Fire Safety Audit Report

Audit Information

Audited By	[redacted] ([redacted]
Audit Completed	10 September 2024

Location summary

File No	28/208691		
UPRN	202191774		
Building Name	GRAND UNION HEIGHTS		
Address	GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY HA0 1LB		
Borough	Brent		
Use	D - Purpose Built Flats>=4 floors		
Responsible Team	FSD BRENT & EAL-HHH		
Station Ground	G30 - Wembley		
Site Risk Score	4.50		
Building Height band	18-25		
Total Floors	8	**Basement floors**	0
Estimated number of sleeping	0		
Special Features			

Additional detail

General needs tower blocks entrance at podium level.
Grand Union Heights is Timber Frame, with steel frame cores with concrete floors
Pt1 fire alarm system provided in communal area. This system has been extended in to the individual flats.
A security officer is in operation at the premises and carries out hourly walk around inspections of the premises.

Premises Description

Block D Grand Union Heights is part of a complex of five blocks (A-E). There is a main entrance to the complex at ground level which gives access through an internal common area to a first floor outdoor podium from which the individual blocks can be accessed from their first floor entrances. Block D (55-76) is an 8 storey block with a first floor entrance door from the podium into an entrance hall with electrical riser cupboard, lobby door to lift and flats 55-58, stairs to upper floors and stairs down to the ground floor level. Ground floor lobby has access to lift to upper floors, 2 electrical riser cupboards and door to front lobby with exit/ entrance door to the front of the building. The upper flats 59-62, 63-66, 67-70, 71-72, 73-74 and 75-76 are accessed from lobbies off the stairway at second, third, fourth, fifth, sixth and seventh floor levels. There is a lift and a riser cupboard with electrical and water services located in each of the at access lobbies. There is an AOV on each upper floor in the at access lobbies and at the head of the stair way. Dry riser outlet in each at access lobby. The block has one lift, the main entrance has one lift (ground to first floor).

The block has drop key access for crews at podium level, as well as, at the main entrance on ground level. Plant room for all blocks can be found on first floor podium level in the communal entrance area.
This blocks occupants can escape from within their block via a ground floor exit in the car park as an alternative means of escape, unlike other blocks in the complex where residents are required to exit via the podium.

Exterior Wall Cladding	High Prs. Laminate (HPL), Timber/wood
Exterior Wall Insulation	Mineral wool
Cladding/Insulation details confirmed by	Other specialist report
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail

Occupier Contact	BLOCK D FLATS 55-76
Address	FLATS 55-76 GRAND UNION HEIGHTS, NORTHWICK ROAD WEMBLEY
Responsible team	FSD BRENT & EAL-HHH
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	4.50
Reinspection Date	N/A (SAMPLE)
Last Inspection	22 May 2024
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Medium 5001m² to 8300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	Low
Primary Authority Partnership	Direct - London Fire Brigade

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

Contacts

Occupier

Name	BLOCK D FLATS 55-76
Address	FLATS 55-76 GRAND UNION HEIGHTS, NORTHWICK ROAD WEMBLEY HA0 1LB

Managing Agent - CHANGED

Name	SOVEREIGN NETWORK GROUP LIMITED
Person	[redacted]
Position	Company Solicitors
Address	C/O Devonshires Solicitors Llp, 30, Finsbury Circus, London, Greater London, EC2M 7DT
Telephone	0300 [redacted]

On Site Representative - CHANGED

Name	SOVEREIGN NETWORK GROUP LIMITED
Person	[redacted]
Position	Fire Safety [redacted]
Address	The Hive, 22 Wembley Park Boulevard London HA9 0HP
Mobile	[redacted]
Email	[redacted]sng.org.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, a suitable and sufficient FRA was provided to me ahead of time to review. It was completed by fire risk assessor [redacted] on behalf

Article 9
(continued)

of Savills (UK) Ltd on 13/11/23 and is not due for reassessment until 30/11/24. The points on the fire risk assessment are being addressed by management and ticked off once completed. Fire risk assessment has acknowledged sim evac in place and external wall defects.

Compartmentation breaches have been flagged in the FRA and are still a work in progress. The specific holes we observed on site in the AOV shaft had not been mentioned. However, the action point was to survey all holes found in hidden voids that could potentially lead to smoke spread. As this qualifies, the FRA will not be failed and the risk to smoke spread will be highlighted under article 8 for separation issues due to holes in compartment walls.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, management demonstrated a proactive attitude toward fire safety and showed a willingness to take on guidance. There was active management in place within this premises and SNG have a well organised maintenance regime and door inspection programme. However, at the time of the audit, one of the flat front doors ([redacted] was not self-closing fully into the door frame. The door was last inspected on 19/01/24 and found with no issues. Management will not be failed as there is a door inspection programme in place, however, advice was given to on-site reps to reiterate to residents to highlight any issues with fire doors to SNG so that remediation does not take place until the next inspection highlights an issue.

AOV shaft doors and head of stair opening functioned as required and are tested regularly. The means of escape was kept clear and management have highlighted that they keep a zero tolerance policy on items stored in the protected escape route. If items are stored then a notification sticker is placed on the item for the item to be removed within 5 days and if not done so then the item is removed by SNG where the resident will have to collect from SNG.

Management have provided adequate guidance to residents with regard to the simultaneous evacuation procedure in place and an avenue to finding out more information about the building (QR code posters within the block that give access to the FRA and further building information).

At the time of the audit, it was found that multiple holes in the compartment wall within the AOV shaft had been filled with pink foam. Management have provided information following the inspection that highlights the holes were originally made to inject fire resistant insulation in order to remediate cavity barrier defects. The foam then used to seal the holes was tested and found suitable to seal the holes and reinstate compartmentation. Works were signed off by a Building Control Approved Inspector from Bureau Veritas and two fire engineers.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, the fire alarm system in place was suitable and sufficient and supports simultaneous evacuation procedure with linked communal and flat alarm systems and manual call points. There were some faults noted located within flats. Management had already highlighted us to the fact that they have had issues with residents not providing access to fix detector heads and legal routes are now being taken to gain entry and rectify the issue.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there were no obstructions within the means of escape, communal fire doors were all self-closing to the door frame, suitable emergency lighting and directional emergency escape signage in place. Flat doors sampled were adequately self-closing and no damage visibly seen to suggest integrity had been compromised apart from a single flat door, [redacted] When Sampled [redacted]s fire door did not suitably self-close to the door frame, therefore this doors self-closing device needs to be adjusted in order to remedy the issue. Following the inspection, SNG have evidenced that they have repaired the issue related to this flat door after being awarded access to carry out works.

AOV shaft doors and riser doors were sampled and found suitable and sufficient.

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, a simultaneous evacuation procedure was currently in action due to external wall defects found. The fire action notices in place support this evacuation procedure, residents questioned within the block were aware of their need to evacuate and SNG have provided a QR code poster that, once scanned, gives residents access to all relevant information about the building. Remediation works are planned to eventually revert the building back to stay-put procedure.

Suitable linked fire detection and warning system in place and a security officer who monitors the repeater panel from office 24/7 and carries out hourly patrols.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, all common lobby fire doors were operating as required. Of the flat front doors sampled, [redacted]s door was found to not self-close fully to the door frame. Following the inspection, SNG have evidenced that they have repaired the issue related to this flat door after being awarded access to carry out works.

Article 17
(continued)

A door inspection programme is in place to suitably maintain all fire doors within the block, however, I advised on-site reps to engage with residents again to ensure they are aware of the need to report any faults with their fire door. Every 3 months residents are provided with a notification of door checks, as well further building safety guidance. Management won't be failed under article 11 as they have programmed works and regular inspections in place. Monthly flick tests are carried out for emergency lighting and weekly fire alarm tests are carried out (residents are aware of the day and time this takes place and to treat as a test). AOV systems are functioning as required and regular tests are carried out. The AOV shaft doors and service riser doors sampled were in good working order and no damage found.

Emergency lighting and fire alarm system subject to annual service. Last service for detection systems within the flats was carried out in 05/24 and was found unsatisfactory, however, SNG have explained that this is due to residents not providing access, legal routes are now being taken to gain entry and rectify the issue. In the meantime, there are still manual call points available and a security officer who is carrying out hourly patrols of the blocks.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there were no on-site staff to question and the premises does not have a concierge service. The property manager has stated that cleaners have been given training on what to do in the event of an emergency and maintenance staff are given inputs prior to attending site and have information available to them on the notice board.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there were no vertical separation issues visibly seen on site. When AOV shaft doors were tested, it was found that the fire rated plasterboard within the AOV shaft had multiple small holes (~3cm in diameter) penetrating horizontally filled with pink foam. Management have provided information following the inspection that highlights the holes were originally made to inject fire resistant insulation in order to remediate cavity barrier defects. The foam then used to seal the holes was tested and found suitable to seal the holes and reinstate compartmentation. Works were signed off by a Building Control Approved Inspector from Bureau Veritas and two fire engineers.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, it was found that there were suitable access arrangements in place for crews, dry riser inlets and outlets were adequately labelled and AOV system with manual switch available for use. Within Block D there is also a firefighting lift found internal to the block on the ground floor level. I have provided verbal advice to on-site reps to install signage within the entrance lobby to the block to highlight the location of the ground floor firefighting lift as this is where the recall panel is. As entry is usually made from podium level, it is a good guide for crews to easily locate the lift panel.

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

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
None

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, the dry risers were visibly well-maintained and were serviced on 10/04/24 with no faults found. The AOV system is subject to maintenance and was visibly functioning at the time of the audit, with shaft doors tested on all floors. The drop key access on ground floor entrance and block entrance were both functioning when tested on site.
Firefighting lift is subject to monthly inspections and an annual service.

FAILURE
Article 38(1) FF protection not maintained
At the time of the audit a suitable system of maintenance of the fire-fighting measures was not in place. It was found that +
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 +

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
Not Applicable

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation
Not Applicable

Observations
None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

Date audit carried out

09/08/2024

Time of audit

13:00

Reason for audit;

Demand led, sim evac block that required inspection due to time lapsed since last inspection.

Conclusion

Audited Block A Grand Union Heights, Northwick Road, Wembley, HA0 1PF, accompanied by [redacted] The premises is well managed and the sim evac procedure in place is suitable for the premises and managed well by on-site security who are aware of their duties. On-site reps [redacted] and [redacted] had in-depth knowledge on the property, they provided extensive information where queried and were willing to take on guidance where an issue was found.

Main observation within this block was multiple holes in the AOV shaft penetrating the fire resistant plasterboard horizontally filled with pink foam. These breaches were later evidenced by management to have been adequately sealed and signed off by a fire engineer and approved inspector from Bureau Veritas. [redacted]s fire door, which was sampled, was also found not to self-close into the door frame which needs to be rectified. Following the inspection, SNG have evidenced that they have repaired the issue related to this flat door after being awarded access to carry out works.

Pre-audit checks:
Reviewed recent FRA, external wall documents, maintenance reports
I-mapping
High Rise Portal
Checked PAPG
Farynor History
IMS
Google Search
Contacted RP prior to audit
Post audit time extended due to editing audit report following new information from management regarding AOV holes observed.
Post audit time extended for chasing door repair.

Extent of premises audited

Walked all common parts of the premises and sampled multiple service riser cupboards per level.
Flat doors sampled: flats [redacted] - all doors functioned as required, apart from [redacted]
Flat doors knocked with no answer: [redacted]

Justification of audit outcome

Verbal advice provided to on-site reps [redacted] while on site and email correspondence with [redacted]

Verbal Advice Given

None given

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	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
90	5	270

Fire Safety Audit Report

Audit Information

Audited By	[redacted] ([redacted]
Audit Completed	10 September 2024

Location summary

File No	28/208691		
UPRN	202191774		
Building Name	GRAND UNION HEIGHTS		
Address	GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY HA0 1LB		
Borough	Brent		
Use	D - Purpose Built Flats>=4 floors		
Responsible Team	FSD BRENT & EAL-HHH		
Station Ground	G30 - Wembley		
Site Risk Score	4.50		
Building Height band	18-25		
Total Floors	8	**Basement floors**	0
Estimated number of sleeping	0		
Special Features			

Additional detail

General needs tower blocks entrance at podium level.
Grand Union Heights is Timber Frame, with steel frame cores with concrete floors
Pt1 fire alarm system provided in communal area. This system has been extended in to the individual flats.
A security officer is in operation at the premises and carries out hourly walk around inspections of the premises.

Premises Description

Block E Grand Union Heights is part of a complex of five blocks (A-E). There is a main entrance to the complex at ground level which gives access through an internal common area to a first floor outdoor podium from which the individual blocks can be accessed from their first floor entrances. Block E (77-108) is an 8 storey block with a first floor entrance door from the podium into an entrance hall with lobby door to lift and flats 77-81, stairs to upper floors and stairs down to the ground floor level. Ground floor lobby has access to electrical intake and additional service cupboards and door to lift lobby with exit/entrance door to vented car park with pedestrian entrance/exit to front of building. The upper flats 82-86, 87-91, 92-96, 97-100, 101104 and 105-108 are accessed from lobbies off the stairway at second, third, fourth, fifth, sixth and seventh floor levels. There is a lift and a riser cupboard with electrical and water services located in each of the flat access lobbies. There is an AOV on each upper floor in the flat access lobbies and at the head of the stair way. Dry riser outlet in each at access lobby. The block has one lift, the main entrance has one lift (ground to first floor).

The block has drop key access for crews at podium level, as well as, at the main entrance on ground level. Plant room for all blocks can be found on first floor podium level in the communal entrance area.
This blocks occupants can escape from within their block via a ground floor exit, unlike other blocks in the complex where residents are required to exit via the podium.

Exterior Wall Cladding	High Prs. Laminate (HPL), Timber/wood
Exterior Wall Insulation	Mineral wool
Cladding/Insulation details confirmed by	Other specialist report
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail

Occupier Contact	BLOCK E FLATS 77-108
Address	FLATS 77-108 GRAND UNION HEIGHTS, NORTHWICK ROAD WEMBLEY
Responsible team	FSD BRENT & EAL-HHH
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	4.50
Reinspection Date	N/A (SAMPLE)
Last Inspection	22 May 2024
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Medium 5001m² to 8300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	Low
Primary Authority Partnership	Direct - London Fire Brigade

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

Contacts

Occupier

Name	BLOCK E FLATS 77-108
Address	FLATS 77-108 GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY HA0 1LB

Managing Agent - CHANGED

Name	SOVEREIGN NETWORK GROUP LIMITED
Person	[redacted]
Position	Company Solicitors
Address	C/O Devonshires Solicitors Llp, 30, Finsbury Circus, London, Greater London, EC2M 7DT

On Site Representative - NEW

Name	SOVEREIGN NETWORK GROUP LIMITED
Person	[redacted]
Position	Fire Safety [redacted]
Address	The Hive, 22 Wembley Park Boulevard London HA9 0HP
Mobile	[redacted]
Email	[redacted]sng.org.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, a suitable and sufficient FRA was provided to me ahead of time to review. It was completed by fire risk assessor [redacted] on behalf

Article 9
(continued)

of Savills (UK) Ltd on 10/11/23 and is not due for reassessment until 21/11/24. The points on the fire risk assessment are being addressed by management and ticked off once completed. Fire risk assessment has acknowledged sim evac in place and external wall defects.

Compartmentation breaches have been flagged in the FRA and are still a work in progress. The specific holes we observed on site in the AOV shaft had not been mentioned. However, the action point was to survey all holes found in hidden voids that could potentially lead to smoke spread. As this qualifies, the FRA will not be failed and the risk to smoke spread will be highlighted under article 8 for separation issues due to holes in compartment walls.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, management demonstrated a proactive attitude toward fire safety and showed a willingness to take on guidance. There was active management in place within this premises and SNG have a well organised maintenance regime and door inspection programme. AOV shaft doors and head of stair opening functioned as required and are tested regularly. The means of escape was kept clear and management have highlighted that they keep a zero tolerance policy on items stored in the protected escape route. If items are stored then a notification sticker is placed on the item for the item to be removed within 5 days and if not done so then the item is removed by SNG where the resident will have to collect from SNG.
Management have provided adequate guidance to residents with regard to the simultaneous evacuation procedure in place and an avenue to finding out more information about the building (QR code posters within the block that give access to the FRA and further building information).
At the time of the audit, it was found that multiple holes in the compartment wall within the AOV shaft had been filled with pink foam. Management have provided information following the inspection that highlights the holes were originally made to inject fire resistant insulation in order to remediate cavity barrier defects. The foam then used to seal the holes was tested and found suitable to seal the holes and reinstate compartmentation. Works were signed off by a Building Control Approved Inspector from Bureau Veritas and two fire engineers.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the fire alarm system in place was suitable and sufficient and supports simultaneous evacuation procedure with linked communal and flat alarm systems and manual call points. There were some faults noted located within flats. Management had already highlighted us to the fact that they have had issues with residents not providing access to fix detector heads and legal routes are now being taken to gain entry and rectify the issue.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations
At the time of the audit, there were no obstructions within the means of escape, communal fire doors were all self-closing to the door frame, suitable emergency lighting and directional emergency escape signage in place. Flat doors sampled were adequately self-closing and no damage visibly seen to suggest integrity had been compromised apart from a single flat door, [redacted] When Sampled [redacted]s fire door did not suitably self-close to the door frame due to a broken self-closing device, therefore this doors self-closing device needs to be repaired in order to remedy the issue. Following the inspection, SNG have repaired a similar issue in Block D and have attempted to remedy this doors self-closer but are struggling to gain access. The failure of the doors self closer will still be scored but the outcome of the audit will be reconsidered by use of the EMM as management have evidenced that they have tried to remedy the issue [redacted]
AOV shaft doors and riser doors were sampled and found suitable and sufficient.

FAILURE
Article 14 Flat Front Door Specific
Please refer to Article 17.
REMEDY
Please refer to Article 17.

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, a simultaneous evacuation procedure was currently in action due to external wall defects found. The fire action notices in place support this evacuation procedure, residents questioned within the block were aware of their need to evacuate and SNG have provided a QR code poster that, once scanned, gives residents access to all relevant information about the building. Remediation works are planned to eventually revert the building back to stay-put procedure.

Suitable linked fire detection and warning system in place and a security officer who monitors the repeater panel from office 24/7 and carries out hourly patrols.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations
At the time of the audit, all common lobby fire doors were operating as required. Of the flat front doors sampled, [redacted]s door was found to not self-close fully to the door frame due to a broken self-closing device. Following the inspection, SNG have repaired a similar issue in Block D and have attempted to remedy this doors self-closer but are struggling to gain access. The failure of the doors self closer will still be scored but the outcome of the audit will be reconsidered by use of the EMM as management have evidenced that they have tried to remedy the issue [redacted]

Article 17
(continued)

A door inspection programme is in place to suitably maintain all fire doors within the block, however, I advised on-site reps to engage with residents again to ensure they are aware of the need to report any faults with their fire door. Every 3 months residents are provided with a notification of door checks, as well further building safety guidance. Monthly flick tests are carried out for emergency lighting and weekly fire alarm tests are carried out (residents are aware of the day and time this takes place and to treat as a test). AOV systems are functioning as required and regular tests are carried out. The AOV shaft doors and service riser doors sampled were in good working order and no damage found.

Emergency lighting and fire alarm system subject to annual service. Last service for detection systems within the flats was carried out in 05/24 and was found unsatisfactory, however, SNG have explained that this is due to residents not providing access, legal routes are now being taken to gain entry and rectify the issue. In the meantime, there are still manual call points available and a security officer who is carrying out hourly patrols of the blocks.

FAILURE
Article 17(1)Flat doors-Common parts exit routes
The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.
During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the 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.
The PROTECTED ROUTE has been compromised due to [redacted]s fire door not suitably self-closing into its door frame due to a broken self-closing device.
REMEDY
Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape.

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 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
None

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there were no vertical separation issues visibly seen on site. When AOV shaft doors were tested, it was found that the fire rated plasterboard within the AOV shaft had multiple small holes (~3cm in diameter) penetrating horizontally filled with pink foam. Management have provided information following the inspection that highlights the holes were originally made to inject fire resistant insulation in order to remediate cavity barrier defects. The foam then used to seal the holes was tested and found suitable to seal the holes and reinstate compartmentation. Works were signed off by a Building Control Approved Inspector from Bureau Veritas and two fire engineers.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, it was found that there were suitable access arrangements in place for crews, dry riser inlets and outlets were adequately labelled and AOV system with manual switch available for use. Within Block E there is also a firefighting lift found internal to the block on the ground floor level. I have provided verbal advice to on-site reps to install signage within the entrance lobby to the block to highlight the location of the ground floor firefighting lift as this is where the recall panel is. As entry is usually made from podium level, it is a good guide for crews to easily locate the lift panel.

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

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
None

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
None

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation	**Observations**
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	**Observations**
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	**Observations**
Not Applicable	None

Article 32 - Offences

Safety Evaluation	**Observations**
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

Management Compliance Level	2 - Above average
Initial Expectation	Notification of Minor Deficiencies
Considered EMM?	Yes
Confirmed Action	Verbal action

Audit Conclusion

Date audit carried out

09/08/2024

Time of audit

14:30

Reason for audit;

Demand led, sim evac block that required inspection due to time lapsed since last inspection.

Conclusion

Audited Block E Grand Union Heights, Northwick Road, Wembley, HA0 1PF, accompanied by [redacted] The premises is well managed and the sim evac procedure in place is suitable for the premises and managed well by on-site security who are aware of their duties. On-site reps [redacted] and [redacted] had in-depth knowledge on the property, they provided extensive information where queried and were willing to take on guidance where an issue was found.

Main observation within this block was multiple holes in the AOV shaft penetrating the fire resistant plasterboard horizontally filled with pink foam. These breaches were later evidenced by management to have been adequately sealed and signed off by a fire engineer and approved inspector from Bureau Veritas. [redacted]s fire door was not adequately self-closing to the door frame due to a broken self-closing device. Following the inspection, SNG have repaired a similar issue in Block D and have attempted to remedy this doors self-closer but are struggling to gain access. The failure of the doors self closer will still be scored but the outcome of the audit has been reduced to verbal action by use of the EMM as management have evidenced that they have tried to remedy the issue [redacted] They have also demonstrated that they can remedy the issue has they have done-so in Block D.

Pre-audit checks:
Reviewed recent FRA, external wall documents, maintenance reports
I-mapping
High Rise Portal
Checked PAPG
Farynor History
IMS
Google Search
Contacted RP prior to audit
Post audit time extended due to editing audit report following new information from management regarding AOV holes observed.
Post audit time extended due to chasing door repair and editing audit report.

Extent of premises audited

Walked all common parts of the premises and sampled multiple service riser cupboards per level.
Flat doors sampled: flats [redacted]
Flat doors knocked with no answer: [redacted]

Justification of audit outcome

Verbal advice provided to on-site reps [redacted] while on site and email correspondence with [redacted]

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	2 - Above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
90	40	270

Fire Safety Audit Report

Audit Information

Audited By	[redacted] ([redacted]
Audit Completed	10 September 2024

Location summary

File No	28/208691		
UPRN	202191774		
Building Name	GRAND UNION HEIGHTS		
Address	GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY HA0 1LB		
Borough	Brent		
Use	D - Purpose Built Flats>=4 floors		
Responsible Team	FSD BRENT & EAL-HHH		
Station Ground	G30 - Wembley		
Site Risk Score	4.50		
Building Height band	18-25		
Total Floors	6	**Basement floors**	0
Estimated number of sleeping	0		
Special Features			

Additional detail

General needs tower blocks entrance at podium level.
Grand Union Heights is Timber Frame, with steel frame cores with concrete floors
Pt1 fire alarm system provided in communal area. This system has been extended in to the individual flats.
On-site security is in operation at the premises and carries out hourly walk around inspections of the premises and is responsible for calling the brigade in event of a confirmed fire.

Premises Description

Block B Grand Union Heights is part of a complex of five blocks (A-E). There is a main entrance to the complex at ground level which gives access through an internal common area to a first floor outdoor podium from which the individual blocks can be accessed from their rst oor entrances. Block B (19-36) is a 5 storey block with a first floor entrance door, level access leading to a stair enclosure with stair to the upper floors and doors to an electric cupboard and a lobby accessing a lift and flats 19-22. The upper flats 23-26, 27-30, 31-34, 35-36 are accessed from lobbies off the stairway at second, third, fourth and fifth floor levels. There is a riser cupboard with electrical and water services located in each of the flat access lobbies. There is an AOV on each upper floor, in the flat access lobbies and at the head of the stair way. Dry riser outlet in each at access lobby. The block has one lift.
Dry riser inlet located at front of the property at ground level.

Exterior Wall Cladding	High Prs. Laminate (HPL), Timber/wood
Exterior Wall Insulation	Mineral wool
Cladding/Insulation details confirmed by	Other specialist report
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail

Occupier Contact	Block B Flats 19-36
Address	Flats 19-36 GRAND UNION HEIGHTS, NORTHWICK ROAD WEMBLEY
Responsible team	FSD BRENT & EAL-HHH
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	4.50
Reinspection Date	N/A (SAMPLE)
Last Inspection	22 May 2024
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Medium 5001m² to 8300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	Low
Primary Authority Partnership	Direct - London Fire Brigade

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

Contacts

Occupier

Name	Block B Flats 19-36
Address	Flats 19-36 GRAND UNION HEIGHTS, NORTHWICK ROAD WEMBLEY HA9 1LB

Managing Agent - CHANGED

Name	SOVEREIGN NETWORK GROUP LIMITED
Person	[redacted]
Position	Company Solicitors
Address	C/O Devonshires Solicitors Llp, 30, Finsbury Circus, London, Greater London, EC2M 7DT

On Site Representative - CHANGED

Name	SOVEREIGN NETWORK GROUP LIMITED
Person	[redacted]
Position	Fire Safety [redacted]
Address	The Hive, 22 Wembley Park Boulevard London HA9 0HP
Mobile	[redacted]
Email	[redacted]sng.org.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, a suitable and sufficient FRA was provided to me ahead of time to review. It was completed by fire risk assessor [redacted] on behalf of Savills (UK) Ltd on 08/11/23 and is not due for reassessment until 21/11/24. The points on the fire risk assessment are being addressed by management and ticked off once completed. Fire risk assessment has acknowledged sim evac in place and external wall defects.

Compartmentation breaches have been flagged in the FRA and are still a work in progress. The specific holes we observed on site in the AOV shaft had not

Article 9
(continued)

been mentioned. However, the action point was to survey all holes found in hidden voids that could potentially lead to smoke spread. As this qualifies, the FRA will not be failed and the risk to smoke spread will be highlighted under article 8 for separation issues due to holes in compartment walls.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, management demonstrated a proactive attitude toward fire safety and showed a willingness to take on guidance. There was active management in place within this premises and SNG have a well organised maintenance regime and door inspection programme. AOV shaft doors and head of stair opening functioned as required and are tested regularly. The means of escape was kept clear and management have highlighted that they keep a zero tolerance policy on items stored in the protected escape route. If items are stored then a notification sticker is placed on the item for the item to be removed within 5 days and if not done so then the item is removed by SNG where the resident will have to collect from SNG.

Management have provided adequate guidance to residents with regard to the simultaneous evacuation procedure in place and an avenue to finding out more information about the building (QR code posters within the block that give access to the FRA and further building information).

At the time of the audit, it was found that multiple holes in the compartment wall within the AOV shaft had been filled with pink foam. Management have provided information following the inspection that highlights the holes were originally made to inject fire resistant insulation in order to remediate cavity barrier defects. The foam then used to seal the holes was tested and found suitable to seal the holes and reinstate compartmentation. Works were signed off by a Building Control Approved Inspector from Bureau Veritas and two fire engineers.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the fire alarm system in place was suitable and sufficient and supports simultaneous evacuation procedure with linked communal and flat alarm systems and manual call points. There were some faults noted located within flats. Management had already highlighted us to the fact that they have had issues with residents not providing access to fix detector heads and legal routes are now being taken to gain entry and rectify the issue.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, there were no obstructions within the means of escape, communal fire doors were all self-closing to the door frame, suitable emergency lighting and directional emergency escape signage in place and flat doors sampled were adequately self-closing and no damage visibly seen to suggest integrity had been compromised. AOV shaft doors and riser doors were sampled and found suitable and sufficient.

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, a simultaneous evacuation procedure was currently in action due to external wall defects found. The fire action notices in place support this evacuation procedure, residents questioned within the block were aware of their need to evacuate and SNG have provided a QR code poster that, once scanned, gives residents access to all relevant information about the building. Remediation works are planned to eventually revert the building back to stay-put procedure.

Suitable linked fire detection and warning system in place and a security officer who monitors the repeater panel from office 24/7 and carries out hourly patrols.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, all common lobby fire doors were operating as required, as well as, all flat front doors sampled. A door inspection programme is in place to suitably maintain all fire doors within the block. Every 3 months residents are provided with a notification of door checks, as well further building safety guidance. Monthly flick tests are carried out for emergency lighting and weekly fire alarm tests are carried out (residents are aware of the day and time this takes place and to treat as a test). AOV systems are functioning as required and regular tests are carried out. The AOV shaft doors and service riser doors sampled were in good working order and no damage found.
Emergency lighting and fire alarm system subject to annual service. Last service for detection systems within the flats was carried out in 05/24 and was found unsatisfactory, however, SNG have explained that this is due to residents not providing access, legal routes are now being taken to gain entry and rectify the issue. In the meantime, there are still manual call points available and a security officer who is carrying out hourly patrols of the blocks.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there were no on-site staff to question and the premises does not have a concierge service. The property manager has stated that cleaners have been given training on what to do in the event of an emergency and maintenance staff are given inputs prior to attending site and have information available to them on the notice board.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there were no vertical separation issues visibly seen on site. When AOV shaft doors were tested, it was found that the fire rated plasterboard within the AOV shaft had multiple small holes (~3cm in diameter) penetrating horizontally filled with pink foam. Management have provided information following the inspection that highlights the holes were originally

Article 8 (continued)

made to inject fire resistant insulation in order to remediate cavity barrier defects. The foam then used to seal the holes was tested and found suitable to seal the holes and reinstate compartmentation. Works were signed off by a Building Control Approved Inspector from Bureau Veritas and two fire engineers.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, it was found that there were suitable access arrangements in place for crews, dry riser inlets and outlets were adequately labelled and AOV system with manual switch available for use.

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

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
None

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, the dry risers were visibly well-maintained and were serviced on 10/04/24 with no faults found. The AOV system is subject to maintenance and was visibly functioning at the time of the audit, with shaft doors tested on all floors. The drop key access on ground floor entrance and block entrance were both functioning when tested on site.

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
Not Applicable

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation
Not Applicable

Observations
None

Article 31 - Current prohibition notices

Safety Evaluation
Not Applicable

Observations
None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

Date audit carried out

09/08/2024

Time of audit

11:00

Reason for audit;

Demand led, sim evac block that required inspection due to time lapsed since last inspection.

Conclusion

Audited Block B Grand Union Heights, Northwick Road, Wembley, HA0 1PF, accompanied by [redacted] The premises is well managed and the sim evac procedure in place is suitable for the premises and managed well by on-site security who are aware of their duties. On-site reps [redacted] and [redacted] had in-depth knowledge on the property, they provided extensive information where queried and were willing to take on guidance where an issue was found.

Main observation within this block was multiple holes in the AOV shaft penetrating the fire resistant plasterboard horizontally filled with pink foam. These breaches were later evidenced by management to have been adequately sealed and signed off by a fire engineer and approved inspector from Bureau Veritas.

Pre-audit checks:
Reviewed recent FRA, external wall documents, maintenance reports
I-mapping
High Rise Portal
Checked PAPG
Farynor History
IMS
Google Search
Contacted RP prior to audit

Post audit time extended due to editing audit report following new information from management regarding AOV holes observed.

Extent of premises audited

Walked all common parts of the premises and sampled multiple service riser cupboards per level.
Flat doors sampled: flats [redacted], no issue with doors.
Flat doors knocked with no answer: floor [redacted]

Justification of audit outcome

Verbal advice provided to on-site reps [redacted] while on site and email correspondence with [redacted]

Verbal Advice Given

None given

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	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
60	5	240

Fire Safety Audit Report

Audit Information

Audited By	[redacted] ([redacted]
Audit Completed	10 September 2024

Location summary

File No	28/208691		
UPRN	202191774		
Building Name	GRAND UNION HEIGHTS		
Address	GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY HA0 1LB		
Borough	Brent		
Use	D - Purpose Built Flats>=4 floors		
Responsible Team	FSD BRENT & EAL-HHH		
Station Ground	G30 - Wembley		
Site Risk Score	4.50		
Building Height band	18-25		
Total Floors	6	**Basement floors**	0
Estimated number of sleeping	0		
Special Features			
Additional detail	General needs tower blocks entrance at podium level. Grand Union Heights is Timber Frame, with steel frame cores with concrete floors Pt1 fire alarm system provided in communal area. This system has been extended in to the individual flats. A waking watch/concierge is in operation at the premises and carries out hourly walk around inspections of the premises.		
Premises Description	Block C Grand Union Heights is part of a complex of five blocks (A-E). There is a main entrance to the complex at ground level which gives access through an internal common area to a first floor outdoor podium from which the individual blocks can be accessed from their first floor entrances. Block C (37-54) is a 5 storey block with a first floor entrance door, level access leading to a stair enclosure with stair to the upper floors and doors to an electric cupboard and a lobby accessing a lift and flats 37-40. The upper flats 41-44, 45-48, 49-52, 53-54 are accessed from lobbies off the stairway at second, third, fourth and fifth floor levels. There is a riser cupboard with electrical and water services located in each of the at access lobbies. There is an AOV on each upper floor in the at access lobbies and at the head of the stair way. Dry riser outlet in each at access lobby. and an externally accessed electrical cupboard. The block has one lift, the main entrance has one lift (ground to first floor)		
Exterior Wall Cladding	High Prs. Laminate (HPL), Timber/wood		

Exterior Wall Insulation	Mineral wool
Cladding/Insulation details confirmed by	Other specialist report
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail

Occupier Contact	BLOCK C FLATS 37-54
Address	FLATS 37-54 GRAND UNION HEIGHTS, NORTHWICK ROAD WEMBLEY
Responsible team	FSD BRENT & EAL-HHH
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	4.50
Reinspection Date	N/A (SAMPLE)
Last Inspection	22 May 2024
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Medium 5001m² to 8300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	Low
Primary Authority Partnership	Direct - London Fire Brigade

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?	No

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

Contacts

Occupier

Name	BLOCK C FLATS 37-54
Address	FLATS 37-54 GRAND UNION HEIGHTS, NORTHWICK ROAD WEMBLEY

Managing Agent - CHANGED

Name	SOVEREIGN NETWORK GROUP LIMITED
Person	[redacted]
Position	Company Solicitors
Address	C/O Devonshires Solicitors Llp, 30, Finsbury Circus, London, Greater London, EC2M 7DT

On Site Representative - NEW

Name	SOVEREIGN NETWORK GROUP LIMITED
Person	[redacted]
Position	Fire Safety [redacted]
Address	The Hive, 22 Wembley Park Boulevard London HA9 0HP
Mobile	[redacted]
Email	[redacted]sng.org.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, a suitable and sufficient FRA was provided to me ahead of time to review. It was completed by fire risk assessor [redacted] on behalf of Savills (UK) Ltd on 13/11/23 and is not due for reassessment until 30/11/24. The points on the fire risk assessment are being addressed by management and ticked off once completed. Fire risk assessment has acknowledged sim evac in place and external wall defects.

Compartmentation breaches have been flagged in the FRA and are still a work in progress. The specific holes we observed on site in the AOV shaft had not

Article 9 (continued)

been mentioned. However, the action point was to survey all holes found in hidden voids that could potentially lead to smoke spread. As this qualifies, the FRA will not be failed and the risk to smoke spread will be highlighted under article 8 for separation issues due to holes in compartment walls.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, management demonstrated a proactive attitude toward fire safety and showed a willingness to take on guidance. There was active management in place within this premises and SNG have a well organised maintenance regime and door inspection programme. AOV shaft doors and head of stair opening functioned as required and are tested regularly. The means of escape was kept clear and management have highlighted that they keep a zero tolerance policy on items stored in the protected escape route. If items are stored then a notification sticker is placed on the item for the item to be removed within 5 days and if not done so then the item is removed by SNG where the resident will have to collect from SNG.
Management have provided adequate guidance to residents with regard to the simultaneous evacuation procedure in place and an avenue to finding out more information about the building (QR code posters within the block that give access to the FRA and further building information).
At the time of the audit, it was found that multiple holes in the compartment wall within the AOV shaft had been filled with pink foam. Management have provided information following the inspection that highlights the holes were originally made to inject fire resistant insulation in order to remediate cavity barrier defects. The foam then used to seal the holes was tested and found suitable to seal the holes and reinstate compartmentation. Works were signed off by a Building Control Approved Inspector from Bureau Veritas and two fire engineers.
Stored items found in the common parts on floors [redacted] and [redacted] Management have a system in place to flag items stored in the means of escape and take the items away if not removed in a suitable timeframe. Failure logged under article 14 for risk seen at time of inspection.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the fire alarm system in place was suitable and sufficient and supports simultaneous evacuation procedure with linked communal and flat alarm systems and manual call points. There were some faults noted located within flats. Management had already highlighted us to the fact that they have had issues with residents not providing access to fix detector heads and legal routes are now being taken to gain entry and rectify the issue.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit, there were items found stored within the means of escape. This was highlighted to SNG who do carry out regular inspections of the blocks and inform residents that there is a zero tolerance policy in place, however, some residents are not abiding by this policy. The storage of items in the communal areas needs to be further controlled. Communal fire doors were all self-closing to the door frame, suitable emergency lighting and directional emergency escape signage in place and flat doors sampled were adequately self-closing and no damage visibly seen to suggest integrity had been compromised. AOV shaft doors and riser doors were sampled and found suitable and sufficient.

FAILURE

Article 14 Issues with emergency routes or exits

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

Residents on floors [redacted] and [redacted] had stored combustible items within the protected escape route, which could contribute to the spread of fire.

REMEDY

Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by:

Ensuring that the protected escape route is kept sterile at all times.

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, a simultaneous evacuation procedure was currently in action due to external wall defects found. The fire action notices in place support this evacuation procedure, residents questioned within the block were aware of their need to evacuate and SNG have provided a QR code poster that, once scanned, gives residents access to all relevant information about the building. Remediation works are planned to eventually revert the building back to stay-put procedure.

Suitable linked fire detection and warning system in place and a security officer who monitors the repeater panel from office 24/7 and carries out hourly patrols.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, all common lobby fire doors were operating as required, as well as, all flat front doors sampled. A door inspection programme is in place to suitably maintain all fire doors within the block. Every 3 months residents are provided with a notification of door checks, as well further building safety guidance. Monthly flick tests are carried out for emergency lighting and weekly fire alarm tests are carried out (residents are aware of the

Article 17
(continued)

day and time this takes place and to treat as a test). AOV systems are functioning as required and regular tests are carried out. The AOV shaft doors and service riser doors sampled were in good working order and no damage found.

Emergency lighting and fire alarm system subject to annual service. Last service for detection systems within the flats was carried out in 05/24 and was found unsatisfactory, however, SNG have explained that this is due to residents not providing access, legal routes are now being taken to gain entry and rectify the issue. In the meantime, there are still manual call points available and a security officer who is carrying out hourly patrols of the blocks.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there were no on-site staff to question and the premises does not have a concierge service. The property manager has stated that cleaners have been given training on what to do in the event of an emergency and maintenance staff are given inputs prior to attending site and have information available to them on the notice board.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there were no vertical separation issues visibly seen on site. When AOV shaft doors were tested, it was found that the fire rated plasterboard within the AOV shaft had multiple small holes (~3cm in diameter) penetrating horizontally filled with pink foam. Management have provided information following the inspection that highlights the holes were originally made to inject fire resistant insulation in order to remediate cavity barrier defects. The foam then used to seal the holes was tested and found suitable to seal the holes and reinstate compartmentation. Works were signed off by a Building Control Approved Inspector from Bureau Veritas and two fire engineers.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, it was found that there were suitable access arrangements in place for crews, dry riser inlets and outlets were adequately labelled and AOV system with manual switch available for use.

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

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
None

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, the dry risers were visibly well-maintained and were serviced on 10/04/24 with no faults found. The AOV system is subject to maintenance and was visibly functioning at the time of the audit, with shaft doors tested on all floors. The drop key access on ground floor entrance and block entrance were both functioning when tested on site.

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
Not Applicable

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation
Not Applicable

Observations
None

Article 31 - Current prohibition notices

Safety Evaluation
Not Applicable

Observations
None

Article 32 - Offences

Safety Evaluation
Not Applicable

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

09/08/2024

Time of audit

12:00

Reason for audit;

Demand led, sim evac block that required inspection due to time lapsed since last inspection.

Conclusion

Audited Block C Grand Union Heights, Northwick Road, Wembley, HA0 1PF, accompanied by [redacted] The premises is well managed and the sim evac procedure in place is suitable for the premises and managed well by on-site security who are aware of their duties. On-site reps [redacted] and [redacted] had in-depth knowledge on the property, they provided extensive information where queried and were willing to take on guidance where an issue was found.

Main observation within this block was multiple holes in the AOV shaft penetrating the fire resistant plasterboard horizontally filled with pink foam. These breaches were later evidenced by management to have been adequately sealed and signed off by a fire engineer and approved inspector from Bureau Veritas. Verbal advice provided regarding combustible items within the protected escape route.

Pre-audit checks:
Reviewed recent FRA, external wall documents, maintenance reports
I-mapping
High Rise Portal
Checked PAPG
Farynor History
IMS
Google Search
Contacted RP prior to audit
Post audit time extended due to editing audit report following new information from management regarding AOV holes observed.

Extent of premises audited

Walked all common parts of the premises and sampled multiple service riser cupboards per level.
Flat doors sampled: flats [redacted] doors inspected had no issues
Flat doors knocked with no answer: [redacted]

Justification of audit outcome

Verbal advice provided to on-site reps [redacted] while on site and email correspondence with [redacted]

Verbal Advice Given

None given

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	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
60	5	240

FS14 - DESKTOP ADVICE & AUDIT FORM

Enter File Number:	28/273343
Enter Job Number:	2528026
Enter Date:	09/07/2025
Inspecting Officer/Fire Safety Advisor:	[redacted]
Enter Occupier's Name:	Sovereign Network Group
Occupancy Type: (click in box & select)	Owner Occupying
Name, Role, Email of Telephone Contact:	[redacted] Assistant Director - Building Safety Remediation [redacted]sovereign.org.uk

Building Information

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

High Risk/High Rise Premises

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

Evacuation Strategy

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

FSR Team: (click in white box & select)	FSD Brent&Ealing, Hounslow, Harrow, Hillingdon

Premises Address:	BLOCK C FLATS 37-54
Second Line:	GRAND UNION HEIGHTS
Third Line:	NORTHWICK ROAD
Post Code:	WEMBLEY
Email address of RP for serving Letter if Reqd:	[redacted]sng.org.uk>

Re-Inspection Programme Audit - Note: if the answer is Yes to any of the next 7 questions, then an FS01 should normally be raised and, if so, there is no requirement to complete the rest of the form. If the officer, using their judgement and experience, determines an FS01 is not required, this should be justified in the notes at the bottom of this form.	
Has there been a primary fire since the last audit? (If this Desktop audit FS14 was prompted by a fire incident (i.e. a potential post fire) do not automatically tick Yes. Consider whether this fire merits an audit on its own terms, and check whether there have been any primary fires before it).	No
Has there been an unsatisfactory Building Control Consultation since the last audit with no resubmission of amended plans?	No
Has there been an unsatisfactory C08/C11 licensing application since the last audit?	No

Did the last audit result in the issue of a Notice of Deficiencies that has not been followed up?	No
Does the premises have an RRL of 6 or above?	Yes
Was the last audit activity an FS14 Desktop Audit?	No
Have there been 5 or more Unwanted Fire Signals in the last 12 months?	No

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

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

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

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

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

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

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

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

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

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

Notes to Admin: File No:	28/273343 2528026
Select	
Additional Free Text Notes to Admin:	

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

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

Other General Notes:	
Brief notes if not already covered above:	sim evac , remediations scaffholding due to go up soon on all blocks, remediation in final design stage , 8/12 weeks works begin , 64 weeks project , Jan 2027 estimated completion . Fire alarm system with evac manager – evac manager has a device which is connected to panel, manages and investigates activations, investigates if false alarm, if not , instigates full evacuation by triggering the alarm. Ensures everyone leaves the building and doesn’t not re enter Interims introduced in 2020 as soon as building went sim evac.
Additional space for general notes:	

FS14 - DESKTOP ADVICE & AUDIT FORM

Enter File Number:	28/273345
Enter Job Number:	2528027
Enter Date:	09/07/2025
Inspecting Officer/Fire Safety Advisor:	[redacted]

Enter Occupier's Name:	Sovereign Network Group
Occupancy Type: (click in box & select)	Owner Occupying
Name, Role, Email of Telephone Contact:	[redacted] Assistant Director - Building Safety Remediation [redacted]sovereign.org.uk

Building Information

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

High Risk/High Rise Premises

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

Evacuation Strategy

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

FSR Team: (click in white box & select)	FSD Brent&Ealing, Hounslow, Harrow, Hillingdon

Premises Address:	BLOCK D FLATS 55-76
Second Line:	GRAND UNION HEIGHTS
Third Line:	NORTHWICK ROAD
Post Code:	WEMBLEY
Email address of RP for serving Letter if Reqd:	[redacted]sng.org.uk>

Re-Inspection Programme Audit - Note: if the answer is Yes to any of the next 7 questions, then an FS01 should normally be raised and, if so, there is no requirement to complete the rest of the form. If the officer, using their judgement and experience, determines an FS01 is not required, this should be justified in the notes at the bottom of this form.	
Has there been a primary fire since the last audit? (If this Desktop audit FS14 was prompted by a fire incident (i.e. a potential post fire) do not automatically tick Yes. Consider whether this fire merits an audit on its own terms, and check whether there have been any primary fires before it).	No
Has there been an unsatisfactory Building Control Consultation since the last audit with no resubmission of amended plans?	No
Has there been an unsatisfactory C08/C11 licensing application since the last audit?	No

Did the last audit result in the issue of a Notice of Deficiencies that has not been followed up?	No
Does the premises have an RRL of 6 or above?	Yes
Was the last audit activity an FS14 Desktop Audit?	No
Have there been 5 or more Unwanted Fire Signals in the last 12 months?	No

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

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

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

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

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

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

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

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

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

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

Notes to Admin: File No:	28/273345 2528027
Select	
Additional Free Text Notes to Admin:	

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

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

Other General Notes:	
Brief notes if not already covered above:	sim evac , remediations scaffholding due to go up soon on all blocks, remediation in final design stage , 8/12 weeks works begin , 64 weeks project , Jan 2027 estimated completion . Fire alarm system with evac manager – evac manager has a device which is connected to panel, manages and investigates activations, investigates if false alarm, if not , instigates full evacuation by triggering the alarm. Ensures everyone leaves the building and doesn’t not re enter Interims introduced in 2020 as soon as building went sim evac.
Additional space for general notes:	

FS14 - DESKTOP ADVICE & AUDIT FORM

Enter File Number:	28/273342
Enter Job Number:	2528025
Enter Date:	09/07/2025
Inspecting Officer/Fire Safety Advisor:	[redacted]

Enter Occupier's Name:	Sovereign Network Group
Occupancy Type: (click in box & select)	Owner Occupying
Name, Role, Email of Telephone Contact:	[redacted] Assistant Director - Building Safety Remediation [redacted]sovereign.org.uk

Building Information

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

High Risk/High Rise Premises

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

Evacuation Strategy

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

FSR Team: **(click in white box & select)**	FSD Brent&Ealing, Hounslow, Harrow, Hillingdon

Premises Address:	BLOCK B FLATS 19-36
Second Line:	GRAND UNION HEIGHTS
Third Line:	NORTHWICK ROAD
Post Code:	WEMBLEY
Email address of RP for serving Letter if Reqd:	[redacted]sng.org.uk>

Re-Inspection Programme Audit - Note: if the answer is Yes to any of the next 7 questions, then an FS01 should normally be raised and, if so, there is no requirement to complete the rest of the form. If the officer, using their judgement and experience, determines an FS01 is not required, this should be justified in the notes at the bottom of this form.	
Has there been a primary fire since the last audit? (If this Desktop audit FS14 was prompted by a fire incident (i.e. a potential post fire) do not automatically tick Yes. Consider whether this fire merits an audit on its own terms, and check whether there have been any primary fires before it).	No
Has there been an unsatisfactory Building Control Consultation since the last audit with no resubmission of amended plans?	No
Has there been an unsatisfactory C08/C11 licensing application since the last audit?	No

Did the last audit result in the issue of a Notice of Deficiencies that has not been followed up?	No
Does the premises have an RRL of 6 or above?	Yes
Was the last audit activity an FS14 Desktop Audit?	No
Have there been 5 or more Unwanted Fire Signals in the last 12 months?	No

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

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

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

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

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

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

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

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

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

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

Notes to Admin: File No:	28/273342 2528025
Select	
Additional Free Text Notes to Admin:	

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

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

Other General Notes:	
Brief notes if not already covered above:	sim evac , remediations scaffholding due to go up soon on all blocks, remediation in final design stage , 8/12 weeks works begin , 64 weeks project , Jan 2027 estimated completion . Fire alarm system with evac manager – evac manager has a device which is connected to panel, manages and investigates activations, investigates if false alarm, if not , instigates full evacuation by triggering the alarm. Ensures everyone leaves the building and doesn't not re enter Interims introduced in 2020 as soon as building went sim evac.
Additional space for general notes:	

Fire Safety Audit Report

Audit Information

Audited By	[redacted] ([redacted]
Audit Completed	27 September 2024

Location summary

File No	28/208691		
UPRN	202191774		
Building Name	GRAND UNION HEIGHTS		
Address	GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY HA0 1LB		
Borough	Brent		
Use	D - Purpose Built Flats>=4 floors		
Responsible Team	FSD BRENT & EAL-HHH		
Station Ground	G30 - Wembley		
Site Risk Score	4.50		
Building Height band	18-25		
Total Floors	6	**Basement floors**	0
Estimated number of sleeping	0		
Special Features			

Additional detail

General needs tower blocks entrance at podium level.
Grand Union Heights is Timber Frame, with steel frame cores with concrete floors
Previous signs of building distortion/subsidence have created gaps/ breaches within the building structure.
Pt1 fire alarm system provided in communal area. This system has been extended in to the individual flats.
A waking watch/concierge is in operation at the premises and carries out hourly walk around inspections of the premises.

Premises Description

The building is timber frame construction, forming a 'U' shape around a central podium, providing parking, communal areas, landlord and service areas at ground floor level. There is a concrete structure between ground and first floor. The first floor forms a podium deck and transfer slab supporting the residential blocks above. The podium is supported off columns and walls within the ground floor. Each core is constructed around a steel frame with precast concrete floors and stairs, with the external facades being carried on a timber frame. Three of the five cores (A, B & C) are five stories high and the remaining two cores (D & E) are seven stories high.
Block A has a single exit out to the podium level, whereby residents will then head down another single set of stairs out to the ground level. The block has drop key access for crews at podium level, as well as, at the main entrance on ground level. Plant room for all blocks can be found on first floor podium level in the communal entrance area.

Exterior Wall Cladding	High Prs. Laminate (HPL), Timber/wood
Exterior Wall Insulation	Mineral wool
Cladding/Insulation details confirmed by	Other specialist report
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (OCCUPIER PROPERTY)

Occupier Contact	Block A Flats 1-18
Address	GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY HA0 1PF
Responsible team	FSD BRENT & EAL-HHH
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	4.50
Reinspection Date	N/A (SAMPLE)
Last Inspection	22 May 2024
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Medium 5001m² to 8300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	Low
Primary Authority Partnership	Direct - London Fire Brigade

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

Contacts

Occupier

Name	Block A Flats 1-18
Address	GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY HA0 1LB

Managing Agent - CHANGED

Name	SOVEREIGN NETWORK GROUP LIMITED
Person	[redacted]
Position	The Company Solicitors
Address	C/O Devonshires Solicitors Llp, 30, Finsbury Circus, London, Greater London, EC2M 7DT Company number 14724879

On Site Representative - CHANGED

Name	Sovereign Network Group
Person	[redacted]
Position	Fire & Building Safety [redacted]
Address	The Hive, 22 Wembley Park Boulevard, London HA9 0HP
Telephone	0208 459 9240
Mobile	[redacted]
Email	[redacted]sng.org.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, a suitable and sufficient FRA was provided to me ahead of time to review. It was completed by fire risk assessor [redacted] on behalf of Savills (UK) Ltd on 09/11/23 and is not due for reassessment until 09/11/24. The points on the fire risk assessment are being addressed by management and ticked off once completed. Fire risk assessment has acknowledged sim evac in place and external wall defects.

Article 9
(continued)

Compartmentation breaches have been flagged in the FRA and are still a work in progress. The specific holes we observed on site in the AOV shaft had not been mentioned. However, the action point was to survey all holes found in hidden voids that could potentially lead to smoke spread. As this qualifies, the FRA will not be failed and the risk to smoke spread will be highlighted under article 8 for separation issues due to holes in compartment walls.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, management demonstrated a proactive attitude toward fire safety and showed a willingness to take on guidance. There was active management in place within this premises and SNG have a well organised maintenance regime and door inspection programme. AOV shaft doors and head of stair opening functioned as required and are tested regularly. The means of escape was kept clear and management have highlighted that they keep a zero tolerance policy on items stored in the protected escape route. If items are stored then a notification sticker is placed on the item for the item to be removed within 5 days and if not done so then the item is removed by SNG where the resident will have to collect from SNG.
Management have provided adequate guidance to residents with regard to the simultaneous evacuation procedure in place and an avenue to finding out more information about the building (QR code posters within the block that give access to the FRA and further building information).
At the time of the audit, it was found that multiple holes in the compartment wall within the AOV shaft had been filled with pink foam. Management have provided information following the inspection that highlights the holes were originally made to inject fire resistant insulation in order to remediate cavity barrier defects. The foam then used to seal the holes was tested and found suitable to seal the holes and reinstate compartmentation. Works were signed off by a Building Control Approved Inspector from Bureau Veritas and two fire engineers.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the fire alarm system in place was suitable and sufficient and supports simultaneous evacuation procedure with linked communal and flat alarm systems and manual call points. There were some faults noted located within flats. Management had already highlighted us to the fact that they have had issues with residents not providing access to fix detector heads and legal routes are now being taken to gain entry and rectify the issue.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, there were no obstructions within the means of escape, communal fire doors were all self-closing to the door frame, suitable emergency lighting and directional emergency escape signage in place and flat doors sampled were adequately self-closing and no damage visibly seen to suggest integrity had been compromised. AOV shaft doors and riser doors were sampled and found suitable and sufficient.

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, a simultaneous evacuation procedure was currently in action due to external wall defects found. The fire action notices in place support this evacuation procedure, residents questioned within the block were aware of their need to evacuate and SNG have provided a QR code poster that, once scanned, gives residents access to all relevant information about the building. Remediation works are planned to eventually revert the building back to stay-put procedure.

Suitable linked fire detection and warning system in place and a security officer who monitors the repeater panel from office 24/7 and carries out hourly patrols.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, all common lobby fire doors were operating as required, as well as, all flat front doors sampled. A door inspection programme is in place to suitably maintain all fire doors within the block. Every 3 months residents are provided with a notification of door checks, as well further building safety guidance. Monthly flick tests are carried out for emergency lighting and weekly fire alarm tests are carried out (residents are aware of the day and time this takes place and to treat as a test). AOV systems are functioning as required and regular tests are carried out. The AOV shaft doors and service riser doors sampled were in good working order and no damage found.

Emergency lighting and fire alarm system subject to annual service. Last service for detection systems within the flats was carried out in 05/24 and was found unsatisfactory, however, SNG have explained that this is due to residents not providing access, legal routes are now being taken to gain entry and rectify the issue. In the meantime, there are still manual call points available and a security officer who is carrying out hourly patrols of the blocks.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there was one on-site security staff member to question and the premises does not have a concierge service. The security officer is responsible for investigating a fire alarm actuation to determine if there is a confirmed fire. If confirmed then he is able to raise the alarm to all blocks in grand union heights and commence evacuation procedure. He is also responsible for calling the fire brigade if a fire is confirmed. The property manager has stated that cleaners have been given training on what to do in the event of an emergency and maintenance staff are given inputs prior to attending site and have information available to them on the notice board.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there were no vertical separation issues visibly seen on site. When AOV shaft doors were tested, it was found that the fire rated plasterboard within the AOV shaft had multiple small holes (~3cm in diameter) penetrating horizontally filled with pink foam. Management have provided information following the inspection that highlights the holes were originally made to inject fire resistant insulation in order to remediate cavity barrier defects. The foam then used to seal the holes was tested and found suitable to seal the holes and reinstate compartmentation. Works were signed off by a Building Control Approved Inspector from Bureau Veritas and two fire engineers.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, it was found that there were suitable access arrangements in place for crews, dry riser inlets and outlets were adequately labelled and AOV system with manual switch available for use.

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

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
None

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, the dry risers were visibly well-maintained and were serviced on 10/04/24 with no faults found. The AOV system is subject to maintenance and was visibly functioning at the time of the audit, with shaft doors tested on all floors. The drop key access on ground floor entrance and block entrance were both functioning when tested on site.

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
Not Applicable

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

Date audit carried out

09/08/2024

Time of audit

10:00

Reason for audit;

Demand led, sim evac block that required inspection due to time lapsed since last inspection.

Conclusion

Audited Block A Grand Union Heights, Northwick Road, Wembley, HA0 1PF, accompanied by [redacted] The premises is well managed and the sim evac procedure in place is suitable for the premises and managed well by on-site security who are aware of their duties. On-site reps [redacted] and [redacted] had in-depth knowledge on the property, they provided extensive information where queried and were willing to take on guidance where an issue was found.

Main observation within this block was multiple holes in the AOV shaft penetrating the fire resistant plasterboard horizontally filled with pink foam. These breaches were later evidenced by management to have been adequately sealed and signed off by a fire engineer and approved inspector from Bureau Veritas.
Pre-audit checks:
Reviewed recent FRA, external wall documents, maintenance reports
I-mapping
High Rise Portal
Checked PAPG
Farynor History
IMS
Google Search
Contacted RP prior to audit
Post audit time extended due to editing audit report following new information from management regarding AOV holes observed.

Extent of premises audited

Walked all common parts of the premises and sampled multiple service riser cupboards per level.
Flat doors [redacted] sampled and found no damage.
Knocked on flat [redacted] no answer

Justification of audit outcome

Verbal advice provided to on-site reps [redacted] while on site and email correspondence with [redacted]

Verbal Advice Given

None given

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	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
60	40	240

FS14 - DESKTOP ADVICE & AUDIT FORM

Enter File Number:	28/208691
Enter Job Number:	2528024
Enter Date:	09/07/2025
Inspecting Officer/Fire Safety Advisor:	[redacted]
Enter Occupier's Name:	Sovereign Network Group
Occupancy Type: (click in box & select)	Owner Occupying
Name, Role, Email of Telephone Contact:	[redacted] Assistant Director - Building Safety Remediation [redacted]sovereign.org.uk

Building Information

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

High Risk/High Rise Premises

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

Evacuation Strategy

Is the evacuation strategy: NB: If it has changed to a 'Stay Put', an FS01 will be required	'Stay Put'	☐
	'Simultaneous'	☑
	'Other'	☐
What Interim Measures are in place? NB: If it is waking watch, an FS01 will be required.	'Waking Watch'	☐
	'Fire Alarm System'	☐
	' Fire Alarm System with evacuation management'	☐
Have the Interim Measures changed since the last intervention? (E.G.: moved from a waking watch to a fire alarm system with evacuation management)		Select
NB: If interim measures/evacuation strategy have changed, send notification to station and High Rise Referral Mailbox.		☐

FSR Team: **(click in white box & select)**	FSD Brent&Ealing, Hounslow, Harrow, Hillingdon

Premises Address:	BLOCK A FLATS 1-18
Second Line:	GRAND UNION HEIGHTS
Third Line:	NORTHWICK ROAD
Post Code:	WEMBLEY
Email address of RP for serving Letter if Reqd:	[redacted]sng.org.uk>

Re-Inspection Programme Audit - Note: if the answer is Yes to any of the next 7 questions, then an FS01 should normally be raised and, if so, there is no requirement to complete the rest of the form. If the officer, using their judgement and experience, determines an FS01 is not required, this should be justified in the notes at the bottom of this form.	
Has there been a primary fire since the last audit? (If this Desktop audit FS14 was prompted by a fire incident (i.e. a potential post fire) do not automatically tick Yes. Consider whether this fire merits an audit on its own terms, and check whether there have been any primary fires before it).	No
Has there been an unsatisfactory Building Control Consultation since the last audit with no resubmission of amended plans?	No
Has there been an unsatisfactory C08/C11 licensing application since the last audit?	No

Did the last audit result in the issue of a Notice of Deficiencies that has not been followed up?	No
Does the premises have an RRL of 6 or above?	Yes
Was the last audit activity an FS14 Desktop Audit?	No
Have there been 5 or more Unwanted Fire Signals in the last 12 months?	No

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

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

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

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

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

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

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

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

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

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

Notes to Admin: File No:	28/208691 2528024
Select	
Additional Free Text Notes to Admin:	

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

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

Other General Notes:	
Brief notes if not already covered above:	
Additional space for general notes:	

FS14 - DESKTOP ADVICE & AUDIT FORM

Enter File Number:	28/273910
Enter Job Number:	2528028
Enter Date:	09/07/2025
Inspecting Officer/Fire Safety Advisor:	[redacted]
Enter Occupier's Name:	Sovereign Network Group
Occupancy Type: (click in box & select)	Owner Occupying
Name, Role, Email of Telephone Contact:	[redacted] Assistant Director - Building Safety Remediation [redacted]sovereign.org.uk

Building Information

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

High Risk/High Rise Premises

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

Evacuation Strategy

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

FSR Team: (click in white box & select)	FSD Brent&Ealing, Hounslow, Harrow, Hillingdon

Premises Address:	BLOCK E FLATS 77-108
Second Line:	GRAND UNION HEIGHTS
Third Line:	NORTHWICK ROAD
Post Code:	WEMBLEY
Email address of RP for serving Letter if Reqd:	[redacted]sng.org.uk>

Re-Inspection Programme Audit - Note: if the answer is Yes to any of the next 7 questions, then an FS01 should normally be raised and, if so, there is no requirement to complete the rest of the form. If the officer, using their judgement and experience, determines an FS01 is not required, this should be justified in the notes at the bottom of this form.	
Has there been a primary fire since the last audit? (If this Desktop audit FS14 was prompted by a fire incident (i.e. a potential post fire) do not automatically tick Yes. Consider whether this fire merits an audit on its own terms, and check whether there have been any primary fires before it).	No
Has there been an unsatisfactory Building Control Consultation since the last audit with no resubmission of amended plans?	No
Has there been an unsatisfactory C08/C11 licensing application since the last audit?	No

Did the last audit result in the issue of a Notice of Deficiencies that has not been followed up?	No
Does the premises have an RRL of 6 or above?	Yes
Was the last audit activity an FS14 Desktop Audit?	No
Have there been 5 or more Unwanted Fire Signals in the last 12 months?	No

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

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

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

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

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

Relative risk	#N/A

FSEC score	#N/A

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

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

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

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

Notes to Admin: File No:	28/273910 2528028
Select	
Additional Free Text Notes to Admin:	

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

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

Other General Notes:	
Brief notes if not already covered above:	sim evac , remediations scaffholding due to go up soon on all blocks, remediation in final design stage , 8/12 weeks works begin , 64 weeks project , Jan 2027 estimated completion . Fire alarm system with evac manager – evac manager has a device which is connected to panel, manages and investigates activations, investigates if false alarm, if not , instigates full evacuation by triggering the alarm. Ensures everyone leaves the building and doesn't not re enter Interims introduced in 2020 as soon as building went sim evac.
Additional space for general notes:	

LFB
LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander** records of site visits
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email: [redacted]london-fire.gov.uk

FS file: See below
Tel:

Date: 30/04/2026

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

Inspecting officer dealing: [redacted]

Tel: [redacted]

Address of premises:

File No: 28/208691 (UPRN:5220005001898) BLOCK A FLATS 1-18 GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY

File No: 28/273342 (UPRN:5220004999437) BLOCK B FLATS 19-36 GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY

File No: 28/273343 (UPRN:5220004999439) BLOCK C FLATS 37-54 GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY

File No: 28/273345 (UPRN:5220004999441) BLOCK D FLATS 55-76 GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY

File No: 28/273910 (UPRN:5220005001900) BLOCK E FLATS 77-108 GRAND UNION HEIGHTS NORTHWICK ROAD WEMBLEY

Detail of information or risk:

- ☐ Dangerous substances present
- ☐ Cylinders present
- ☐ Timber frame construction site
- ☐ Sprinklers/dry rising main/wet rising main/other fixed installation present
- ☐ Complex fire safety systems present (detail below)

☐ Transmission delay units and/or time-related fire alarm systems are installed

☒ Complex/unusual evacuation strategy used

☐ Prohibition notice served (copy attached)

☐ Enforcement Notice served that contains risks to firefighters (copy attached)

☐ Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)

☒ High-risk to firefighters present (detail below)

☐ Sandwich panels are installed

☐ Premises information box installed (Gerda or similar – see FSIGN 505)

☐ External access problems present

☐ Pollution risks (waste management sites etc.)

☐ Structural building elements / failures leading to fire spread (give details below)

☐ Failure of fire-fighting installations contributing to fire spread (give details below)

☐ Places of public entertainment which may not already be known to stations

☒ Temporary changes to evacuation strategies and the application of interim measures in residential buildings

☐ Electric vehicle charging equipment or Battery Energy Storage Systems installed on or near the premises

☐ Other (detail below)

Below is a summary pulled from fire risk assessment. Please note that an assessment of the load capacity of the stair is yet to be carried out by SNG (the responsible persons) and so we are still unaware of the risk it may hold in a fire/evac scenario. Following the meetings held today with the DAC, Team leaders, Brent Borough commander and Area Fire Safety Manager, crews have already been notified to visit the premises today and this SNF is to provide a paper trail and log the risks highlighted below. Fire safety will be conducting a visual inspection tomorrow (01/05/26) and will report back anything if required.

Numerous actions have been raised that are considered High Risk due to their impact on the means of escape.

Withheld under Section 41 of the Freedom of Information Act 2000 (Information provided in confidence).

[redacted]

[redacted]

Action recommended by fire safety:

- ☐ Joint visit with fire safety
- ☒ Visit by local station
- ☒ Details to be added to ORD
- ☐ Add premises to 'Outside duty master schedule'
- ☐ Check contents of premises information box installed
- ☐ Information only, circulate to local station(s)
- ☐ Other (detail below)

This form should be emailed to the relevant watch officers, station manager, borough commander & FSR admin (FSR-AdminSupport@london-fire.gov.uk), plus the High Risk Premises Team when relevant (highrisereferrals@london-fire.gov.uk)

Note to FSR admin*: A copy of this form must be placed on the Farynor SharePoint depository premises record*

LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: [redacted]
Email: [redacted]**@london-fire.gov.uk** Tel: ext [redacted]

Date: **24/05/26**

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

Watch officer dealing: [redacted] **Tel:** [redacted]

Address of premises: **Grand union heights, Northwick road, Wembley, HA0 1LB**

Detail of information or risk: (delete as applicable)

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

On visiting the above premise it was found that the onsite fire marshals and security guards did not know who was in the building at any one time. The system in place was placing 1 security guard on 1 of the 3 exits for a period of 1 hour at a time taking names, then moving that security guard with the ledger to a different exit. This is not an accurate way of keeping critical information up to date in the event of an emergency. Also, numerous faults on the alarm panel. The car park is still in use. The building is currently SIM EVAC.

Action recommended by local station/station manager: (delete as applicable)

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

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin
Copy must be placed on e-FSF

Notification of fire safety information - return to station

To: **Station Manager**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email:

FS file:
Tel:

Date:

Acknowledgement of receipt and action taken by fire safety: (delete as applicable)

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

*This form should be emailed to the relevant station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (*FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin
Acknowledged copy must be placed on e-FSF

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **LFF [redacted]**
Email: [redacted]**london-fire.gov.uk** Tel: [redacted]

Date: **04/06/2026**

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

Watch officer dealing: [redacted] **Tel:** [redacted]

Address of premises:
Grand Union Heights
Northwick House
HA0 1LB

Detail of information or risk:

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

- Fault showing on alarm panel (Zone 17, Block B)

Action recommended by local station/station manager:

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

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FSF

Notification of fire safety information - return to station

To: **Station Manager**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader**
Email: **fsdbrentealhhh@london-fire.gov.uk**

FS file:
Tel:

Date: **04/06/26**

Acknowledgement of receipt and action taken by fire safety:

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

Thank you for raising your concern. Grand Union Heights has recently been the subject of fire safety activity and a Fire Safety Officer is currently dealing with a number of identified deficiencies. Consequently, this form has been sent to him for his awareness.

*This form should be emailed to the relevant station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (*FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin
Acknowledged copy must be placed on e-FSF

169 Union Street
London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

Private and Confidential
[redacted]
Cook Brown Building Control

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

Date:26 March 2025
Our Ref: 28/208691/CV
Your Ref: XP68784/ML/IC

Dear Sir,

RECORD OF CONSULTATION/ADVICE GIVEN

The Building (Registered Building Control Approvers etc.) (England) Regulations 2024
REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended) ARTICLE 46

BUILDING ACT 1984 - SECTION 15

SCOPE OF WORKS: Replacement of 4 Fire Doors
PREMISES ADDRESS: Grand Union Heights, Northwick Road , Wembley HA0 1LB
PLAN / DRAWINGS REVIEWED: None
DOCUMENTS REVIEWED: LFB Proforma dated 7/3/25

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), and any regulations made under article 24 (hereafter referred to as 'The Order') in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following comments/ observations:

1) The comments below are made in connection with The Order and form part of the Building Regulations consultation, which should be provided to the applicant.

As well as comments in section (1) below, we would like to remind the applicant that The Order applies throughout the life of the building, including the construction phase. Consequently, the risk of fire needs to be assessed continually to ensure the safety of relevant persons. A preliminary fire risk assessment should be carried out at this stage and the findings used to inform the development of both the design and the build itself.

The consultation appears to demonstrate compliance with The Order provided that the premises is built and occupied as described and subject to the following comments/observations as detailed below. It should be ensured that if any material amendments to this consultation are proposed a further consultation may be required.

2) The observations below are made in connection with The Building Regulations

1. It is noted from the detail submitted that the Building Control Body (BCB) is satisfied that the proposals meet the functional requirements of the Building Regulations (2010) and that no departures from the guidance document used are proposed.

   Therefore, in accordance with the *Building Regulations and Fire Safety Procedural Guidance (2020)* and on the basis of the information received, we have no specific observations to make about the proposals. However, we would ask that the BCB ensure the applicant is reminded of the need to review and, where necessary, revise the fire risk assessment for the premises and the duty to implement any findings arising from that review, both during the works and subsequent to them . That includes, any necessary review or alteration to management procedures for the ongoing planning, organisation, control, monitoring and review of the general fire precautions in place.

3) Additional observations and recommendations relating to proposed scheme

2. The comments and observations detailed above are subject to the Building Control Officer's and fire strategy's comments and outstanding recommendations being satisfactorily addressed.

Regulation 38 (Building Regulations)

3. Where applicable, we presume that the Building Control Body will check to ensure that adequate fire safety information (as detailed in Section 17 of Approved Document B, Volume 1/Section 19 of Approved Document B, Volume 2) will be issued to the responsible person for the premises at the completion of the project, or when the building or extension is first occupied.

4) Expected outcome of consultation

Based on the nature of the items raised above in sections (1) to (3):

These observations /comments are referred to the Building Control Body for resolution, as the approving authority. Further consultation is not expected unless the proposed scheme significantly changes in the future.

Any queries regarding this letter should be addressed to BDCHAdmin@london-fire.gov.uk. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

Assistant Commissioner (Prevention & Protection)

Reply To: Building Design Consultation Hub
(via fsr-electronicconsultation@london-fire.gov.uk with response information)

There is clear evidence that Automatic Water Fire Suppression Systems (AWFSS) can reduce the number of deaths and injuries from fire, as well as reducing the risk to firefighters.

The London Fire Brigade strongly encourages those who design, construct and approve residential and commercial buildings, to go beyond the minimum expectation of compliance and include AWFSS in a wider variety of buildings. There are also additional benefits to the inclusion of AWFSS in terms of property protection, environmental protection and business continuity.

LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: [redacted]
Email: [redacted]**@london-fire.gov.uk** Tel: **0208551200 x**[redacted]

Date: **11 Oct 2024**

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

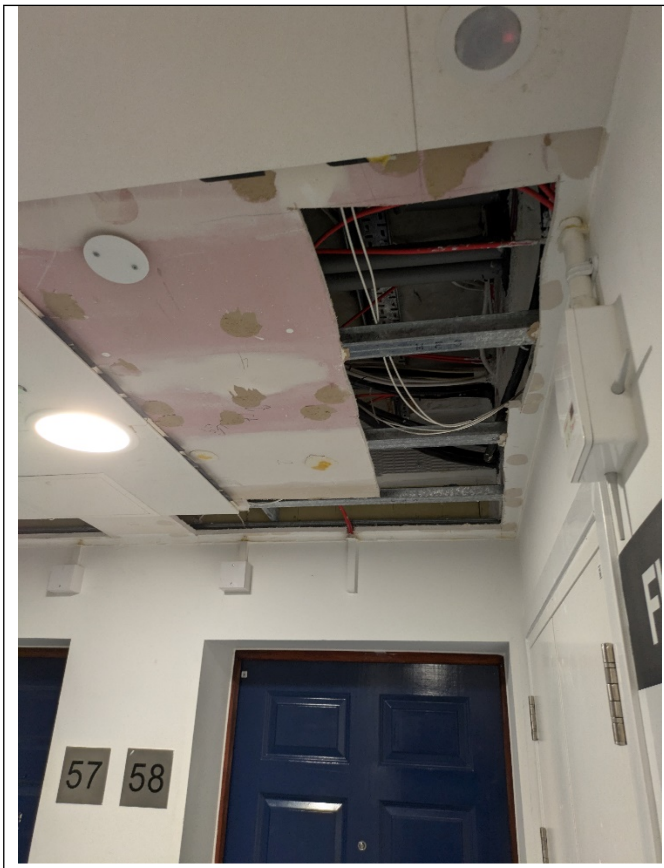
Watch officer dealing: [redacted] **Tel:** [redacted]

Address of premises: Grand Union Heights, Northwick Road, Wembley, HA0 1LB

Detail of information or risk:

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

Whilst carrying out Waking watch/ HR visit to above premises, there were several areas around the building with compartmentation issues in the false ceilings in communal areas.
This is a fire safety risk, compounded by the wooden cladding on the building surrounds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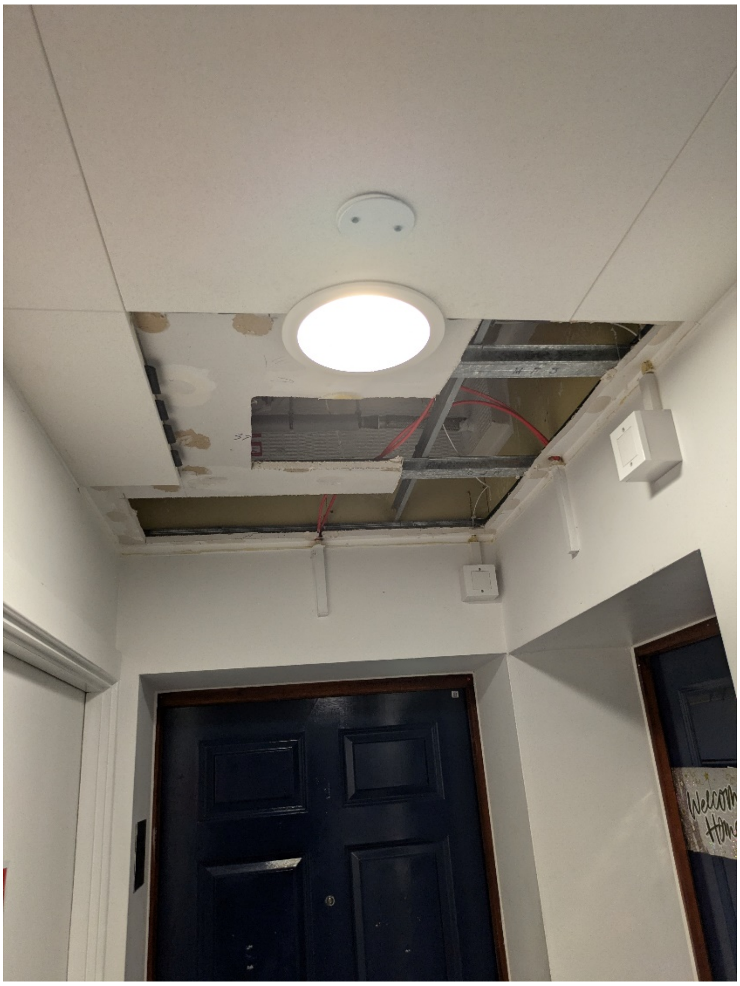

Action recommended by local station/Station Commander:

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

This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin

Copy must be placed on e-FS

Notification of fire safety information - return to station

To: **Station Commander**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by fire safety:

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

*This form should be emailed to the relevant station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (*FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin
Acknowledged copy must be placed on e-FSF

LONDON FIRE BRIGADE

Fire Safety Regulation, North West 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200[redacted]

Minicom 020 7960 3629
london-fire.gov.uk

The Secretary
Sovereign Network Group
Sovereign House
Basing View
Basingstoke
RG21 4FA

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

Date 22 June 2026
Our Ref 28/273910/SH

ENFORCEMENT NOTICE

Notice requiring steps to be taken under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended)

TO : Name:	**Sovereign Network Group**
Address:	**Sovereign House, Basing View, Basingstoke RG21 4FA**
Concerning Premises at:	**Block E, Flats 77-108 Grand Union Heights, Northwick Road, Wembley HA0 1LF**

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 referenced as ('The Order') in London.

I, Pam Oparaocha, Assistant Commissioner (Prevention & Protection) on behalf of the Commissioner, hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **21 June 2027** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** [redacted]

Signed: ______________________ **Dated:** 22 June 2026

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Officer [redacted]
Direct **T** 0208 555 1200 ext [redacted]/[redacted]
E EnforcementAdminTeam@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [redacted]@sng.org.uk
bsr_hrb.intelligence@hse.gov.uk

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 (as amended), (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).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

1. Words 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 during the course of the notice, to ensure the dates within this plan are being followed.

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 the attached 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.

SCHEDULE

PREMISES: Block E, Flats 77-108 Grand Union Heights, Northwick Road, Wembley HA0 1LF

FILE NUMBER: 28/273910

This schedule should be read in conjunction with the Commissioner's Notice dated **22 June 2026**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), 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	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that: 1) Adequate fire stopping to the means of escape had not been planned or organised. Holes in the ceiling were prevalent throughout the escape stair. 2) Maintenance of the fire door between the ground floor stair and the car park had not been planned or organised. 3) The implementation of quarterly communal area fire door checks, as required by the Fire Safety (England) Regulations 2022, had not been organised. 4) Management of combustibles within the scaffolding boundary and abutting the external wall had not been controlled or monitored. Full bin bags were observed along the external wall. 5) Implementation of fire safety directional signage in the ground floor car park had not been planned or organised. 6) The wires holding closed the automatic opening vent shaft on the 5th floor had not been controlled.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 11 continued	7) The repetition of false alarms had not been reviewed.	
Article 13	At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that the fire control drop key access for the premises ground floor main entrance was not operational.	Arrange necessary contact with the appropriate external emergency services by ensuring the premises is accessible for firefighters.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) Electric radiators were present and switched on throughout the single stair means of escape, compromising the designated escape route. 2) The FIRE RESISTING construction protecting the corridors connected to the stair had been breached by holes on the ceiling of all floors.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by: 1) Ensuring the protected escape route remains sterile of ignition sources. 2) Ensuring FIRE RESISTING construction is reinstated. It is important that these works are carried out by a competent/approved contractor with third party accreditation. Third party accreditation (or certification) is the best way for you to gain assurance when sourcing fire safety contractors or products. It provides you with the peace of mind that your supplies have been independently verified, are regularly audited or certified and are competent to undertake the work you need. It also assures they are working to relevant standards and best practice.
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 a high frequency of false alarms has desensitised residents, leading to alarm activations being ignored and compromising safe evacuation.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by identifying the cause of recurring false alarms and implementing effective management controls to ensure the integrity of the evacuation procedure is restored.

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 must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the ventilation of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to the ventilation of the access route. The PROTECTED ROUTE has been compromised by wires holding shut the automatic opening vent door on 5th floor, thereby preventing effective ventilation of smoke and fumes in the event of fire.	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. The following is provided as advice and does not form any part of the notice: Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/Property legislation as lessor/owner.
Article 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) The detection and warning system had not been suitably maintained, there were 7 faults showing on the panel. 2) A battery fault was observed on the fire detection wireless receiver in the common parts on the 2nd and 3rd floor outside flats. 3) The ground floor fire door leading to the car park was visibly damaged and had not been effectively maintained. A crack was visible on the top left corner of the fire door.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by: 1) Ensuring that the detection and warning system is serviced by a competent person to BS 5839-1. 2) Ensuring that the detection and warning system is serviced by a competent person to BS 5839-1. 3) Repairing or replacing the fire door on the ground floor leading to the car park.

Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that: 1) There are compartmentation breaches around pipes of the residents car park. 2) The internal walls of riser cupboards on sampled floors were observed to be lined with plywood boards. This was found in majority of riser and electrical cupboards on every floor.	Provide suitable FIRE RESISTING separation by: 1) Ensuring that breaches in compartmentation are adequately fire stopped with FIRE RESISTING material. 2) Ensuring that breaches in compartmentation are adequately fire stopped with FIRE RESISTING material.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessment did not consider the requirement for the automatic fire detection and sounders to be extended to the ground floor residents car park. 2) The fire risk assessment did not identify or consider the risk presented from ignition sources via electric radiators within the stairs. 3) The fire risk assessment did not consider or identify the requirement for fire safety directional signage in the ground floor car park. 4) The fire risk assessment did not consider or outline the operational requirements and function of the fire evacuation managers. 5) The fire risk assessment did not identify the suitability and use of the car park.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Extending the detection and sounders to the ground floor residents car park. 2) Reviewing the risk posed by ignition sources in the means of escape. 3) Fire safety directional signage in the ground floor car park. 4) As per NFCC guidance, the fire risk assessment should identify the operational requirements of the waking watch/evacuation managers, including the areas that need to be patrolled, and the actions taken during an evacuation situation. 5) Risk assess the suitability of fire safety provisions within the lower ground floor car parking area.

*****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.

Fire Safety Regulation, North West 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200[redacted]

Minicom 020 7960 3629
london-fire.gov.uk

The Secretary
Sovereign Network Group
Sovereign House
Basing View
Basingstoke
RG21 4FA

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

Date 22 June 2026
Our Ref 28/273345/SH

ENFORCEMENT NOTICE

Notice requiring steps to be taken under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended)

TO :

Name:	**Sovereign Network Group**
Address:	**Sovereign House, Basing View, Basingstoke RG21 4FA**
Concerning Premises at:	**Block D, Flats 55-76 Grand Union Heights, Northwick Road, Wembley HA0 1LB**

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 referenced as ('The Order') in London.

I, Pam Oparaocha, Assistant Commissioner (Prevention & Protection) on behalf of the Commissioner, hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **21 December 2026** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** [redacted]

Signed: **Dated:** 22 June 2026

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Officer [redacted]
Direct **T** 0208 555 1200 ext [redacted] / [redacted]
E EnforcementAdminTeam@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [redacted]@sng.org.uk
bsr_hrb.intelligence@hse.gov.uk

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 (as amended), (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).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

1. Words 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 during the course of the notice, to ensure the dates within this plan are being followed.

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 the attached 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.

SCHEDULE

PREMISES: Block D, Flats 55-76 Grand Union Heights, Northwick Road, Wembley HA0 1LB

FILE NUMBER: 28/273345

This schedule should be read in conjunction with the Commissioner's Notice dated **22 June 2026**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), 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	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that: 1) Adequate fire stopping to the ceiling outside flats on the 3rd floor had not been planned or organised. 2) Maintenance of the flat entrance door to flat 55, which had its self closing device removed, had not been planned or organised. 3) The implementation of quarterly communal area fire door checks, as required by the Fire Safety (England) Regulations 2022, had not been organised. 4) Management of combustibles within the scaffolding boundary and abutting the external wall had not been controlled or monitored. Full bin bags were observed along the external wall. 5) Implementation of fire safety directional signage in the ground floor car park had not been planned or organised. 6) Excessive gaps at the base of the automatic opening vent door on the 7th floor had not been controlled.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 11 continued	7) The repetition of false alarms had not been reviewed.	
Article 13	At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that the fire control drop key access for the premises ground floor main entrance was not operational.	Arrange necessary contact with the appropriate external emergency services by ensuring the premises is accessible for firefighters.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) There was no fire safety directional signage in the ground floor car park. 2) Electric radiators were present and switched on throughout the single stair means of escape, compromising the designated escape route. 3) The FIRE RESISTING construction in the protected lobbies outside flats on the 3rd floor had been breached by unfinished sprinkler works. 4) The automatic opening vent shaft door in the 7th floor protected escape route had excessive gaps at its base. This increases the risk of smoke or fire from another floor spreading into the 7th floor.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by: 1) Installing adequate directional emergency escape within the means of escape routes of the premises. 2) Ensuring the protected escape route remains sterile of ignition sources. 3) Ensuring FIRE RESISTING construction is reinstated. It is important that these works are carried out by a competent/approved contractor with third party accreditation. Third party accreditation (or certification) is the best way for you to gain assurance when sourcing fire safety contractors or products. It provides you with the peace of mind that your supplies have been independently verified, are regularly audited or certified and are competent to undertake the work you need. It also assures they are working to relevant standards and best practice. 4) Reviewing arrangements to ensure that adequate smoke ventilation is available to allow use of the exit route in the event of a fire.
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 a high frequency of false alarms has desensitised residents, leading to alarm activations being ignored and compromising safe evacuation.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by identifying the cause of recurring false alarms and implement effective management controls to ensure the integrity of the evacuation procedure is restored.

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 must be maintained in an efficient state, in efficient working order and good repair. During the 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. The PROTECTED ROUTE has been compromised by the lack of a self closing device fitted to the flat front door of flat 55, thus their inability to self close into their frames.	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. 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 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 the detection and warning system had not been suitably maintained, there were 7 faults showing on the panel.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring that the detection and warning system is serviced by a competent person to BS 5839-1.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that: 1) There are compartmentation breaches around pipes of the residents car park. 2) The internal walls of riser cupboards on sampled floors were observed to be lined with plywood boards. This was found in majority of riser and electrical cupboards on every floor.	Provide suitable FIRE RESISTING separation by: 1) Ensuring that breaches in compartmentation are adequately fire stopped with FIRE RESISTING material. 2) Ensuring that breaches in compartmentation are adequately fire stopped with FIRE RESISTING material.

Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessment did not consider the requirement for the automatic fire detection and sounders to be extended to the ground floor residents car park. 2) The fire risk assessment did not identify or consider the risk presented from ignition sources via electric radiators within the stairs. 3) The fire risk assessment did not consider or identify the requirement for fire safety directional signage in the ground floor car park. 4) The fire risk assessment did not consider or outline the operational requirements and function of the fire evacuation managers. 5) The fire risk assessment did not identify the suitability and use of the car park	The fire risk assessment should be reviewed, with specific consideration given to: 1) Extending the detection and sounders to the ground floor residents car park. 2) Reviewing the risk posed by ignition sources in the means of escape. 3) Fire safety directional signage in the ground floor car park. 4) As per NFCC guidance, the fire risk assessment should identify the operational requirements of the waking watch/evacuation managers, including the areas that need to be patrolled, and the actions taken during an evacuation situation. 5) Risk assess the suitability of fire safety provisions within the lower ground floor car parking area.

*****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.

Fire Safety Regulation, North West 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200[redacted]

Minicom 020 7960 3629
london-fire.gov.uk

LONDON FIRE BRIGADE

The Secretary
Sovereign Network Group
Sovereign House
Basing View
Basingstoke
RG21 4FA

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

Date 22 June 2026
Our Ref 28/273342/SH

ENFORCEMENT NOTICE

Notice requiring steps to be taken under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended)

TO :

Name:	**Sovereign Network Group**
Address:	**Sovereign House, Basing View, Basingstoke RG21 4FA**
Concerning Premises at:	**Block B, Flats 19-36 Grand Union Heights, Northwick Road, Wembley HA0 1LB**

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 referenced as ('The Order') in London.

I, Pam Oparaocha, Assistant Commissioner (Prevention & Protection) on behalf of the Commissioner, hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **21 December 2026** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** [redacted]

Signed: ______________________ **Dated:** 22 June 2026

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Officer [redacted]
Direct **T** 0208 555 1200 ext [redacted]/[redacted]
E EnforcementAdminTeam@london-fire.gov.uk

Encl: FS03_01a, FS03_01b,FS03_06

Cc: [redacted]@sng.org.uk

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 (as amended), (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).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

1. Words 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 during the course of the notice, to ensure the dates within this plan are being followed.

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 the attached 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.

SCHEDULE

PREMISES: Block B, Flats 19-36 Grand Union Heights, Northwick Road, Wembley HA0 1LB

FILE NUMBER: 28/273342

This schedule should be read in conjunction with the Commissioner's Notice dated **22 June 2026**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), 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	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that: 1) Maintenance of the common parts fire door on the 4th floor between the stair and the flat lobbies had not been planned or organised. 2) The implementation of quarterly communal area fire door checks, as required by the Fire Safety (England) Regulations 2022, had not been organised. 3) Management of combustibles within the scaffolding boundary and abutting the external wall had not been controlled or monitored. Full bin bags were observed along the external wall. 4) The repetition of false alarms had not been reviewed.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 13	At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that: 1) The fire control drop key access for the premises ground floor main entrance was not operational.	Arrange necessary contact with the appropriate external emergency services by: 1) Ensuring the premises is accessible for firefighters.

Article 13 continued	2) The fire control drop key access for the premises first floor podium level door to Block B was not operational.	2) Ensuring the premises is accessible for firefighters.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The common parts fire door from the stair to the lobby for flats on the 4th floor did not shut fully into its frame. 2) Electric radiators were present and switched on throughout the single stair means of escape, compromising the designated escape route.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by: 1) Ensuring that all self closing doors on the means of escape provide adequate FIRE RESISTANCE and self close into their frames. 2) Ensuring the protected escape route remains sterile of ignition sources.
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 a high frequency of false alarms has desensitised residents, leading to alarm activations being ignored and compromising safe evacuation.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by identifying the cause of recurring false alarms and implement effective management controls to ensure the integrity of the evacuation procedure is restored.
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) The self closer on the common part fire door from the stair to the flat lobbies on 4th floor has not been effectively maintained and does not function to shut the fire door fully into its frame. 2) The detection and warning system had not been suitably maintained; there were 7 faults showing on the panel.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by: 1) Repairing or replacing the self closing devices on the fire doors. 2) Ensuring that the detection and warning system is serviced by a competent person to BS 5839-1.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that: 1) There are compartmentation breaches around pipes of the residents car park.	Provide suitable FIRE RESISTING separation by: 1) Ensuring that breaches in compartmentation are adequately fire stopped with FIRE RESISTING material.

Article 8 continued	2) The internal walls of riser cupboards on sampled floors were observed to be lined with plywood boards. This was found in majority of riser and electrical cupboards on every floor.	2) Ensuring that breaches in compartmentation are adequately fire stopped with FIRE RESISTING material.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessment did not consider the requirement for the automatic fire detection and sounders to be extended to the ground floor residents car park. 2) The fire risk assessment did not identify or consider the risk presented from ignition sources via electric radiators within the stairs. 3) The fire risk assessment did not consider or outline the operational requirements and function of the fire evacuation managers. 4) The fire risk assessment did not identify the suitability and use of the car park.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Extending the detection and sounders to the ground floor residents car park. 2) Reviewing the risk posed by ignition sources in the means of escape. 3) As per NFCC guidance, the fire risk assessment should identify the operational requirements of the waking watch/evacuation managers, including the areas that need to be patrolled and the actions taken during an evacuation situation. 4) Risk assess the suitability of fire safety provisions within the lower ground floor car parking area.

*****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.

Fire Safety Regulation, North West 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200[redacted]

Minicom 020 7960 3629
london-fire.gov.uk

LFB
LONDON FIRE BRIGADE

The Secretary
Sovereign Network Group
Sovereign House
Basing View
Basingstoke
RG21 4FA

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

Date 22 June 2026
Our Ref 28/208691/SH

ENFORCEMENT NOTICE

Notice requiring steps to be taken under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended)

TO :	
Name:	**Sovereign Network Group**
Address:	**Sovereign House, Basing View, Basingstoke RG21 4FA**
Concerning Premises at:	**Block A, Flats 1-18 Grand Union Heights, Northwick Road, Wembley HA0 1LB**

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 referenced as ('The Order') in London.

I, Pam Oparaocha, Assistant Commissioner (Prevention & Protection) on behalf of the Commissioner, hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **21 December 2026** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** [redacted]

Signed: ______________________ **Dated:** 22 June 2026

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Officer [redacted]
Direct **T** 0208 555 1200 ext [redacted]/[redacted]
E EnforcementAdminTeam@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [redacted]@sng.org.uk

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 (as amended), (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).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

1. Words 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 during the course of the notice, to ensure the dates within this plan are being followed.

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 the attached 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.

SCHEDULE

PREMISES: Block A, Flats 1-18 Grand Union Heights, Northwick Road, Wembley HA0 1LB

FILE NUMBER: 28/208691

This schedule should be read in conjunction with the Commissioner's Notice dated **22 June 2026**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), 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	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that: 1) Combustibles in the common parts had not been monitored or controlled. A pram was observed outside flat 10 and numerous plants were observed outside flat 17. 2) Adequate fire stopping to the ceiling outside flat 1, flat 3, flat 9 and flat 13 had not been planned or organised. 3) Adequate fire stopping to the means of escape had not been planned or organised. Holes in the ceiling were prevalent throughout the escape stair. 4) Maintenance of the damaged intumescent strips on the flat entrance door of flat 3 had not been planned or organised. 5) The implementation of quarterly communal area fire door checks, as required by the Fire Safety (England) Regulations 2022, had not been organised. 6) Management of combustibles within the scaffolding boundary and abutting the external wall had not been controlled or monitored. Full bin bags were observed along the external wall.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 11 continued	7) Fire safety arrangements had not been effectively planned, organised, and monitored at flat 3, as the person centred fire risk assessment for a high risk, bed-bound smoker did not consider any risk mitigation controls. 8) The repetition of false alarms had not been reviewed.	
Article 13	At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that the fire control drop key access for the premises ground floor main entrance was not operational.	Arrange necessary contact with the appropriate external emergency services by ensuring the premises is accessible for firefighters.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) Electric radiators were present and switched on throughout the single stair means of escape, compromising the designated escape route. 2) The FIRE RESISTING construction protecting the corridors connected to the stair had been breached by holes on the ceiling of all floors. 3) The FIRE RESISTING construction in the protected lobbies outside flats 1, 3, 9, and 13 had been breached by unfinished sprinkler works.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by: 1) Ensuring the protected escape route remains sterile of ignition sources. 2) Ensuring FIRE RESISTING construction is reinstated. It is important that these works are carried out by a competent/approved contractor with third party accreditation. Third party accreditation (or certification) is the best way for you to gain assurance when sourcing fire safety contractors or products. It provides you with the peace of mind that your supplies have been independently verified, are regularly audited or certified and are competent to undertake the work you need. It also assures they are working to relevant standards and best practice. 3) Ensuring FIRE RESISTING construction is reinstated. It is important that these works are carried out by a competent/approved contractor with third party accreditation. Third party accreditation (or certification) is the best way for you to gain assurance when sourcing fire safety contractors or products. It provides you with the peace of mind that your supplies have been independently verified, are regularly audited or certified and are competent to undertake the work you need. It also assures they are working to relevant standards and best practice.

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 a high frequency of false alarms has desensitised residents, leading to alarm activations being ignored and compromising safe evacuation.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by identifying the cause of recurring false alarms, and implement effective management controls to ensure the integrity of the evacuation procedure is restored.
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 the detection and warning system had not been suitably maintained, there were 7 faults showing on the panel.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring that the detection and warning system is serviced by a competent person to BS 5839-1.
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 must be maintained in an efficient state, in efficient working order and good repair. During the 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. The PROTECTED ROUTE has been compromised by damage to the intumescent strips on the flat entrance door to flat 3.	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. 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 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that: 1) There are compartmentation breaches around pipes of the residents car park. 2) The internal walls of riser cupboards on sampled floors were observed to be lined with plywood boards. This was found in majority of riser and electrical cupboards on every floor.	Provide suitable FIRE RESISTING separation by: 1) Ensuring that breaches in compartmentation are adequately fire stopped with FIRE RESISTING material. 2) Ensuring that breaches in compartmentation are adequately fire stopped with FIRE RESISTING material.

Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessment did not consider the requirement for the automatic fire detection and sounders to be extended to the ground floor residents car park. 2) The fire risk assessment did not identify or consider the risk presented from ignition sources via electric radiators within the stairs. 3) The fire risk assessment did not consider or outline the operational requirements and function of the fire evacuation managers. 4) The fire risk assessment did not identify or assess the suitability and use of the car park.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Extending the detection and sounders to the ground floor residents car park. 2) Reviewing the risk posed by ignition sources in the means of escape. 3) As per NFCC guidance, the fire risk assessment should identify the operational requirements of the waking watch/evacuation managers, including the areas that need to be patrolled, and the actions taken during an evacuation situation. 4) Risk assess the suitability and use of the ground floor car parking area.

*****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.

Fire Safety Regulation, North West 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200[redacted]

Minicom 020 7960 3629
london-fire.gov.uk

The Secretary
Sovereign Network Group
Sovereign House
Basing View
Basingstoke
RG21 4FA

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

Date 22 June 2026
Our Ref 28/273343/SH

ENFORCEMENT NOTICE

Notice requiring steps to be taken under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended)

TO :

Name:	**Sovereign Network Group**
Address:	**Sovereign House, Basing View, Basingstoke RG21 4FA**
Concerning Premises at:	**Block C, Flats 37-54 Grand Union Heights, Northwick Road, Wembley HA0 1LB**

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 referenced as ('The Order') in London.

I, Pam Oparaocha, Assistant Commissioner (Prevention & Protection) on behalf of the Commissioner, hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **21 December 2026** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** [redacted]

Signed: ______________________ **Dated:** 22 June 2026

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

Reply to Inspecting Office[redacted]
Direct **T** 0208 555 1200 ext[redacted]/[redacted]
E EnforcementAdminTeam@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: [redacted]@sng.org.uk

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 (as amended), (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).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

1. Words 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 during the course of the notice, to ensure the dates within this plan are being followed.

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 the attached 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.

SCHEDULE

PREMISES: Block C, Flats 37-54 Grand Union Heights, Northwick Road, Wembley HA0 1LB

FILE NUMBER: 28/273343

This schedule should be read in conjunction with the Commissioner's Notice dated **1 June 2026**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), 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	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that: 1) Combustibles in the common parts had not been monitored or controlled. A wall mounted shoe rack was observed outside flat 54. 2) Adequate fire stopping to the ceiling outside flat 47 had not been planned or organised. 3) Maintenance of the damaged intumescent strips on the 3rd floor riser cupboard had not been planned or organised. 4) The implementation of quarterly communal area fire door checks, as required by the Fire Safety (England) Regulations 2022, had not been organised. 5) Management of combustibles within the scaffolding boundary and abutting the external wall had not been controlled or monitored. Full bin bags were observed along the external wall. 6) Adequate fire stopping to the automatic opening vent shaft on the 3rd floor outside flat 46 had not been planned or organised.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 11 continued	7) Adequate fire stopping to the plant room on the 1st floor in the main entrance to Grand Union Heights had not been planned or organised. 8) The repetition of false alarms had not been reviewed.	
Article 13	At the time of the audit you had not made the necessary arrangements with external emergency services. It was found that the fire control drop key access for the premises ground floor main entrance was not operational.	Arrange necessary contact with the appropriate external emergency services by ensuring the premises is accessible for firefighters.
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) Electric radiators were present and switched on throughout the single stair means of escape, compromising the designated escape route. 2) The FIRE RESISTING construction in the protected lobby outside flat 47 had been breached. 3) The FIRE RESISTING construction between the automatic opening vent shaft and the protected lobby outside flat 46 had been breached.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by: 1) Ensuring the protected escape route remains sterile of ignition sources. 2) Ensuring FIRE RESISTING construction is reinstated. It is important that these works are carried out by a competent/approved contractor with third party accreditation. Third party accreditation (or certification) is the best way for you to gain assurance when sourcing fire safety contractors or products. It provides you with the peace of mind that your supplies have been independently verified, are regularly audited or certified and are competent to undertake the work you need. It also assures they are working to relevant standards and best practice. 3) Ensuring fire resisting construction is reinstated. It is important that these works are carried out by a competent/approved contractor with third party accreditation. Third party accreditation (or certification) is the best way for you to gain assurance when sourcing fire safety contractors or products. It provides you with the peace of mind that your supplies have been independently verified, are regularly audited or certified and are competent to undertake the work you need. It also assures they are working to relevant standards and best practice.

Article 14 continued	4) The intumescent strips on the riser cupboard on the 5th floor were damaged, diminishing their ability to prevent smoke spread into the protected route, thus compromising the means of escape.	4) Ensuring damaged intumescent strips on fire doors are replaced by a competent fire door contractor to prevent smoke spread in the means of escape.
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 a high frequency of false alarms has desensitised residents, leading to alarm activations being ignored and compromising safe evacuation.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by identifying the cause of recurring false alarms and implement effective management controls to ensure the integrity of the evacuation procedure is restored.
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) The detection and warning system had not been suitably maintained; there were 7 faults showing on the panel. 2) The intumescent strips on the riser cupboard on the 5th floor were damaged and had not been maintained, diminishing their functionality.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by: 1) Ensuring that the detection and warning system is serviced by a competent person to BS 5839-1. 2) Ensuring all damaged fire door intumescent strips are replaced by a competent fire door contractor.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that: 1) There are compartmentation breaches around pipes of the residents car park. 2) The internal walls of riser cupboards on sampled floors were observed to be lined with plywood boards. This was found in majority of riser and electrical cupboards on every floor. 3) Large gaps and voids were observed in the plant room on the 1st floor to the main entrance of Grand Union Heights.	Provide suitable FIRE RESISTING separation by: 1) Ensuring that breaches in compartmentation are adequately fire stopped with FIRE RESISTING material. 2) Ensuring that breaches in compartmentation are adequately fire stopped with FIRE RESISTING material. 3) Ensuring that breaches in compartmentation are adequately fire stopped with FIRE RESISTING material.

Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessment did not consider the requirement for the automatic fire detection and sounders to be extended to the ground floor residents car park. 2) The fire risk assessment did not identify or consider the risk presented from ignition sources via electric radiators within the stairs. 3) The fire risk assessment did not consider or outline the operational requirements and function of the fire evacuation managers. 4) The fire risk assessment did not identify the suitability and use of the car park.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Extending the detection and sounders to the ground floor residents car park. 2) Reviewing the risk posed by ignition sources in the means of escape. 3) As per NFCC guidance, the fire risk assessment should identify the operational requirements of the waking watch/evacuation managers, including the areas that need to be patrolled, and the actions taken during an evacuation situation. 4) Risk assess the suitability of fire safety provisions within the lower ground floor car parking area.

*****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.