plan in the meantime is to transition to a simultaneous evacuation and create a residents waking watch as per NFCC Simultaneous Evacuation Guidance until the funds are released and the cladding is removed.

Article 13 - meaning that the building can remain without and means of detection and warning.
Article 15 - meaning that the fire action notices will require changing to mirror the adopted evacuation strategy for as long as it is in place.

Low risk scoring in relation to failings listed under article 8. Verbal advice provided regarding articles 14 and 17 (Plans to remediate already in motion).

FAILURE
Article 11 FS arrangements not maintained
At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that: The compartmentation of the building utilities risers had not been planned, organised, controlled, monitored or reviewed.

Article 11
(continued)

REMEDY

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

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit it was found that the block operates with a stay put policy in place so there is no warning system in place. It was found that the smoke ventilation system in place was manually operated with access to this on each floor within the stairwell and lobbies.

"Given that external wall fire spread and secondary fires are credible, the current stay put strategy should be reviewed by the Responsible Person." - Due to the lack of funds available, representatives applied for CSS funding and IMAF funding on 14/07/26, this has been made eligible, currently pending quotations. The plan in the meantime is to transition to a simultaneous evacuation and create a residents waking watch as per NFCC Simultaneous Evacuation Guidance until the funds are released and the cladding is removed. - meaning that the building can remain without and means of detection and warning.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

An effective means of escape is provided and maintained at the block, relevant persons can escape quickly and safely in event of a fire; emergency lighting is provided along escape route and inevitably to a place of ultimate safety. All escape routes were kept clear and provided adequate widths for the number of people using them; wayfinding signage was consistent throughout as well as directional exit signage.

Verbal advice provided regarding incorrect / missing exit signage, plans to remediate already in motion.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit it was found that the block operates with a stay-put policy, the procedure for serious and imminent danger is listed on a notice board at the entrance to the block and across all floors in communal areas, this states: 'If there is a fire in your flat, evacuate immediately. If the fire is elsewhere in the block, remain in your flat.'

"Given that external wall fire spread and secondary fires are credible, the current stay put strategy should be reviewed by the Responsible Person." - Due to the lack of funds available, representatives applied for CSS funding and IMAF funding on 14/07/26, this has been made eligible, currently pending quotations. The plan in the meantime is to transition to a simultaneous evacuation and

Article 15
(continued)

create a residents waking watch as per NFCC Simultaneous Evacuation Guidance until the funds are released and the cladding is removed. - meaning that the fire action notices will require changing to mirror the adopted evacuation stratergy for as long as it is in place.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations
At the time of the audit I was presented with maintenance documents for the following:
Emergency lighting – 30/01/2026 (Fire Systems Ltd)
Automatic opening vents – 30/01/2026 (Fire Systems Ltd)
Dry rising main – 05/02/2026 (Fire Systems Ltd)
Sprinkler system - 05/02/2026 (Fire Systems Ltd)

Verbal advice provided regarding doors, all communal fire doors were observed with faults including excessive gaps, doors loose at the top hinge and damaged or missing smoke seals. Plans to remediate already in motion.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 8 - General fire precautions

Safety Evaluation
Low Risk

Verbal Advice Given

Observations
At the time of the audit it was found that there was compartmentation issues where utilities pass through the riser cupboards, this was caused by the previously fitted fire batting being damaged and or incorrectly installed.

FAILURE
Article 8 Potential fire spread via shafts, riser
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 multiple issues relating to fire stopping and compartmentation observed during this inspection within risers throughout.
REMEDY
Take the general fire precautions required to prevent fire and smoke spread by rectifying all identified issues. A compartmentation/fire stopping survey should be carried out of the building riser cupboards and plant rooms by a qualified and competent person and any defects should be remediated.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit this article was broadly compliant.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
There are no dangerous substances at the premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
Not applicable.

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

Safety Evaluation
Broadly Compliant

Observations
There are no dangerous substances at the premises.

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
Not applicable.

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

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
Not applicable.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit suitable arrangements were in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters were maintained in an efficient state, working order and in good repair.

Article 24 - Power to make regulations

Safety Evaluation
No (Compliant)

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
No (Compliant)

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
No (Compliant)

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation
No (Compliant)

Observations
None

Article 31 - Current prohibition notices

Safety Evaluation
No (Compliant)

Observations
None

Article 32 - Offences

Safety Evaluation
No (Compliant)

Observations
None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

Date audit carried out
16:07:2026

Time of audit
10:00

Reason for audit;
Demand lead FS01 audit internal.

Conclusion
Date of inspection: 16:07:2026

Reason for audit: Demand lead FS01 audit internal

Before my audit I conducted pre audit research where I used farynor, imapping, e-FSF, IMS, BOSS Power BI, ORD database and google to gather information such as: location of hydrants, size of premises, location of premises and any previous fire safety related history of the building so that I could carry out my audit with a prior knowledge of the premises.

I carried out the inspection alone. The premises was found to be of low risk with failings noted in the following area(s):

- Article 8 Potential fire spread via shafts, riser
- Article 11 FS arrangements not maintained

Verbal advice provided regarding articles 14 and 17 (Plans to remediate already in motion).

Effective fire safety management is in place and a proactive attitude to fire safety has been shown as all fire safety related requirements have been met to ensure that the premises is maintained to a suitable and sufficient standard. The necessary concern and subsequent action has been taken by all responsible parties to make sure that the premises can be made to be as safe as possible despite financial trouble.

Extent of premises audited
10.1
All communal areas and risers, flat [redacted] front door sampled.

Justification of audit outcome
Agreed as per EMM.

Verbal Advice Given
None recorded

Other Authorities to notify
None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	-5.1
Actual Risk Score	4.32
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	120	180

Potential Ops Risks

Identified Potential Issues

Sprinklers/riser/fixed installation present

Structural building elements/failures

Additional Information

Cladded building

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 3

Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.4

Exemptions/exceptions:

- S.40 - Personal Information

Page 10

Redaction 10.1

Exemptions/exceptions:

- S.40 - Personal Information