

Freedom of Information request: Reference number FOI2026/00450

Date of request: 21st April

Request:

Under the Environmental Information Regulations 2004 (EIR) and the Freedom of Information Act 2000, I am requesting recorded information for the period from 1 January 2018 to 31 December 2022 relating to the Newlon Housing Trust development bounded by Schoolhouse Lane, Cable Street, and Glasshouse Fields in Wapping. This specifically includes the buildings known as Len Bishop Court, Glasshouse Fields, and John Bowers Court (postcodes E1W 3A_).

Please provide the following:

Records of any fire safety inspections, audits, visits, deficiency reports, enforcement notices, alteration notices, prohibition notices, or decisions not to take formal action concerning this building.

Any correspondence (including emails and letters) between the LFB and Newlon Housing Trust concerning external walls, cladding, insulation, fire stopping, flat entrance doors, remediation, FRA findings, EWS1, or documentation issues.

Any complaint logs or incident reports specifically referring to fire safety at this address.

Any internal reports, summaries, action logs, or follow-up notes generated after inspections or complaints.

Any records indicating the exact dates on which the LFB was first notified of issues relating to external walls, fire stopping, or related fire-safety matters at this building.

To assist your searches, please utilise the following search terms across your email and document systems:

Location Identifiers (any of the following but not exclusive):

- "Len Bishop Court" OR "John Bowers Court" OR "John Bowles Court"
- OR "Glasshouse Fields" OR "Glasshouse Fields Development"
- OR "63 Schoolhouse Lane" OR "Schoolhouse Lane"
- OR "E1W 3AJ"

AND linked with any of the following Subject Identifiers:

- "Newlon" OR "external wall" OR "cladding" OR "insulation" OR "polystyrene" OR "fire stopping" OR "FRA" OR "Fire Risk Assessment" OR "EWS1" OR "flat entrance doors" OR "remediation" OR "Building Safety Fund"

Response:

Under the Freedom of Information Act 2000 (FOIA), the London Fire Brigade releases fire safety audit reports where premises are deemed broadly compliant. Where audits identify failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) and result in enforcement action, including the issuing of a Notification of Deficiencies (NOD) or Enforcement Notice (EN), the Brigade releases the relevant letter in place of the full audit report.

The audits undertaken in relation to this premises identified varying levels of compliance. Some audits found no significant failures to comply with the RRO and, as a result, the premises were considered broadly compliant. No formal or informal enforcement action was required in those cases. A copy of the audit reports is attached below. Personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

An audit in 2018 identified failures to comply with the RRO, which resulted in enforcement action being taken, including the issuing of an Enforcement Notices. A copy of the relevant letter is attached below. Personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

Any additional correspondence held by the London Fire Brigade in connection with this property is exempt from disclosure under [Section 31 of the FOIA – law enforcement](#)

In most cases we charge for Incident Reports and they are considered exempt from the Freedom of Information provisions as it is "information accessible by other means" ([FOIA Section 21](#)). For more details about our Incident Reports service, please see the [information on our website](#).

As Incident Reports may contain personal data, each request is assessed individually to ensure compliance with the Data Protection Act (DPA). Access is usually limited to property owners or tenants, individuals injured during an incident, or organisations acting on their behalf.

Your request has been handled under the Freedom of Information Act 2000. Further information about this process can be found on the London Fire Brigade website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 28 October 2019

Location summary

File No 05/187742
UPRN 6652803
Building Name John Bowles Court
Address JOHN BOWLES COURT
 69 SCHOOLHOUSE LANE
 LONDON
 E1W 3AH
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F33 - Whitechapel
Site Risk Score 4.50
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 66
Special Features
Additional detail Garage on ground floor under flats
Premises Description purpose built block of flats
Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address JOHN BOWLES COURT
 69 SCHOOLHOUSE LANE
 LONDON
 E1W 3AH
Responsible team FSR Tower Hamlets & Newham
Occupancy Type Occupier - multi or single occupancy
Property Use D - Purpose Built Flats >=4 floors
Valuation Office R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score 4.50

Reinspection Date	N/A (SAMPLE)
Last Inspection	30 July 2019
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	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	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name Default Property
Address JOHN BOWLES COURT
69 SCHOOLHOUSE LANE
LONDON
E1W 3AH

Managing Agent

Name Newlon Housing Trust
Responsible Person [REDACTED]
Position Property service officer
Address 204 Hoxton Street
London
N1 5LH
Telephone [REDACTED]
Email [REDACTED]@Newlon.org.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Risk Assessment carried out in may 2019 due for review may 2020. assessment carried out by Quality Fire Safety Management assessor [REDACTED] covers all areas suitable and sufficient

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

management is acceptable FRA, AOV, EL and Dry Riser all monitored and controlled serviced on contractcs

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

the detection system is adequate and activates AOV system

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Observations

Escape routes and exits at time of audit were clear of obstruction and available. certain routes require a fob but have been tested and fail safe according to managing agent recommended a green break glass.

Verbal Advice Given

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 Level 2 door has fire exit sign above however there was no way of opening without a fob. green break glass fail safe should be provided along route in case of emergency

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 installing a break glass override for this door.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

stay put policy in place notice are on display

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

fire safety provisions are being maintained certificates being sent to prove. all appeared to be working

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations

no staff on site

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

Significant finding in the FRA addressed

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

building secure to reduce risk of arson

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations

no dangerous substances stored on site

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations

appropriate for building

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

Safety Evaluation
Not Applicable

Observations

no dangerous substances stored on site

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations

contracts in place to manage protective measure

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	no on site staff

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

Safety Evaluation	Observations
Broadly Compliant	information about site given to companies coming to do works at the premises

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	Newlon has control

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	no on site staff

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	not required

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

Safety Evaluation	Observations
Broadly Compliant	Dry Riser is maintained and appeared in good condition at time of audit

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

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

28/10/2019 15:22

spoke to the management of the building about the issue of over rides for maglocks on doors along the escape route. they claimed this had been tested and that they all fail safe on activation of detection. I sampled riser cupboards on 3 floors no issues with compartment breaches. awaiting certificates for some fire safety precautions however sister block I have check previously has all in place.

28/10/2019 15:19

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings**Audit Duration**
180**Travel Time**
60**Post Audit Processing Duration**
60



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 8 April 2020

Location summary

File No 05/187742
UPRN 6652803
Building Name John Bowles Court
Address JOHN BOWLES COURT
 69 SCHOOLHOUSE LANE
 LONDON
 E1W 3AH
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F33 - Whitechapel
Site Risk Score 4.75
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 110
Special Features
Additional detail Garage on ground floor under flats.
 1 stair
Premises Description Purpose built block of flats
 Modern material's used.
 Stow render with possible fire barrier issues.
 Waking watch in place while full inspection takes place.
Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address JOHN BOWLES COURT
 69 SCHOOLHOUSE LANE
 LONDON
 E1W 3AH
Responsible team FSR Tower Hamlets & Newham

Occupancy Type	Occupier - multi or single occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	4.75
Reinspection Date	N/A (SAMPLE)
Last Inspection	27 March 2020
Total Capacity	0
Maximum number of people	>100
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	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	Default Property
Address	JOHN BOWLES COURT 69 SCHOOLHOUSE LANE LONDON E1W 3AH

Managing Agent

Name	Newlon Housing Trust
Responsible Person	[REDACTED]
Position	Property service officer
Address	204 Hoxton Street London N1 5LH
Telephone	[REDACTED]
Email	[REDACTED]@newlon.org.uk

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas.
It does have a review date that has been bought forward due to the possible issues with the Stow cladding,
It was last completed before any inspection but made reference to possible issues.
Significant findings recorded with most completed.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All arrangements in place and demonstrated while on site.
Waking watch put in place while further checks are made of the render and possible fire barrier issues.
Keep all areas clear and check at least every hour.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Nothing in common parts not required.
Detectors in place for AOV's.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All common parts were checked and found to be clear at the time of the inspection.
Front doors as installed but not checked for closers.
Plenty natural light and EL has been provided.
Fire exit signs in place.
Floors are numbered.
AOV's to clear heat and smoke.
Risers were locked and fire stopped.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All out in place due to the Stow cladding possible issues.
Notice displayed and waking watch in place.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Up to date test records seen for all fire safety systems.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

No permanent on site staff.
Waking watch in place. QA took place with good response.
Records of checks on site.

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations
None

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	Dry riser provided. AOV's to clear heat and smoke. Floors are numbered.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

08/04/2020 11:12

Spoke about the risk assessment and action plan.

Spoke about the test records for all fire safety systems.

Looked at all common parts and 75% of risers for fire stopping.

Spoke in detail about the Stow cladding.

Further checks planned to confirm safe or needs to be removed/repaired.

Well run with no major issues noted.

08/04/2020 11:09

Initial Expectation: Verbal action

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	B - Sleeping familiar or Licensed Premises
Life Risk	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings

Audit Duration
230

Travel Time
60

Post Audit Processing Duration
60



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 1 August 2021

Location summary

File No 05/187742
UPRN 6652803
Building Name John Bowles Court
Address JOHN BOWLES COURT
 69 SCHOOLHOUSE LANE
 LONDON
 E1W 3AH
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F33 - Whitechapel
Site Risk Score 4.75
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail Garage on ground floor under flats.
 1 stair

Premises Description This premises is part of the Glassfields development and is made up of 6 floors (Ground to 5th Floor). This premises is mostly built from traditional materials including brick and concrete however there is cladding installed to around to top floor of the facade. Due to the presence of combustible wall system the premises has a simultaneous evacuation procedure, to manage this a automatic fire alarm and a waking watch have been installed. The waking watch are given mobiles and airhorns to give additional detection and warning to relevant persons including residents. Fire-fighting facilities have also been installed, this includes a fire-fighting lift and dry rising main, the outs for this are located in the flat escape corridors, with the inlet located next to the main entrance to the premises.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	JOHN BOWLES COURT 69 SCHOOLHOUSE LANE LONDON E1W 3AH
Responsible team	FSR Tower Hamlets & Newham
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	4.75
Reinspection Date	N/A (SAMPLE)
Last Inspection	19 July 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average

Additional detail

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	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	Default Property
Address	JOHN BOWLES COURT 69 SCHOOLHOUSE LANE LONDON E1W 3AH

Managing Agent

Name	Newlon Housing Trust
Responsible Person	[REDACTED]
Position	Property service officer
Address	204 Hoxton Street London N1 5LH
Telephone	[REDACTED]
Email	[REDACTED]@newlon.org.uk

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The latest fire risk assessment was undertaken by Quality Fire Safety Management on 16/03/2021. This fire risk assessment confirms that due to the combustible wall systems currently in place a simultaneous evacuation has been implemented with a waking watch installed throughout the Glassfields estate to manage the change in evacuation procedure. Other concerns highlighted include:

- (1) flat front doors, which following a recent survey do not meet to requirements of being 30 minute fire resisting. This has been addressed by the responsible person who have installed additional numbers to the waking watch as an interim measure however have plans to replace all flat front doors.
- (2) combustible items were found in communal escape routes and exits throughout the premises, this wasn't a concerns on my fire safety audit and has been addressed by the responsible person.
- (3) recommendation to install a upgrade in detection and warning to flats to a LD3 Grade D fire alarm system. I have seen on my fire safety audit that an automatic fire alarm has been installed.
- (4) currently there is signage suggested that there is an automatic fire alarm panel located within a first floor service riser cupboard this is not the case, there is however on in the neighbouring premises. This was also a concern found on my fire safety audit.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

I have seen evidence throughout the physical inspection that on-going and regular maintenance and inspections are carried out on the fire safety arrangements, this includes the staircase fire doors, emergency lighting, automatic fire alarm and dry rising outlets which were all in good working order at the time of the fire safety audit. Due to the presence of a waking watch I have found that the communal areas to be free from unsuitable storage, waking watch are instructed to ask residents to remove any unsuitable storage from the emergency escape routes and exits.

There appears to be no fire alarm control panel located in the John Bowles Court, contrary to the sign posted on the ground floor, photo included. It is believed to be one of two in Len Bishop Court on the ground and first floors- most likely the one in the first floor. A plan drawing has been placed near the main entrance and refers to the panel being located on the ground floor of Len Bishop Court, although this is not believed to be the one for John Bowles House. Task raised to clarify, amend signs and document zones.

FAILURE

Article 11 FS arrangements not maintained

At the time of the audit your preventative and protective measures had not been controlled or reviewed where required. It was found that signage on the ground floor detailing a position of the automatic fire alarm panel being located in a first floor riser cupboard was incorrect.

REMEDY

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

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The premises has a simultaneous evacuation procedure due to the presence of ACM cladding installed to the facade of the premises. To manage this the RP has installed automatic fire detection and a one man waking watch.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The premises has a simple internal layout with one protected stair installed serving all floors, the protected stair leads to the ground floor where there is an additional escape route leading to a communal garden and leads to a separate final exit. The main escape route leads into the ground floor entrance lobby where residents can also escape to a place of ultimate safety. On the inspection I have found that all escape routes and exits free of unsuitable storage and were all available at the time of the fire safety audit. Adequate emergency escape lighting and fire exit signage has been installed throughout the premises in suitable locations.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

I have found that the premises has a simultaneous evacuation procedure which is detailed in fire evacuation notices installed within the ground floor entrance lobby and within the lift lobbies. The simultaneous evacuation has been put in place due to the presence of cladding installed around the top floor of the facade. To manage the simultaneous evacuation an automatic fire alarm and a waking watch has been installed.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

During the fire safety audit 100% of the premises floor plate was inspected, as part of this inspection the fire safety arrangements including the staircase fire doors, automatic fire alarm, emergency lighting, dry rising inlets/outlets and the fire-fighting lift were inspected to ensure these were being maintained in good working order. I have found that all of these arrangements were found in good working order following a physical and visual inspection. Due to concerns with Covid-19 an inspection of the Flat Front Doors was not completed, fire risk assessment does highlight that all flat front doors will need removing, the responsible person has put interim measures in place in the form of an additional waking watch.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
None

Article 8 - General fire precautions

Safety Evaluation
Low Risk

Observations

On my inspection I have completed a 100% inspection of service riser cupboards throughout the premises has found that there was good compartmentation and fire stopping present. I have seen that the fire stopping was completed in June 2018 and this was well installed and being maintained by the responsible person. I have found that some of the significant findings in the current fire risk assessment haven't been rectified including the removal of signage leading to the automatic fire alarm panel which directs to a first floor rise cupboard this was incorrect, with the panel being located in a neighbouring premises.

FAILURE

Article 8 FRA findings not implemented

At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that management measures to remove signage incorrectly detailing to location of the automatic fire alarm being located in a first floor riser cupboard haven't been implemented as detailed in your latest fire risk assessment.

REMEDY

Implement the significant findings of your fire risk assessment, in particular ensure signage is removed detailing the incorrect locate of the automatic fire alarm panel.

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

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

01/08/2021 09:43

This fire safety audit was completed following a request from the BRR team to ensure that the responsible person has installed and maintained suitable fire safety arrangements to manage to simultaneous evacuation which is currently in place at this premises. I have found that the all fire safety measures including the automatic fire alarm, emergency lighting, staircase fire doors, compartmentation, fire stopping, dry rising outlets were being maintained in good working order at the time of the fire safety audit. I have highlighted some concerns as highlighted below;

(1) signage incorrectly detailing to location of the automatic fire alarm being located in a first floor riser cupboard haven't been implemented as detailed in your latest fire risk assessment hasn't been removed.

As the premises has been well maintained this fire safety audit has resulted in a verbal action (level 1).

01/08/2021 09:42

Initial Expectation: Verbal action

01/08/2021 09:42

Initial Expectation: Verbal action

01/08/2021 09:42

Initial Expectation: Verbal action

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	B - Sleeping familiar or Licensed Premises
Life Risk	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings**Audit Duration**
140**Travel Time**
65**Post Audit Processing Duration**
110

Form EWS1: External Wall Fire Review

Objective - This form is intended for recording in a consistent manner what assessment has been carried out for the external wall construction of residential apartment buildings where the highest floor is 18m or more above ground level or where specific concerns exist ^(Note 1). It should not be used for other purposes. It is to be completed by a competent person with the levels of expertise as described in Notes 2 and 3 below.

This review is for the sole and exclusive use of the client organisation named below. No responsibility is accepted to any third party for the whole or any part of its contents ^(Note 4). For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the review during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser who may see the review during the process through which they come to purchase an interest in any part of the Subject Address.

Client organisation:Newlon Housing Trust.....

Subject Address (One form per block)

Block or building name	Street	Town	Postcodes (all built)
Len Bishop Court & John Bowles Court	62 & 69 Schoolhouse Lane	Tower Hamlets, London	E1W 3AJ & E1W 3AH

I confirm that I have used reasonable skill and care to investigate ^(Note 5) the primary external wall materials (typically insulation, filler materials and cladding) and attachments of the external walls of the above building/block.

OPTION A ^(Note 1) – Where external wall materials are unlikely to support combustion

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 2
- In relation to the construction of the external walls, to the best of my knowledge the primary materials used meet the criteria of limited combustibility ^(Note 6) or better and cavity barriers are installed to an appropriate standard in relevant locations (Note 7)
- In relation to attachments to the external wall (*tick one of the following*):
 - ~~A1 - There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility ^(Note 6) or better);~~
 - ~~A2 - There is an appropriate risk assessment of the attachments confirming that no remedial works are required~~
 - ~~A3 - Where neither of the above two options apply, there may be potential costs of remedial works to attachments ^(Note 8)~~

OPTION B ^(Note 1) – Where combustible materials are present in external wall

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 3
- I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk ^(Note 9) presented by the external wall construction and attachments (*tick one of the following*)
 - ~~B1 - I have concluded that in my view the fire risk ^(Note 8) is sufficiently low that no remedial works are required~~
 - B2 - I have concluded that an adequate standard of safety is not achieved, and I have identified to the client organisation the remedial and interim measures required (documented separately).**

Name
Organisation
Signature



Qualifications BEng (Hons) MIFireE C.BuildE MCABE MIFSM
Professional body Institute of Fire Engineers & Chartered Association of Building Engineers
Date16/11/20.....

NOTES

Note 1 - This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.

Note 2 –For Option A, the signatory would need the expertise to identify the relevant materials within the external wall and attachments and whether fire resisting cavity barriers and fire stopping have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a member of a relevant professional body within the construction industry.

Note 3 - For Option B the signatory would need expertise in the assessment of the fire risk presented by external wall materials and should be a member of a relevant professional body that deals with fire safety in the built environment. This could be a Chartered Engineer with the Institution of Fire Engineers or equivalent.

Note 4 – Should there be a desire for a third party to rely on this form, they should contact the signatory’s organisation.

Note 5 - The investigation must include evidence of the fire performance of the actual materials installed. For both Options A and B this would often include either a physical inspection by the signatory to this form, or inspection of photographic or similar information gathered by a 3rd party (subject to the signatory having sufficient confidence in that 3rd party). It would also include the standards of construction of key fire safety installations such as cavity barriers. Given the nature of external walls this would typically involve investigations in a limited number of locations (actual number to be determined by the signatory). Review of design drawings may assist but on their own would not be sufficient. If the wall construction includes multiple wall types, the investigation should include each type.

Note 6 – The term ‘limited combustibility’ is as defined in BS 9991:2015.

Note 7 – Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation such as BS 9991 or relevant statutory guidance

Note 8 - In this situation the signatory should notify the client organisation that an appropriate risk assessment of the fire risk of the attachments might be required.

Note 9 - The assessment of fire risk as described above includes that insofar as is necessary to ensure a reasonable standard of health and safety of those in and around the building, all external wall constructions and any external attachments (e.g. balconies) of the building:

- Resist spread of fire and smoke so far as is reasonably necessary to inhibit the spread of fire within the building, and
- Are constructed so that the unseen spread of fire and smoke within concealed spaces is inhibited, and
- Adequately resist the spread of fire over the walls, having regard to the height, use and position of the building.

The assessment takes account of regulations and published design guidance as were current at the time of construction as well as those which are current at the time of this assessment. It cannot be guaranteed that it would address guidance and regulations which may be introduced in the future.

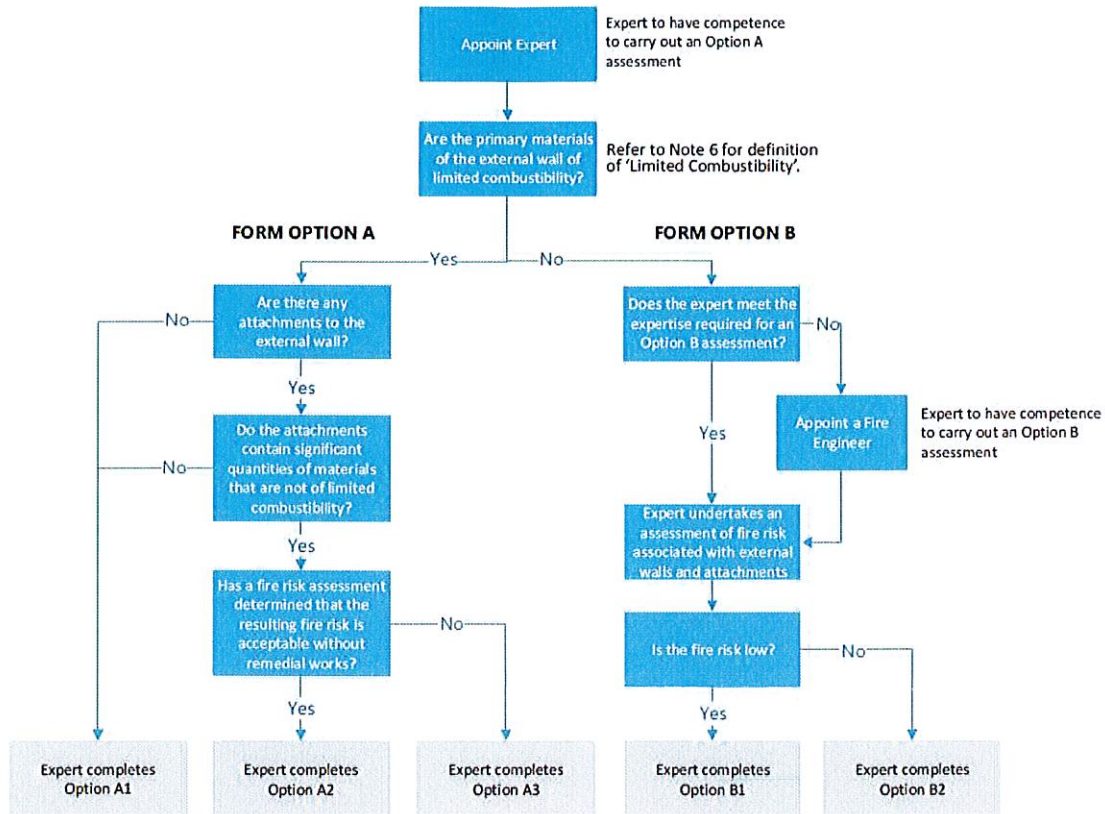
Note 10 - The signatory may wish to provide their client organisation with a separate report on their investigation to support their statements in this form. That separate report would not normally

need to be supplied to the valuer along with this form (unless there are specific issues which may require it).

Note 11 – This form will need to be reassessed if any significant changes occur to the external wall or attachments of the building and is valid for up to 5 years from the date at which it is signed.

Flow Chart

Flow Chart





LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: [redacted]@london-fire.gov.uk

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

Date: 23/6/22

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:

- John Bowles court, 69 Schoolhouse Lane, E1W 3AH
- 66 Glasshouse Fields, E1W 3AE

Detail of information or risk:

- 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)

Firefighting lift not working. Reported to waking watch.

Action recommended by local station/station manager:

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

Revisit by local station in 14 days to see if works to remedy have been carried out.

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 ([redacted]@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: [REDACTED]@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)

[REDACTED]

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 ([REDACTED]@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

Category	Question	Answer and Commentary
Address Information	Name of Premises	John Bowles Court
	Address	69 Schoolhouse Lane
	Postcode	E1W 9AH
	UPRN	6652803
	Farynor file	05/187742
	<u>Triage Question 1</u> As part of the triage, was a physical visit to the building undertaken by Ops or FSR personnel	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>Triage Question 2</u> What was the outcome of the triage?	<input checked="" type="checkbox"/> Fire Safety audit/inspection is required as part of BRR <input type="checkbox"/> No further action required due to recent audit/inspection of the building <input type="checkbox"/> No further action required due to building being deemed to be low risk (despite no inspection history) <input type="checkbox"/> No audit/inspection required due to point 2 or 3 above, but building selected for audit/inspection as part of the QA process <input type="checkbox"/> Building not in scope of the programme (Below 6 floors or not residential) E.g. G + 4
FRS Information	<u>Audit Question 1</u> Where an audit/inspection forms one of the outcomes ^[2] of the triage process – What was the outcome of this audit/inspection?	<input type="checkbox"/> Satisfactory (no further action) <input checked="" type="checkbox"/> Informal advice (oral advice) <input type="checkbox"/> Non-statutory written advice (any letter or non-statutory notification of deficiencies/contraventions with or without action plan or follow up) <input type="checkbox"/> Formal statutory action (Enforcement Notice, Alteration Notice, Prohibition Notice)
FRS	<u>Audit Question 2</u>	31/08/2021

^[2] Either Triage outcome 1: a new audit/inspection is required as part of the BRR or Triage outcome 2: a recent audit/inspection of the buildings has been relied upon to respond to the BRR.

<p>Information</p>	<p>What was the date of the audit/inspection referred to under Audit Question 1?</p>	
	<p>As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?</p> <p>(In LFB always Yes due to PDA and safe systems of work etc)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • This could include: <ul style="list-style-type: none"> • Changes to Pre-Determined Attendance • Additional training and operational risk gathering • Wider FRS understanding of premises in area • Specific crew and flexi officer guidance • Resident engagement events • Frequency of site visits and inspections • SSRI gathered • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns • Frequency of site training and awareness visits • Processes in place for testing and validating your plan • Should a 'No' response be given, the Board would ask that you provide: <ul style="list-style-type: none"> • Clear indication as to the reasons why confirmation cannot be provided • What measures are being taken to remedy the situation • Timescales for the rectification of the situation and provision of a positive response
<p>Building Information</p>	<p>Number of storeys</p>	<p>How many? 6 stories no basement</p>

	<p>Is there a basement?</p> <p><input type="checkbox"/>Yes <input checked="" type="checkbox"/>No</p>	
	<p>Number of staircases</p> <p>How many? 1</p>	
	<p>What is the evacuation strategy?</p> <p><input type="checkbox"/>Stay put <input checked="" type="checkbox"/>Simultaneous <input type="checkbox"/>Temporary simultaneous <input type="checkbox"/>Other</p>	
Building Information	<p>Are balconies present? (Construction can be included in further comments below)</p> <p><input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p>	
	<p>Can the make up of the External Wall System (EWS) be identified?</p> <p>Based on information readily available to you from the RP at this time</p> <p><input type="checkbox"/>Yes <input type="checkbox"/>No <input checked="" type="checkbox"/>Don't know</p> <p>Please note more information on EWS can be found in MHCLG's Identifying Details of External Wall Systems – Technical Note</p>	
	<p>Type of cladding?</p> <p>Based on the information available from the RP – If the type of cladding is unknown, please select 'Do not know'</p> <p>Please tick the boxes/answers in line with the EWS classifications below (more than one can be selected)</p> <p><input type="checkbox"/>Glass <input type="checkbox"/>High Pressure Laminate (HPL) <input type="checkbox"/>Aluminium Composite Material (ACM) <input checked="" type="checkbox"/>Other Metal Composite Material</p>	

		<ul style="list-style-type: none"> <input type="checkbox"/> Metal Sheet Panels <input type="checkbox"/> Render System <input type="checkbox"/> Brick Slips <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Stone Panels / Stone <input type="checkbox"/> Tiling systems <input type="checkbox"/> Timber/wood <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
	<p>Type of Insulation?</p>	<p>Based on the information available from the RP – If the type of insulation is unknown, please select 'Do not know'</p> <p>Please tick the boxes/answers in line with the classifications below (more than one can be selected)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Polyurethane rigid foam (PUR) / Polyisocyanurate foam (PIR) <input type="checkbox"/> Phenolic foam <input type="checkbox"/> Expanded and Extruded Polystyrene (EPS/XPS) <input type="checkbox"/> Glass wool <input type="checkbox"/> Wood fibre <input type="checkbox"/> None <input checked="" type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
	<p>If you have provided a cladding or insulation type above, how was the external wall system information confirmed by the Responsible Person/s?</p>	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Information from O&M Manuals <input type="checkbox"/> Information from Building Control Body / Application <input type="checkbox"/> Product Specification Sheet <input type="checkbox"/> BBA Certificate <input checked="" type="checkbox"/> Fire Risk Assessment <input type="checkbox"/> Fire Engineers Report <input type="checkbox"/> Other Specialist Report

		Other –If further information is available please indicate below:
	Type of any firefighting facilities including access and instructions if required	Please tick the boxes/answers in line with the options below (more than one can be selected) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Dry riser <input type="checkbox"/> Wet riser <input checked="" type="checkbox"/> Smoke control (AOV, vents, pressurisation etc.) <input checked="" type="checkbox"/> Firefighting lifts <input type="checkbox"/> Premises Information Box (PIB) <input checked="" type="checkbox"/> Suitable access for fire appliance <input type="checkbox"/> Other –If further information is available please indicate below:
	Is there a fire suppression system in the building? (sprinkler system, water mist etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Is there a gas supply to the building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Completed by (name and position):


 Fire Safety Inspection Officer

Date completed:

01/08/2021

Contact details (telephone and email)

@london-fire.gov.uk

Any further comments:

Unfortunately the fire risk assessment provided refers to the exterior of the premises as a 'combustible wall system' with no specific products identified. I have looked on the history of the premises on Farynor and there appears to be some concerns with cavity barriers. I have done a visual inspection and have seen that there is some metal sheeting either aluminium or zinc installed around the top floor of the facade. No mention of insulation on fire risk assessment.



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: [redacted]@london-fire.gov.uk

From: **Sub Officer** [redacted] London-Fire.gov.uk Tel: Ext [redacted]

Date: 15/08/2020

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]

- 1) **Glasshouse Fields:** 58 Glasshouse Fields, E1W 3AB;
62 Glasshouse Fields, E1W 3AH;
66 Glasshouse Fields, E1 3AB
John Bowles Court, 69 Schoolhouse Lane, E1W 3AG;
Len Bishop Court, 63 Schoolhouse Lane, E1W 3AJ;
Warton Court, 526 Cable Street, E1W 3AG;
Ide Mansions, 518 Cable Street, E1W 3AF

Detail of information or risk:

- 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)

Waking watch are confused about the evacuation policy for the building. Residents are also unsure. Building has structural issues that should require a simultaneous evacuation but the signage in the building states that a ' stay put' policy is in place.

Action recommended by local station/Station Commander:

- 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 ([REDACTED]@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 Commander**
Cc: [REDACTED]@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 ([REDACTED]@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF

JOHN BOWLES COURT, 69 SCHHOLSHOUSE LANE, E1 3AH

- 1. In the context of your functions and duties under the Fire and Rescue Services Act 2004 or other relevant legislation and guidance, as far as you can reasonably assess given your role and expertise, has the building owner/responsible person mitigated the risks posed by the ACM cladding to a sufficient level so that residents can occupy the building (pending remediation)?**

YES

- 2. As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?**

YES

Underpinning Assurance

- 1. Notified building (name, address, details of the building). AS FS01**

- 2. Type/classification of ACM cladding on the building. N/A**

- 3. Extent of the ACM cladding on the building, for example:**

a) What is the approximate percentage of ACM cladding on the building? N/A

b) What is the location of that cladding on the building? N/A

c) What other external wall system is on the building alongside the ACM cladding? STOW CLADDING THAT MAY HAVE ISSUES WITH THE FIRE BARRIERS.

d) What risk does that present? MAT HELP FIRE SPREAD.

- 4. Is the current fire risk assessment suitable and sufficient in the circumstances? YES**

- 5. What interim measures are in place? WAKING WATCH**

- 6. Under 'normal' circumstances what is the evacuation strategy for the building? STAY PUT**

- 7. Has the evacuation strategy been changed? YES TO ALL OUT**

- 8. Is there a common fire alarm and or waking watch? WAKING WATCH**

- 9. Are adequate systems in place to notify residents/occupants of the following:**

a) An evacuation strategy? YES

b) What to do in the event of a fire? YES

c) An escape plan? YES

- 10. Is there adequate information/signage on site as appropriate? YES**

- 11. Is there evidence, such as records, that a suitable system of maintenance for fire safety provisions is being undertaken? YES**

- 12. Is there evidence that a suitable system is in place to ensure that firefighting facilities are accessible and maintained in good working order? YES**

13. Where possible, is there an available list of residents/occupants who have been identified who may need assistance to escape in the event of a fire and/or evacuation? YES WITH WAKING WATCH AND IN PIB.

14. What ongoing monitoring has been put in place by the FRS to ensure that the fire safety arrangements, including interim measures, continue to be appropriate until remediation is completed?

PART OF FS TEAM PLAN AND VISITS BY LOCAL STATION

15. What ongoing monitoring has been put in place by the FRS to ensure the operational risk information/tactical plan is maintained and up to date for operational crews in the event there is a fire in the building?

PART OF FS TEAM PLAN AND VISITS BY LOCAL STATION

16. What substantive work has taken place, is ongoing, or is planned, and when, to reduce the risk in the building?

FURTHER INSPECTIONS TAKING PLACE TO ENSURE ALL AREAS ARE SAFE. WAKING WATCH TO REMAIN IN PLACE TILL CONFIRMED SAFE.

17. Any additional information that is relevant to the assurance you are providing. NONE



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander**
Cc: [REDACTED]@london-fire.gov.uk

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

FS file: 05/187742
Tel: [REDACTED]

Date: 01/08/2021

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

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises:

John Bowles Court. 69 Schoolhouse Lane, E1W 9AH

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)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- 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)
- Other (detail below)

Fire Safety Audit has been carried out on the John Bowles Court. 69 Schoolhouse Lane, E1W 9AH. This is due to the premises having a combustibile wall system, including non compliant cladding and a lack of cavity barriers. The responsible person as a mitigation measure has installed an automatic fire alarm panel and installed a waking watch who are giving mobiles and airhorns to additionally warn residents. I have highlighted a couple of concerns which includes;

- (1) Signage detailing location of automatic fire alarm is incorrect, currently this directs you to a first floor riser cupboard, also detailed in fire risk assessment. There are zone maps in place which detail where the fire alarm panel is located, which is within neighbouring premises Lee Bishop Court.
- (2) Following recent review of flat front door, it has been found that these have failed to required 30 minutes fire resistance and need replacing, this is being planned to be completed, as a interim the responsible person has installed additional waking watch for the Glassfields estate.

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)

Can I please request that this premises be uploaded to the ORD and a 72d visit done for this premises and the entire Glassfields estate. Can the visit please include testing the dry rising main and the fire-fighting lifts.

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

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



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: [REDACTED]@london-fire.gov.uk

From: **Station Commander**
Email: [REDACTED]@london-fire.gov.uk

FS file:05/187742
Tel: [REDACTED]

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- Other (detail below)

ORD, already exists. Edited to confirm of Stay Put Policy

Unable to open up DR Inlet/outlets as no key available. DR doors were closed and looked in good order

Fire-fighting lift was not working

This is now "a stay put policy" unable to speak to residents to see if they are aware of policy

Signage for Fire Alarm Panel is correct, as there is a fire alarm panel in the riser Cupboard on 1st Floor. There is also another alarm panel on the ground floor in the Riser Cupboard, which serve John Bowles Court

Numerous- Fire doors were left open- Advised waking watch when walking round, these must be closed and an idea would be to put notices up to advise residents to make sure they remain closed

Shadwell currently have fortnightly visits to Glasshouse fields to visit waking watch

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 ([REDACTED]@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander** [redacted]
Cc: [redacted]@london-fire.gov.uk

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

FS file: 05/187742
Tel: [redacted]

Date: 1/4/20

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

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

Address of premises: John Bowles Court, 69 Schoolhouse Lane E1 3Ah

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)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- X Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

Stow cladding with possible issues with fire barriers. Waking watch in place. Patrol each hour and ensures all areas are kept clear.

Action recommended by fire safety:

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

Visit to consider plan in case of fire. Also check waking watch in place and carrying out checks.

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

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: [REDACTED]@london-fire.gov.uk

From: **Station Commander** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- 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 ([REDACTED]@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 27 August 2019

Location summary

File No 05/204433
UPRN 6652802
Building Name LEN BISHOP COURT
Address LEN BISHOP COURT
 63 SCHOOLHOUSE LANE
 LONDON
 E1W 3AJ
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F25 - Shadwell
Site Risk Score 4.25
Total Floors 8 **Basement floors** 0
Estimated number of sleeping 61
Special Features
Additional detail AOVs activates smoke shafts and windows, generated by SDs and manual buttons.
Premises Description **NONE**
Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address LEN BISHOP COURT
 63 SCHOOLHOUSE LANE
 LONDON
 E1W 3AJ
Responsible team FSR Tower Hamlets & Newham
Occupancy Type Sole Occupier
Property Use D - Purpose Built Flats >=4 floors
Valuation Office R3 - Flats/Mais 4 Flrs and over PB

Original Risk Score	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	22 July 2019
Total Capacity	0
Maximum number of people	>100
Property Size for use	Small 3001m ² to 5000m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	None
Coverage %	0
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts**Occupier**

Name Default Property
Address LEN BISHOP COURT
 63 SCHOOLHOUSE LANE
 LONDON
 E1W 3AJ

Local Authority

Name	Newlon Housing Trust
Responsible Person	[REDACTED]
Position	Housing Management Officer
Address	Newlon House 4 Daneland Walk Hale Village London N17 9FE
Telephone	[REDACTED]
Email	[REDACTED]@newlon.org.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FRA completed by quality fire safety management on the 16/05/2019 significant finding have been acted upon.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

management of the property appears to be good. maintenance of fire safety precautions have been planned and controlled. escape routes at time of audit were clear of obstruction.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

acceptable for building

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

at time of audit escape routes and exits were clear of obstruction fire exit signage was appropriate. some routes were not accessible at time of audit as I didn't have a fob. green break glass points along route in direction on escape.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
stay put policy in place

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Alarm and AOV 05/19
EL 05/19
Dry Riser 06/19

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
no on site staff.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
significant findings acted upon

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
building is secure to reduce arson

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
no dangerous substances stored on site

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
appropriate for building

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

Safety Evaluation
Not Applicable

Observations
no dangerous substances stored on site

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

contracts in place to maintain measures

Article 19 - Provision of information to employees

Safety Evaluation

Not Applicable

Observations

no employees on site

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

Safety Evaluation

Not Applicable

Observations

no outside employers on site

Article 22 - Co-operation and co-ordination

Safety Evaluation

Not Applicable

Observations

Newlon has control of building

Article 23 - General duties of employees at work

Safety Evaluation

Not Applicable

Observations

no on site employees

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

not required

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

Safety Evaluation

Non Compliant

Observations

broken dry riser out let cupboard on level 1

Dry Riser serviced on in j

June 2019

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 dry riser cupboard on level one the glass was broken

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 replacing glass and ensuring the dry riser is maintained in appropriate condition.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

27/08/2019 13:48

attended the property after a fire, building facilities were all in good condition and in working order. I have spoken to the managing agents regarding the issues that I found. I suggested that they put better signage for the Dry riser inlet as it is hidden behind a large flower pot. of most of building in common areas a few areas I could not get into due to the electro locks but was able to see through vision panel.

building well managed

27/08/2019 13:43

Initial Expectation: Verbal action

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	B - Sleeping familiar or Licensed Premises
Life Risk	-4.1
Actual Risk Score	4.41
Risk Score	4.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
210	70	90



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 7 April 2020

Location summary

File No 05/204433
UPRN 6652802
Building Name LEN BISHOP COURT
Address LEN BISHOP COURT
 63 SCHOOLHOUSE LANE
 LONDON
 E1W 3AJ
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F25 - Shadwell
Site Risk Score 4.50
Total Floors 7 **Basement floors** 0
Estimated number of sleeping 130
Special Features
Additional detail AOVs activates smoke shafts and windows, generated by SDs and manual buttons.
 1 stair.
 flats 1-61
Premises Description New build with modern materials.
 No ACM but does have Stow cladding.
 Waking watch while being fully checked for fire barriers.
Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address LEN BISHOP COURT
 63 SCHOOLHOUSE LANE
 LONDON
 E1W 3AJ

Responsible team	FSR Tower Hamlets & Newham
Occupancy Type	Occupier - multi or single occupancy
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	4.50
Reinspection Date	N/A (SAMPLE)
Last Inspection	27 March 2020
Total Capacity	0
Maximum number of people	>100
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	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	Defend in place -Stay Put
History of fires?	No

Contacts**Occupier**

Name	Default Property
Address	LEN BISHOP COURT 63 SCHOOLHOUSE LANE LONDON E1W 3AJ

Local Authority

Name	Newlon Housing Trust
Responsible Person	[REDACTED]
Position	Housing Management Officer
Address	Newlon House 4 Daneland Walk Hale Village London N17 9FE
Telephone	[REDACTED]
Email	[REDACTED]@newlon.org.uk

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas.
It does have a review date.
It does have significant findings and most have been completed.
Following the issues with the Stow cladding the review date has been brought forward.
It does cover the possible issues of the cladding

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All arrangements are in place and demonstrated while on site.
Waking watch in place due to Stow cladding.
1 person patrols each hour and ensures all areas are clear.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Nothing in common parts not required.
Detectors in place for AOV's.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

All common parts were checked and found to be clear at the time of the inspection.
Plenty natural light and EL has been provided.
Fire exit signs in place.
75% of risers checked and locked and fire stopped.
AOV's to clear heat and smoke.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Stay put policy is in place and notice displayed.
Waking watch are able to call all out with load hailer.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Up to date test records seen for all fire safety systems,

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Normally no staff on site but waking watch in place of one person.
Records were seen of times and areas checked.

Article 8 - General fire precautions

Safety Evaluation	Observations
Not Applicable	None

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	Dry riser has been provided. AOV's to clear heat and smoke. Floors are numbered. PIB at ground level.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

07/04/2020 13:28

Spoke in detail about the risk assessment and action plan.

Spoke about test records for all fire safety systems.

Looked at all common parts and 75% of riser for fire stopping.

Spoke about the Stow cladding and possible issues with the fire barriers.

Spoke about the waking watch.

No major areas of concern.

07/04/2020 13:25

Initial Expectation: Verbal action

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	B - Sleeping familiar or Licensed Premises
Life Risk	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings

Audit Duration
240

Travel Time
70

Post Audit Processing Duration
60



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 15 August 2021

Location summary

File No 05/204433
UPRN 6652802
Building Name LEN BISHOP COURT
Address LEN BISHOP COURT
 63 SCHOOLHOUSE LANE
 LONDON
 E1W 3AJ
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F25 - Shadwell
Site Risk Score 4.75
Total Floors 7 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail No ACM but does have Stow cladding which is HPL
 Waking watch in place but has stay put as all flats are alarmed

Premises Description New build with modern materials.
 AOVs activates smoke shafts and windows, generated by SDs and manual buttons.
 1 stair. 2 lifts of which one is a firefighter lift.
 As of 15/8/21 all flats have new front doors, a few remain to be replaced.
 flats 1-61

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address LEN BISHOP COURT
 63 SCHOOLHOUSE LANE
 LONDON
 E1W 3AJ

Responsible team	FSR Tower Hamlets & Newham
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	4.75
Reinspection Date	N/A (SAMPLE)
Last Inspection	4 August 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	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	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name Default Property
Address LEN BISHOP COURT
 63 SCHOOLHOUSE LANE
 LONDON
 E1W 3AJ

Local Authority

Name	Newlon Housing Trust
Responsible Person	[REDACTED]
Position	Housing Management Officer
Address	Newlon House 4 Daneland Walk Hale Village London N17 9FE
Telephone	[REDACTED]
Email	[REDACTED]@newlon.org.uk

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.

It was last done by [REDACTED] Quality Fire Safety Management on 12/8/21.

It is being reviewed every 3 months due to the Stow cladding, HPL.

It does cover the cladding issues.

A separate EWS1 form has been done and confirms B2 remedial work required due to the cladding

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Good fire safety arrangements are in place although issues still remain with the stow cladding, HPL.

Up to date FRA, 3 monthly again due to the cladding.

All fire doors replaced.

All test records for fire safety systems up to date.

Waking watch still in place.

All above show good management.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Nothing in common parts as not required.
Detection in common parts for the AOV's.
Flats do have hard wired alarms due to issues with the HPL cladding, still stay put.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All common parts were checked and found to be clear at the time of the inspection.
EL has been provided.
Fire exit signs are in place.
Flat doors have been replaced to ensure 30 minute protection to all doors.
Floors are numbered.
AOV's to clear heat and smoke.
All risers were checked and were locked and fire stopped.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Stay put policy in place and notice displayed.
Due to issues with the cladding a waking watch patrol each hour and if smoke is seen will ensure the flat is checked and evacuated.
Will assist if other flats need to leave. ALL FLATS HAVE ALARMS.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Up to date test records have been seen for all fire safety system.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Due to issues with the cladding a waking watch is in place.
It is still a stay put policy in place.
Each hour the waking watch check all areas to ensure it is clear.
If smoke is seen or alarm from flat they will assist escape and ensure all leave.
Will help if further evacuation is needed.
QA took place to confirm above.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

Good general precautions are in place.
Flat doors replaced to ensure 30 minute protection.
No smoking signs in place.
No holes or breaches seen in compartmentation.
All risers have been fire stopped.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

The preventative and protective measures are in place as the FRA
No smoking signs in place.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

Only in plant room sand in test date.

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

Safety Evaluation

Broadly Compliant

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Person in place for the FRA and testing of all fire safety systems.

Persons also in place to keep all areas clear.

Article 19 - Provision of information to employees

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	<p>Tested dry riser in place.</p> <p>EL to assist.</p> <p>Floors are numbered.</p> <p>Waking watch to assist if required.</p>

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

15/08/2021 16:04

This inspection was part of the BRR workload with simultaneous evacuation.
 All common parts were inspected and found to be clear at the time of the inspection.
 All riser were found to be locked and very well fire stopped.
 EWS1 (copy in portal) states B2 due to issue with the HPL.
 Spoke with the RP and confirmed back to stay put as all flat doors have been replaced and all flats have alarms. Also as stated above risers have all been fire stopped.
 Waking watch still on site and check all areas each hour and assist if alarm sounding in flat.
 Apart from the HPL well run site with no issues.

15/08/2021 15:49

Initial Expectation: Verbal action

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	B - Sleeping familiar or Licensed Premises
Life Risk	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings

Audit Duration
190

Travel Time
90

Post Audit Processing Duration
95



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: [redacted]@london-fire.gov.uk

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

Date: 22/10/22

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: Sub Officer [redacted] **Tel:** [redacted]

Address of premises: Len Bishop Court, 63 Schoolhouse Lane, London E1W 3AJ

Detail of information or risk:

- 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)

Fire lift defective – reported to waking watch to action.

Action recommended by local station/station manager:

- 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 ([redacted]@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: [REDACTED]@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 ([REDACTED]@london-fire.gov.uk)

Note to FSR admin

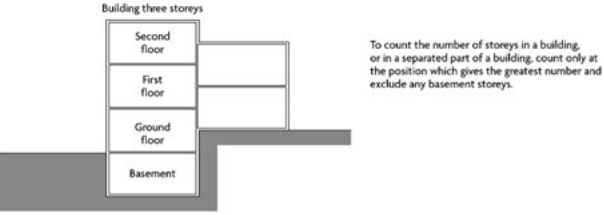
Acknowledged copy must be placed on e-FSF

TO REPLACE REPORT SENT 12/8/21

Category	Question	Answer and Commentary
Address Information	Name of Premises	Len Bishop Court
	Address	63 Schoolhouse Lane
	Postcode	E1W 3AJ
	UPRN	6652802
	Farynor file	05/204433
	<u>Triage Question 1</u> As part of the triage, was a physical visit to the building undertaken by Ops or FSR personnel	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>Triage Question 2</u>	<input checked="" type="checkbox"/> Fire Safety audit/inspection is required as part of BRR
FRS Information	What was the outcome of the triage?	<input type="checkbox"/> No further action required due to recent audit/inspection of the building <input type="checkbox"/> No further action required due to building being deemed to be low risk (despite no inspection history) <input type="checkbox"/> No audit/inspection required due to point 2 or 3 above, but building selected for audit/inspection as part of the QA process <input type="checkbox"/> Building not in scope of the programme
	<u>Audit Question 1</u> Where an audit/inspection forms one of the outcomes ^[2] of the triage process – What was the outcome of this audit/inspection?	<input checked="" type="checkbox"/> Satisfactory (no further action) <input type="checkbox"/> Informal advice (oral advice) <input type="checkbox"/> Non-statutory written advice (any letter or non-statutory notification of deficiencies/contraventions with or without action plan or follow up) <input type="checkbox"/> Formal statutory action (Enforcement Notice, Alteration Notice, Prohibition Notice)
FRS Information	<u>Audit Question 2</u> What was the date of	15/8/21

^[2] Either Triage outcome 1: a new audit/inspection is required as part of the BRR or Triage outcome 2: a recent audit/inspection of the buildings has been relied upon to respond to the BRR.

	<p>the audit/inspection referred to under Audit Question 1?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • This could include: <ul style="list-style-type: none"> • Changes to Pre-Determined Attendance • Additional training and operational risk gathering • Wider FRS understanding of premises in area • Specific crew and flexi officer guidance • Resident engagement events • Frequency of site visits and inspections • SSRI gathered • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns • Frequency of site training and awareness visits • Processes in place for testing and validating your plan • Should a 'No' response be given, the Board would ask that you provide: <ul style="list-style-type: none"> • Clear indication as to the reasons why confirmation cannot be provided • What measures are being taken to remedy the situation • Timescales for the rectification of the situation and provision of a positive response
<p>Building Information</p>	<p>Number of storeys</p>	<p>How many? (Use diagram below as a guide) 7 Floors</p>

		
	<p>Is there a basement?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>Number of staircases</p>	<p>1</p>
	<p>What is the evacuation strategy?</p>	<p><input checked="" type="checkbox"/> Stay put <input type="checkbox"/> Simultaneous <input type="checkbox"/> Temporary simultaneous <input type="checkbox"/> Other</p>
<p>Building Information</p>	<p>Are balconies present? (Construction can be included in further comments below)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>Can the make up of the External Wall System (EWS) be identified?</p>	<p>Based on information readily available to you from the RP at this time</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p> <p>Please note more information on EWS can be found in MHCLG's Identifying Details of External Wall Systems – Technical Note</p>
	<p>Type of cladding?</p>	<p>Based on the information available from the RP – If the type of cladding is unknown, please select 'Do not know'</p> <p>Please tick the boxes/answers in line with the EWS classifications below (more than one can be selected)</p> <p><input type="checkbox"/> Glass <input type="checkbox"/> High Pressure Laminate (HPL) <input type="checkbox"/> Aluminium Composite Material (ACM)</p>

		<input type="checkbox"/> Other Metal Composite Material <input type="checkbox"/> Metal Sheet Panels <input checked="" type="checkbox"/> Render System <input type="checkbox"/> Brick Slips <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Stone Panels / Stone <input type="checkbox"/> Tiling systems <input type="checkbox"/> Timber/wood <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
	Type of Insulation?	<p>Based on the information available from the RP – If the type of insulation is unknown, please select ‘Do not know’</p> <p>Please tick the boxes/answers in line with the classifications below (more than one can be selected)</p> <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Polyurethane rigid foam (PUR) / Polyisocyanurate foam (PIR) <input type="checkbox"/> Phenolic foam <input type="checkbox"/> Expanded and Extruded Polystyrene (EPS/XPS) <input type="checkbox"/> Glass wool <input type="checkbox"/> Wood fibre <input type="checkbox"/> None <input checked="" type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
	If you have provided a cladding or insulation type above, how was the external wall system information confirmed by the Responsible Person/s?	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <input type="checkbox"/> Information from O&M Manuals <input type="checkbox"/> Information from Building Control Body / Application <input type="checkbox"/> Product Specification Sheet <input type="checkbox"/> BBA Certificate <input checked="" type="checkbox"/> Fire Risk Assessment <input checked="" type="checkbox"/> Fire Engineers Report

		<input type="checkbox"/> Other Specialist Report Other –If further information is available please indicate below:
	Type of any firefighting facilities including access and instructions if required	Please tick the boxes/answers in line with the options below (more than one can be selected) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Dry riser <input type="checkbox"/> Wet riser <input checked="" type="checkbox"/> Smoke control (AOV, vents, pressurisation etc.) <input checked="" type="checkbox"/> Firefighting lifts <input type="checkbox"/> Premises Information Box (PIB) <input checked="" type="checkbox"/> Suitable access for fire appliance <input type="checkbox"/> Other –If further information is available please indicate below:
	Is there a fire suppression system in the building? (sprinkler system, water mist etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No .
	Is there a gas supply to the building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Completed by (name and position): ██████████ Inspecting Officer.

Date completed: 15/8/21

Contact details (telephone and email) [REDACTED]@london-fire [REDACTED]

The EWS1 form has been seen and a copy placed in the portal it confirms B2 remedial action required.

Site did have simultaneous evacuation but has returned to stay put.

Removed after all flat doors replaced, fire stopping to risers and fitting of alarms to flats.

Waking watch still on site but only to keep all areas clear and help should a flats alarm actuate.

LEN BISHOP COURT, 63 SCHOOLHOUSE LANE, E1 3AJ

- 1. In the context of your functions and duties under the Fire and Rescue Services Act 2004 or other relevant legislation and guidance, as far as you can reasonably assess given your role and expertise, has the building owner/responsible person mitigated the risks posed by the ACM cladding to a sufficient level so that residents can occupy the building (pending remediation)?**

YES

- 2. As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?**

YES

Underpinning Assurance

- 1. Notified building (name, address, details of the building). AS FS01**

- 2. Type/classification of ACM cladding on the building. N/A – (STOW CLADDING identified on building)**

- 3. Extent of the ACM cladding on the building, for example:**

a) What is the approximate percentage of ACM cladding on the building? N/A

b) What is the location of that cladding on the building? N/A

c) What other external wall system is on the building alongside the ACM cladding? STOW CLADDING

d) What risk does that present? POSSIBLE ISSUES WITH FIRE BARRIERS. POSSIBLE RISK OF FIRE SPREAD.

- 4. Is the current fire risk assessment suitable and sufficient in the circumstances? YES, BUT BEING REVIEWED**

- 5. What interim measures are in place? WAKING WATCH**

- 6. Under 'normal' circumstances what is the evacuation strategy for the building? STAY PUT**

- 7. Has the evacuation strategy been changed? YES TO ALL OUT**

- 8. Is there a common fire alarm and or waking watch? WAKING WATCH**

- 9. Are adequate systems in place to notify residents/occupants of the following:**

a) An evacuation strategy? YES

b) What to do in the event of a fire? YES

c) An escape plan? YES

- 10. Is there adequate information/signage on site as appropriate? YES**

- 11. Is there evidence, such as records, that a suitable system of maintenance for fire safety provisions is being undertaken? YES**

12. Is there evidence that a suitable system is in place to ensure that firefighting facilities are accessible and maintained in good working order? YES

13. Where possible, is there an available list of residents/occupants who have been identified who may need assistance to escape in the event of a fire and/or evacuation? YES WITH WAKING WATCH AND IN PIB

14. What ongoing monitoring has been put in place by the FRS to ensure that the fire safety arrangements, including interim measures, continue to be appropriate until remediation is completed?

PART OF FS TEAM PLAN AND LOCAL STATION VISITS.

15. What ongoing monitoring has been put in place by the FRS to ensure the operational risk information/tactical plan is maintained and up to date for operational crews in the event there is a fire in the building?

PART OF FS TEAM PLAN AND LOCAL STATION VISITS.

16. What substantive work has taken place, is ongoing, or is planned, and when, to reduce the risk in the building? FURTHER CHECKS OF THE CLADDING TO TAKE PLACE TO ENSURE FIRE BARRIERS ARE IN PLACE.

THE STOW CLADDING IS LIKELY TO REMAIN.

17. Any additional information that is relevant to the assurance you are providing.

RP VERY KEEN TO ENSURE ALL AREAS COMPLY.



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander** [REDACTED]
Cc: [REDACTED]@london-fire.gov.uk

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

FS file: 05/204433
Tel: [REDACTED]

Date: 1/4/20

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

Inspecting officer dealing: [REDACTED]

Tel: [REDACTED]

Address of premises: Len Bishop Court, 63 Schoolhouse Lane E1 3AJ

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)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- 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)
- Other (detail below)

Stow cladding has been identified at this premises, along with possible issues with fire barriers.

A Waking watch has been put in place at this premises, but the evacuation strategy has not been changed from the existing stay put policy. 1 person patrols each hour and ensures all areas are clear. The Waking watch is able to call all out with load hailer to alert of any risk of fire.

Action recommended by fire safety:

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

Visit to consider plan in case of fire. Also check waking watch in place and carrying out checks.

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

Note to FSR admin

Copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: [REDACTED]@london-fire.gov.uk

From: **Station Commander** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- 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 ([REDACTED]@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander** [REDACTED]
Cc: [REDACTED]@london-fire.gov.uk

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

FS file:05/204433
Tel: [REDACTED]

Date:09/11/2021

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

Inspecting officer dealing: [REDACTED] **Tel:** [REDACTED]

Address of premises: Len Bishop Court, 63 Schoolhouse Lane, E1

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)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- 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)
- Other (detail below)

HPL cladding is still on the building but the flat doors have been replaced, fire stopping to all risers and flats have hard wired alarms. The simultaneous evacuation has reverted to STAY PUT.
The waking watch is still in place and check all area at least once an hour and if smoke seen or alarm heard will assist escape. Also keep all areas clear.

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)

Amend to show stay put.

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

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



LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: [REDACTED]@london-fire.gov.uk

From: **Station Commander** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- Joint visit carried out with fire safety
- Visit carried out by local station
- Premises added to 'Outside duty master schedule'
- Premises information box contents checked
- Information circulated to local station(s)
- Noted (no further action required)
- 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 ([REDACTED]@london-fire.gov.uk)

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

Senior Fire Safety Officers Report

Protective Marking Status:	Choose an item.
For fatal fire reports and to protect personal or commercial data, 'Official' is likely to be required. See policy for guidance.	

Part A – Data recording

SFSO details:	
Name:	██████████
Call sign:	██████
Tel.no:	██████████

Event details:			
Incident No:	094775	Date:	21/07/2019
Borough:	Tower Hamlets	Stn. Ground	Shadwell
Address (include Farynor file number if known): Len Bishop Court 63 Schoolhouse Lane London E1W 3AJ 05/204433			

Reason for notification (tick box):	
Incident	<input checked="" type="checkbox"/>
Request by Ops crews (not at incident)	<input type="checkbox"/>
Request by FSR staff	<input type="checkbox"/>
Alleged Fire Risk (AFR)	<input type="checkbox"/>

AFR additional detail:	
<i>Only Complete this section if, as SFSO, you were the sole responder (i.e.: no Ops or other Officer attending)</i>	
If AFR, was response within 3 Hrs	<input type="checkbox"/>
Time AFR received	Enter hh:mm
Time AFR responded to	Enter hh:mm

Action taken:	
Attended	Yes
Monitored only (including any remote action, eg: letters, phone calls)	No

Additional details:	
02:31:47 ██████████	Acknowledged receipt of incident 094775-21072019 Stop SUP - F221 - WM HUNT STOP A RESIDENTIAL BLOCK OF FLATS OF 5 AND 6 FLOORS 30M X 25M 3 ROOM FLAT ON FIRST FLOOR 35% DXF ONE ADULT MALE C&B LEFT BEFORE ARRIVAL OF BDE BA HR JET TIC MDT SAAC TMO
https://boss.london.fire.int/boss_standard/Vision.asp	

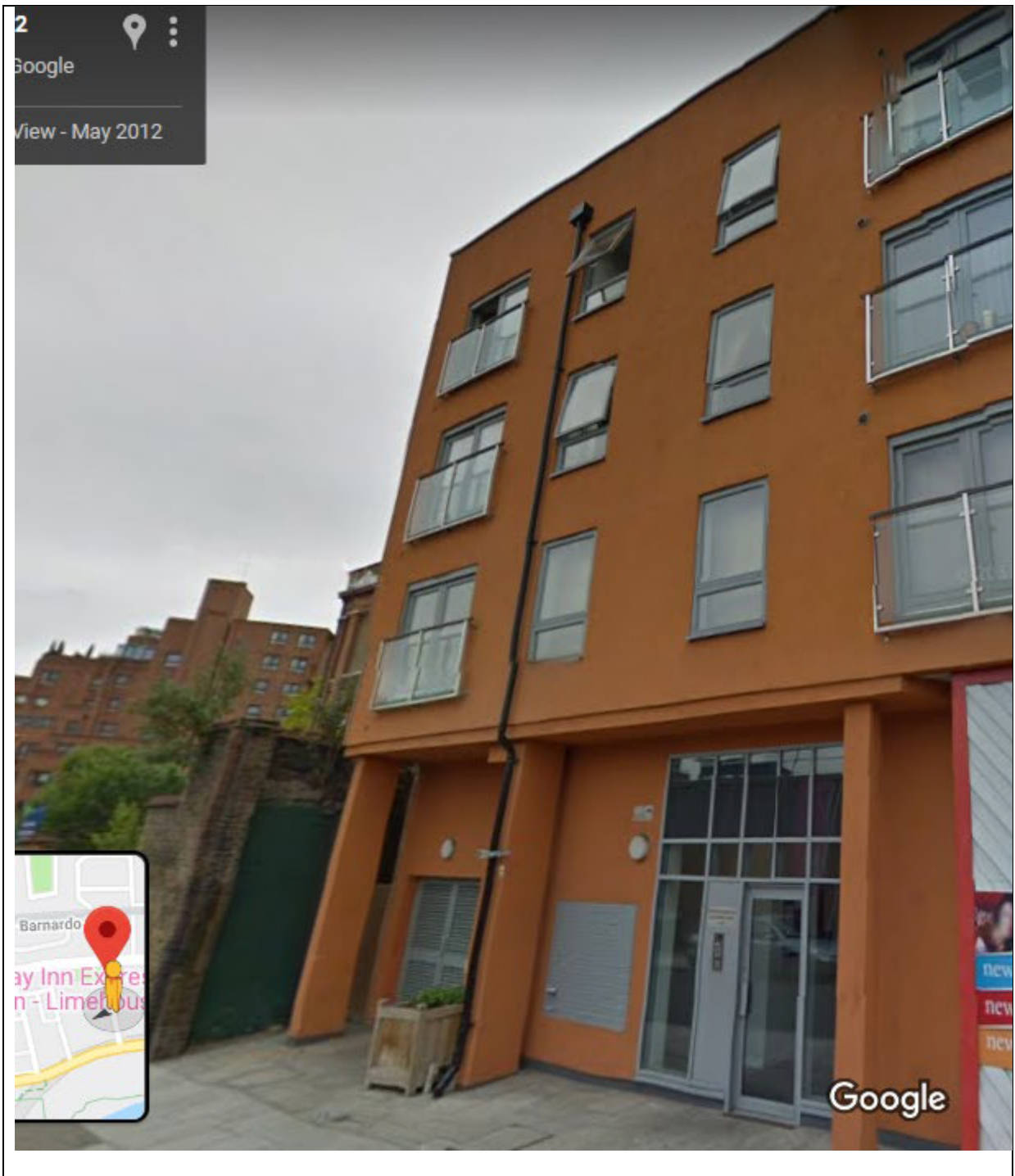
Time spent:	
Time SFSO notified (hh:mm)	01:53
Monitoring time (mins)	00:00
On site (mins)	60:00
Travelling (mins)	60:00
Office time (mins)	60:00

Part B – Premises Contact

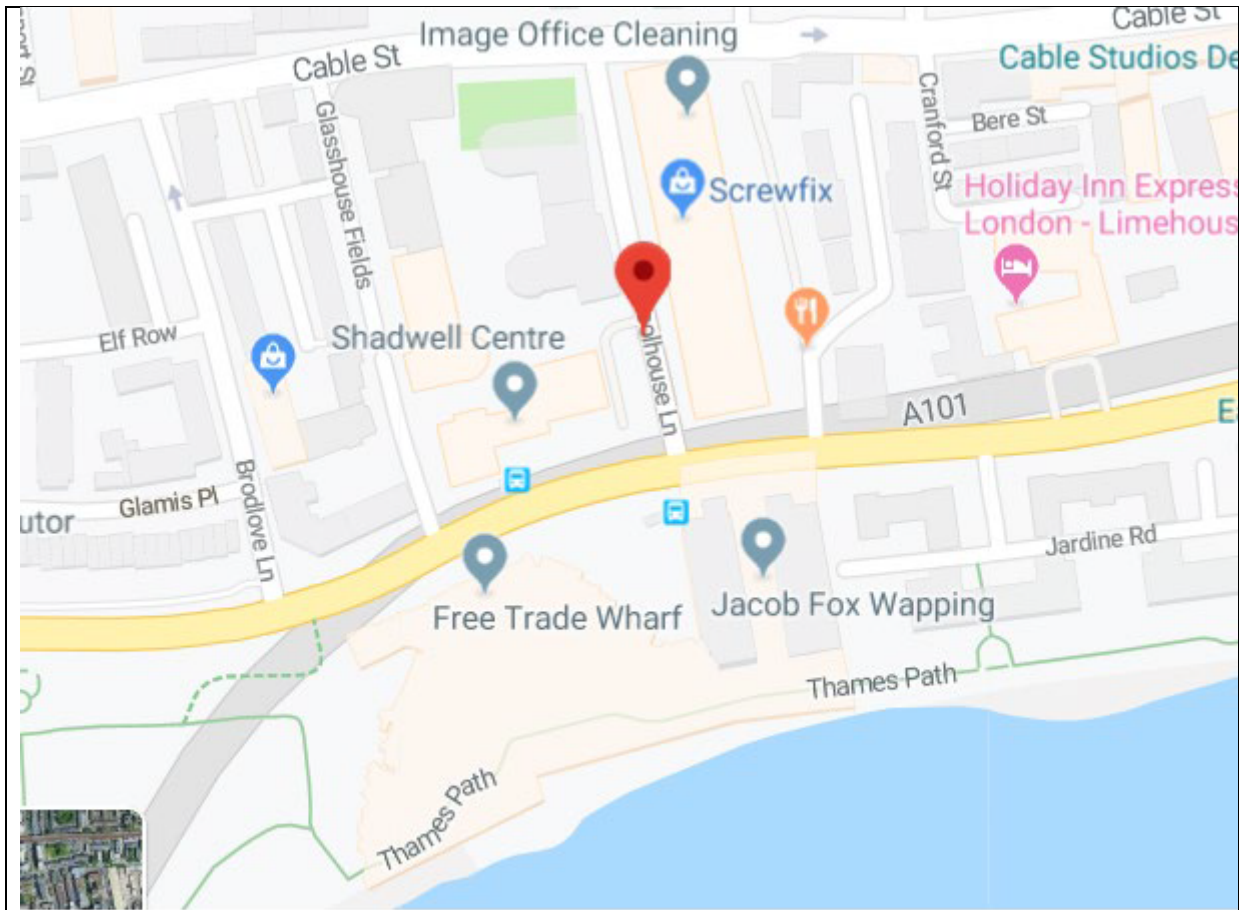
Contact details:
<p>Newlon Housing Trust Newlon House 4 Daneland Walk Hale Village London N17 9FE @newlon.org.uk</p>

Part C – Premises Description

Premises description:
<p>This is a Purpose built block of flats built approx. 10-15 years ago Consist of 4 and 7 floors Each flat is self contained Some flats consist of 2 floors and require separate means of escape (this was unable to be checked as the time as occupants either out or would not answer. It appears that the properties are mostly rented (social housing)</p> <p>All Fire Safety systems were in working order and vents opened when required All flats viewed had hard wired smoke alarms installed</p> <p>Only issue was position of the plant pot at the front of the building which slightly obscured the Dry riser inlet. Premise as a Stay put policy according to FARNOR however the block was self evacuating on arrival of crews.</p>







Part D

Fire safety issues:

Unable to determine the suitability of the secondary means of escape from the duplex flats
Premises evacuated even though stay put policy in force, residents questioned regarding this and they were aware of the policy.

Part E

Evidence gathered:

[REDACTED]

Part F

Follow-up actions:

Post incident audit

This form should be completed following every notification to a Senior Fire Safety Officer (SFSO). Even if you did not attend, record all actions and forward the completed form by email to:

'@SFSO' mailbox (Includes: 'FSR-AdminSupport'/'FSR Policy Team'/'Press'/'@FCS FI FS Legal')

- FSR Team mailbox (e.g. 'FSR-BrentEaling')
- FSR Team Leader
- Area Fire Safety Manager
- Local Station Manager
- Local Borough Commander
- 'Petroleum Paps' mailbox (if applicable).

Notes for guidance on the completion of FSIGN208_01

A – Data Recording:

Completion of Part A will generate a Fire Safety Job FS20 to be completed by FSR Admin Support team. This job will be stored in Farynor and enable workload reports on individual SFSOs and the SFSO rota.

Within "Reason for notification" section if the request by Ops crews was at an incident, only tick "incident".

Within "AFR additional detail" section provide details of when the AFR information was provided to the Brigade. This is not the time the SFSO received the information, but when first contact was made with the Brigade. The response time should be the first Brigade attendance at the premise, whether an SFSO, appliance, Inspecting Officer, etc. It should be indicated whether the time taken from receiving the AFR to responding to the AFR was within 3 hours. Further guidance on what constitutes an AFR is within FSIGN 423.

Within "Additional details" provide details of the incident or event type, reason for notification or mobilisation and rationale for your decision to attend or monitor only.

Time you were notified is the actual time you were first informed or mobilised and not the Time of Call (TOC). This should be recorded using the 24 hr clock and all other time spent should be in minutes only.

B – Contact Details:

The details required in this section should be sufficient to assist the local Inspecting Officer who may have to follow up on this incident.

They should include telephone numbers and email addresses where possible.

C – Premises Description:

Describe the type, size and use of the building. Include the number of escape routes and fire safety systems available. Any fire engineered solutions present that were relevant to the incident should be included here.

D – Fire Safety Issues:

Describe the fire safety issues that you have identified. This should include structural elements, systems and management failings, whether insufficient or not present.

Ensure that these failings are recorded within your contemporaneous notes, form FSIGN208_02.

E – Evidence Gathered:

State whether a photo set was taken, photo log recorded and uploaded to the image library.

If the Fire Investigation Team attended provide their contact details.

F – Follow-Up Actions:

If further action is required suggest what this could be, e.g. a follow-up inspection required by an Inspecting Officer.

Include your timescales for these recommendations appropriate to the risk identified.

Include recommendations for liaison with other agencies where applicable.

Any advice given to the occupier and any limitations or restrictions imposed as a result of the incident should be recorded here.

Where Prohibition Notice issued, detail the Articles contravened.

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
Audit Completed 11 June 2018

Location Summary

File No: 05/189225
UPRN: 6089954
Building Name: Flats 1-8
Address: 73 GLASSHOUSE FIELDS
LONDON
E1W 3HX
Use: B - Care Homes
Borough: Tower Hamlets
Responsible Team: FSR Tower Hamlets
Station Ground: F25 - Shadwell
Risk Score: 4.25
Number of Floors: Total: 4 Basement: 0
No. of Beds: 7
Special Features:
Additional Detail: Purpose built block of flats. 1 flat on ground floor used as office.
Environmental Risks:
Site Reinspection Date:
Heritage Building:
Petroleum Redevelopment:
Fire Fighter Risk: Low

Inspected property summary

Occupier Contact:
Address: 73 GLASSHOUSE FIELDS
LONDON
E1W 3HX
Responsible Team: FSR Tower Hamlets
Occupancy Type: Occupier - multi or single
occupancy
Use: B - Care Homes
Valuation Office: MR5 - Sheltered Housing
Risk Score: 4.25
Total Capacity: 0
Maximum Number of people: 0 < 20
Property Size for Use: Small
In M²: 351 to 640
Environmental Risks:

Building features that may assist fire spread:

Flammable Materials

Stored:

Type:

Contacts

Contact Type	Managing Agent
Sole Supplier Risk Name	Look Ahead Care and Support
Responsible Person	[REDACTED]
Position	Health and Safety Officer
Address	16 Smith Square London SW1P 3HQ
Telephone	[REDACTED]
Fax	
Email	
URL	
Contact Type	Occupier
Sole Supplier Risk Name	Default Property
Responsible Person	
Position	
Address	73 GLASSHOUSE FIELDS LONDON E1W 3HX
Telephone	
Fax	
Email	
URL	

Enforcement History

Articles

Article 9 - Risk Assessment

SAFETY CRITICAL	<i>"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"</i>
Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?	
Compliance Level: Broadly Compliant	Observations: 11/06/2018 14:28: Risk assessment covers all expected areas. Kept in office on site but not always open. Small block of flats with small common area.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL	<i>"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"</i>
Is there effective Fire Safety Management?	
Compliance Level: Broadly Compliant	Observations: 11/06/2018 14:28: All arrangements in hand and demonstrated while on site.

Article 17 - Maintenance

SAFETY CRITICAL Are fire safety provisions being adequately maintained?	<i>"Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance, in an efficient state, in efficient working order and in good repair"</i>
Compliance Level: Broadly Compliant	Observations: 11/06/2018 14:31: Records seen for all fire safety systems.

Article 21 - Training

SAFETY CRITICAL Are employees being effectively trained?	<i>"The responsible person must ensure that his employees are provided with adequate safety training"</i>
Compliance Level: Broadly Compliant	Observations: 11/06/2018 14:33: Staff not on site at time of the audit but do have basic training. Records not seen at this visit.

Article 14 - Emergency routes and exits

SAFETY CRITICAL Is effective means of escape provided and maintained?	<i>"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits, and exits, are kept clear at all times and where required, to be adequately illuminated by emergency lighting"</i>
Compliance Level: Broadly Compliant	Observations: 11/06/2018 14:30: All routes were checked and found to be clear at the time of the audit. Plenty of natural light and EL provided. Doors to flats not checked but all as installed.

Article 8 - General Fire Precautions

SAFETY CRITICAL Are employers carrying out their general fire precaution responsibilities?	<i>"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons" (see Article 4, meaning of general fire precautions)</i>
Compliance Level: Broadly Compliant	Observations: 11/06/2018 14:34: good general precautions in place.

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL Are effective fire warning arrangements provided?	<i>"Where necessary. the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"</i>
Compliance Level: Broadly Compliant	Observations: 11/06/2018 14:29: Full hard wired L1 in place.

Article 13 - Fire Fighting Equipment

Are effective fire fighting equipment arrangements provided?	<i>"Where necessary. the responsible person must ensure that the premises are equipped with appropriate. fire-fighting equipment"</i>
Compliance Level: Broadly Compliant	Observations: 11/06/2018 14:33: In place and in test date.

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

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

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

Compliance Level: Broadly Compliant

Observations: 11/06/2018 14:31: All leave on alarm and notice displayed.

Overall Safety Standard

Broadly Compliant

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action
Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion: 11/06/2018 14:36

Spoke on phone about the risk assessment and action plan.

Spoke about test records for all fire safety systems.

Looked at all common areas of unit.

Well run with no major issues noted.

11/06/2018 14:34

Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance Level:

1 - Well above average

Property Risk Group:

A - Sleeping Unfamiliar

Life Risk:

-5.9

Relative Risk:

4.34

Signature of Occupier:

Date Completed

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
Audit Completed 18 September 2018

Location Summary

File No: 05/189225
UPRN: 6089954
Building Name: Flats 1-8
Address: 73 GLASSHOUSE FIELDS
LONDON
E1W 3HX
Use: B - Care Homes
Borough: Tower Hamlets
Responsible Team: FSR Tower Hamlets & Newham
Station Ground: F25 - Shadwell
Risk Score: 4.25
Number of Floors: Total: 4 Basement: 0
No. of Beds: 7
Special Features:
Additional Detail: Purpose built block of flats. 1 flat on ground floor used as office.
Environmental Risks:
Site Reinspection Date:
Heritage Building:
Petroleum Redevelopment:
Fire Fighter Risk: Low

Inspected property summary

Occupier Contact:
Address: 73 GLASSHOUSE FIELDS
LONDON
E1W 3HX
Responsible Team: FSR Tower Hamlets & Newham
Occupancy Type: Occupier - multi or single occupancy
Use: B - Care Homes
Valuation Office: MR5 - Sheltered Housing
Risk Score: 4.25
Total Capacity: 0
Maximum Number of people: 0 < 20
Property Size for Use: Small
In M²: 351 to 640
Environmental Risks:

Building features that may assist fire spread:

Flammable Materials

Stored:

Type:

Contacts

Contact Type	Managing Agent
Sole Supplier Risk Name	Look Ahead Care and Support
Responsible Person	[REDACTED]
Position	Health and Safety Officer
Address	16 Smith Square London SW1P 3HQ
Telephone	[REDACTED]
Fax	
Email	
URL	
Contact Type	Occupier
Sole Supplier Risk Name	Default Property
Responsible Person	
Position	
Address	73 GLASSHOUSE FIELDS LONDON E1W 3HX
Telephone	
Fax	
Email	
URL	

Enforcement History

Articles

Article 9 - Risk Assessment

SAFETY CRITICAL	<i>"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"</i>
Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?	
Compliance Level: Broadly Compliant	Observations: 18/09/2018 13:54: Risk assessment seen at last audit and not requested again. No changes to site.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL	<i>"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"</i>
Is there effective Fire Safety Management?	
Compliance Level: Broadly Compliant	Observations: 18/09/2018 13:55: All arrangements in place.

Article 17 - Maintenance

SAFETY CRITICAL	<i>"Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance, in an efficient state, in efficient working order and in good repair"</i>
Are fire safety provisions being adequately maintained?	
Compliance Level: Broadly Compliant	Observations: 18/09/2018 13:59: Not requested at this visit but seen at last recent visit.

Article 21 - Training

SAFETY CRITICAL	<i>"The responsible person must ensure that his employees are provided with adequate safety training"</i>
Are employees being effectively trained?	
Compliance Level: Broadly Compliant	Observations: 18/09/2018 14:01: Basic training for staff that are on site from time to time.

Article 14 - Emergency routes and exits

SAFETY CRITICAL	<i>"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits, and exits, are kept clear at all times and where required, to be adequately illuminated by emergency lighting"</i>
Is effective means of escape provided and maintained?	
Compliance Level: Broadly Compliant	Observations: 18/09/2018 13:56: All clear at the time of the audit. Ops crews also confirmed clear at time of recent fire.

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL	<i>"Where necessary. the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"</i>
Are effective fire warning arrangements provided?	
Compliance Level: Broadly Compliant	Observations: 18/09/2018 13:55: Full alarm in place in all areas. Confirmed by Ops crews that all worked at recent fire.

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

SAFETY CRITICAL	<i>"The responsible person must establish & where necessary give effect to, procedures, to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"</i>
Are there adequate procedures for serious and imminent danger and for danger areas?	
Compliance Level: Broadly Compliant	Observations: 18/09/2018 13:59: All leave on alarm and did so at recent fire.

Overall Safety Standard

Broadly Compliant

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action

Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion: 18/09/2018 14:03

This audit followed post incident.

Spoke about recent fire with Ops crew and RP.

No issues were noted and all went well at recent incident.

Ops crew spoke in detail with the occupier about incident.

No areas of concern.

18/09/2018 14:01

Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance Level:	1 - Well above average
Property Risk Group:	A - Sleeping Unfamiliar
Life Risk:	-5.9
Relative Risk:	4.34
Signature of Occupier:	
Date Completed	



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 19 August 2021

Location summary

File No 05/012536
UPRN 6025322
Building Name
Address 58 GLASSHOUSE FIELDS
 LONDON
 E1W 3HP
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F25 - Shadwell
Site Risk Score 5.00
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail **NONE**

Premises Description

Purpose built block of flats, modern concrete and brick construction with No ACM cladding on the fascia. It does have Sto cladding=HPL on parts
 The premises is separated into three separate blocks all have linked escape routes internally and all have there own stair and lift. There is 36 flats in total.
 Dry riser and AOV's
 PIP and PIB

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address 58 GLASSHOUSE FIELDS
 LONDON
 E1W 3HP
Responsible team FSR Tower Hamlets & Newham

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	5.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	4 August 2021
Total Capacity	0
Maximum number of people	>100
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	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	Defend in place -Stay Put
History of fires?	No

Contacts**Occupier**

Name	Default Property
Address	58 GLASSHOUSE FIELDS LONDON E1W 3HP

Managing Agent

Name	Newlon Housing Trust
Responsible Person	[REDACTED]
Position	Head of Building Services
Address	Newlon House 4 Daneland Walk Haringey London N17 9FE
Telephone	[REDACTED]
Email	[REDACTED]@newlon.org.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.

It was last done by [REDACTED] Quality Fire Safety Management on 12/8/21.

It is being reviewed every 3 months due to the cladding.

It does have significant findings recorded and completed and also on-going.

No EWS1 as it is under 18m. 6 floors but confirmed under 18m.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Good management is in place.

Up to date FRA and being reviewed every 3 months due to HPL.

Up to date test records for all fire safety systems.

All areas are kept clear.

Waking watch in place that patrol and monitor, not simultaneous evacuation.

All above show good management.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Detection in common parts for AOV's only.
Each flat has alarms fitted to BS 5839

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All common parts were checked and found to be clear at the time of the inspection.
EL has been provided.
Fire exit signs are in place.
AOV's to clear heat and smoke.
All risers were locked and well fire stopped.
All flat doors have been replaced to ensure 30 minute standard.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

A stay put policy is in place and notice displayed.
A waking watch is in place due to the HPL but still stay put.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Up to date test records for all fire safety systems.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Normally no on site staff.
Due to the cladding issues a waking watch is on site.
All common parts are checked every hour and ensure all areas are clear.
Will assist should smoke be seen or alarm from flat. Will only assist each flat not all out.
Training records have been seen.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

General precautions are in place.
All areas were found to be clear at the time of the inspection.
All risers were locked and fire stopped.
No holes or breaches were seen in compartmentation.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

The preventive and protective measures are in place as identified by the FRA.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations

Only in plant room

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

Safety Evaluation	Observations
Broadly Compliant	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Broadly Compliant	Persons in place for the on-going 3 monthly FRA and testing of all fire safety systems. Waking watch ensure all areas are kept clear including the risers.

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	Tested dry riser. EL to assist. AOVs to clear heat and smoke. Floors are numbered.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

19/08/2021 17:12

Should read 6 floors

19/08/2021 17:08

This inspection was part of the BRR workload that had a waking watch simultaneous evacuation due to HPL cladding. Only 5 floors.

All common parts were checked and found to be clear at the time of the inspection.

All risers were checked and found to be locked and fire stopped.

Spoke in detail to the RP about progress on site.

All flats have alarms fitted. All front doors replaced to ensure 30 minute standard.

Waking watch still on site to ensure all areas clear but is back to stay put.

Site is well run but no decision on removal of HPL that is not on all parts of building.

19/08/2021 17:02

Initial Expectation: Verbal action

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	B - Sleeping familiar or Licensed Premises
Life Risk	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings

Audit Duration
180

Travel Time
80

Post Audit Processing Duration
90



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 19 August 2021

Location summary

File No 05/224149
UPRN 5220004815578
Building Name
Address 60-62 GLASSHOUSE FIELDS
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F25 - Shadwell
Site Risk Score 5.00
Total Floors 5 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail **NONE**

Premises Description Purpose built block of flats, modern concrete and brick construction with No ACM cladding on the fascia. the cladding is sto cladding=HPL. The premises is separated into three separate blocks all have linked escape routes internally and all have there own stair and lift. There is 17 flats in total.

Dry riser, PIP and PIB

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 13 July 2020

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address 60-62 GLASSHOUSE FIELDS
 LONDON
Responsible team FSR Tower Hamlets & Newham
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	<u>5.00</u>
Reinspection Date	13 July 2020
Last Inspection	4 August 2021
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	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	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name Default Property
Address 60-62 GLASSHOUSE FIELDS
LONDON

Managing Agent

Name Newlon Housing Trust
Responsible Person [REDACTED]
Position Head of Building Services
Address Newlon House
4 Daneland Walk
Haringey
London
N17 9FE
Telephone [REDACTED]
Email [REDACTED]@newlon.org.uk

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.

It was last done [REDACTED] Quality Fire Safety Management on 12/8/21.

It is being reviewed every 3 months due to the Sto cladding=HPL.

It does have completed significant findings which are on-going.

No EWS1 as under 18m

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All arrangements are in place and demonstrated while on site.

Up to date FRA and reviewed every 3 months due to the HPL.

Up to date test records for all fire safety systems.

All areas are kept clear.

Waking watch to assist but still stay put.

All above show good management.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Detection in common parts for AOV's only.

Each flat has detection to BS 5839

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All common parts were inspected and found to be clear at the time of the inspection.

All risers were locked and well fire stopped.

All flat doors have been replaced to ensure 30 minute standard.

Fire exit signs in place.

AOV's to clear heat and smoke.

Floors are numbered.

Waking watch to assist if smoke seen or alarm from flat but is still a stay put policy.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Stay put policy is in place and notice displayed.

Waking watch to assist if smoke seen or alarm from flat but is still a stay put policy

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Up to date test records seen for all fire safety systems.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Normally no on site staff.

Due to issues with the HPL cladding a waking watch is in place.

The waking watch check all areas every hour and ensure its clear.

It will assist escape if smoke seen or alarm from flat but is still a stay put policy.

Training records have been seen for the waking watch staff.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

Good general precautions in place.
All areas are kept clear.
No smoking signs in place.
Risers locked and fire stopped.
No holes or breaches seen in compartmentation.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

The preventative and protective measures are in place as identified in the FRA.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Broadly Compliant

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

Only in plant rooms.

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

Safety Evaluation

Broadly Compliant

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Persons in place for the FRA and testing of all fire safety system.

Persons in place to ensure all areas are kept clear including the waking watch.

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	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	Tested dry riser in place. EL to assist. AOV's to clear heat and smoke. Floors are numbered.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

19/08/2021 19:12

This inspection was part of the BRR workload and building that had a simultaneous evacuation due to HPL cladding.

All common parts were inspected and found to be clear at the time of the inspection.

All raiser were locked and fire stopped.

Spoke in detail to the RP about progress that has been made.

All flat doors have been replaced and flats fitted with detection. Risers have all been fire stopped.

Waking watch still in place but no longer a simultaneous evacuation but back to stay put.

Well run . HPL on small areas of the block.

19/08/2021 19:05

Initial Expectation: Verbal action

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

Please add postcode E1 3AB

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration
180

Travel Time
30

Post Audit Processing Duration
80



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 19 August 2021

Location summary

File No 05/224150
UPRN 5220004815582
Building Name
Address 66-68 GLASSHOUSE FIELDS
 LONDON
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F25 - Shadwell
Site Risk Score 5.00
Total Floors 5 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail **NONE**

Premises Description

Purpose built block of flats, modern concrete and brick construction with No ACM cladding on the fascia. It does have Sto cladding=HPL in places. The premises is separated into three separate blocks all have linked escape routes internally and all have their own stair and lift. There is 21 flats in total.
 AOV's and dry riser.

Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date 13 July 2020
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Default Property
Address 66-68 GLASSHOUSE FIELDS
 LONDON
Responsible team FSR Tower Hamlets & Newham
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	<u>5.00</u>
Reinspection Date	13 July 2020
Last Inspection	4 August 2021
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	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	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name Default Property
Address 66-68 GLASSHOUSE FIELDS
 LONDON

Managing Agent

Name Newlon Housing Trust
Responsible Person [REDACTED]
Position Head of Building Services
Address Newlon House
 4 Daneland Walk
 Haringey
 Lodon
 N17 9FE
Telephone [REDACTED]

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.

It was last done [REDACTED] Fire Safety Management on 12/8/21.

It is being reviewed every 3 months due to the cladding issues.

It does have completed significant findings which are on-going.

No EWS1 as it is under 18m.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All arrangements are in place.

Up to date FRA on-going every 3 months.

Up to date records for all fire safety systems.

All areas clear.

All fire doors to flats replaced.

All above show good management.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Detection in common parts for the AOV's only

Flats have alarms for early warning due to HPL to BS 5839.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All common parts were checked and found to be clear at the time of the inspection.
All risers were checked and found to be locked and fire stopped.
EL to assist escape.
Fire exit signs in place.
Floors are numbered
Flat doors replaced to ensure to a 30 minute standard to protect route.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Stay put policy is in place and notice displayed.
Waking watch in place to assist but is still a stay put policy.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Up to date test records seen for all fire safety systems.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Normally no on site staff but due to cladding issues waking watch in place.
Waking watch check all areas to ensure clear at least once an hour.
Will assist escape from a flat if smoke seen or sounder heard.
training records have been seen.

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

Good general precautions in place.
All areas were found to be clear.
All risers fire stopped.
Flat doors replaced.
No smoking signs in place.
No holes or breaches were seen in compartmentation.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

The preventive and protective measures are in place as identified by the FRA.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Broadly Compliant

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

Only in plant rooms.

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

Safety Evaluation

Broadly Compliant

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Persons in place for the FRA and testing of all fire safety systems.

Waking watch to ensure all areas are kept clear.

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	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	Tested dry riser in place. AOV's to clear heat and smoke. Floors are numbered. EL to assist.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

19/08/2021 19:22

This inspection was part of the BRR workload of simultaneous evacuation that has returned to stay put policy. Waking watch still on site but only to ensure all areas are clear and to assist.

All common parts were checked and found to be clear at the time of the inspection.

All risers were locked and fire stopping has been replaced to a good standard.

Spoke in detail about the progress that has been made.

All flat doors have been replaced to ensure a 30 minute standard and all flats have alarms fitted.

All well run. HPL in on parts of the building only

19/08/2021 19:14

Initial Expectation: Verbal action

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

Please add postcode of E1 3AE

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-2
Actual Risk Score	4.72
Risk Score	4.75

Audit Timings

Audit Duration
180

Travel Time
20

Post Audit Processing Duration
80



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: [redacted]@london-fire.gov.uk

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

Date: 23/6/22

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: Sub Officer [redacted] Tel: [redacted]

Address of premises: 69 Glasshouse Fields, E1W 3HD

Detail of information or risk:

- 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)

Bike and pram obstructing escape route on ground floor. Notting Hill Genesis manage the building.

Action recommended by local station/station manager:

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

[Redacted box]

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 ([redacted]@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: [REDACTED]@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)

[REDACTED]

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

Notification of fire safety information - to fire safety

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

From: **Station Commander** [REDACTED]
Email: [REDACTED]@london-fire.gov.uk Tel: [REDACTED]

Date: 23/6/22

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: Sub Officer [REDACTED] Tel: [REDACTED]

Address of premises:

- John Bowles court, 69 Schoolhouse Lane, E1W 3AH
- 66 Glasshouse Fields, E1W 3AE

Detail of information or risk:

- 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)

Firefighting lift not working. Reported to waking watch.

Action recommended by local station/station manager:

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

Revisit by local station in 14 days to see if works to remedy have been carried out.

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 [REDACTED]@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: [REDACTED]@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)

[REDACTED]

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 [REDACTED]@london-fire.gov.uk

Note to FSR admin

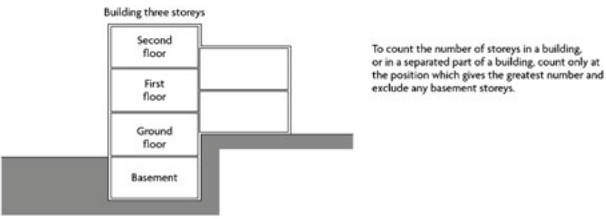
Acknowledged copy must be placed on e-FSF

TO REPLACE REPORT SENT 12/8/21

Category	Question	Answer and Commentary
Address Information	Name of Premises	58 Glasshouse Fields E1 3HP 6025322 05/12536
	Address	
	Postcode	
	UPRN	
	Farynor file	
	<u>Triage Question 1</u> As part of the triage, was a physical visit to the building undertaken by Ops or FSR personnel	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>Triage Question 2</u>	<input checked="" type="checkbox"/> Fire Safety audit/inspection is required as part of BRR
FRS Information	What was the outcome of the triage?	<input type="checkbox"/> No further action required due to recent audit/inspection of the building <input type="checkbox"/> No further action required due to building being deemed to be low risk (despite no inspection history) <input type="checkbox"/> No audit/inspection required due to point 2 or 3 above, but building selected for audit/inspection as part of the QA process <input type="checkbox"/> Building not in scope of the programme
	<u>Audit Question 1</u> Where an audit/inspection forms one of the outcomes ^[2] of the triage process – What was the outcome of this audit/inspection?	<input checked="" type="checkbox"/> Satisfactory (no further action) <input type="checkbox"/> Informal advice (oral advice) <input type="checkbox"/> Non-statutory written advice (any letter or non-statutory notification of deficiencies/contraventions with or without action plan or follow up) <input type="checkbox"/> Formal statutory action (Enforcement Notice, Alteration Notice, Prohibition Notice)
FRS Information	<u>Audit Question 2</u> What was the date of	14/8/21

^[2] Either Triage outcome 1: a new audit/inspection is required as part of the BRR or Triage outcome 2: a recent audit/inspection of the buildings has been relied upon to respond to the BRR.

	<p>the audit/inspection referred to under Audit Question 1?</p>	
	<p>As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • This could include: <ul style="list-style-type: none"> • Changes to Pre-Determined Attendance • Additional training and operational risk gathering • Wider FRS understanding of premises in area • Specific crew and flexi officer guidance • Resident engagement events • Frequency of site visits and inspections • SSRI gathered • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns • Frequency of site training and awareness visits • Processes in place for testing and validating your plan • Should a 'No' response be given, the Board would ask that you provide: <ul style="list-style-type: none"> • Clear indication as to the reasons why confirmation cannot be provided • What measures are being taken to remedy the situation • Timescales for the rectification of the situation and provision of a positive response
<p>Building Information</p>	<p>Number of storeys</p>	<p>How many? (Use diagram below as a guide) 6 Floors</p>

		
	<p>Is there a basement?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>Number of staircases</p>	<p>1</p>
	<p>What is the evacuation strategy?</p>	<p><input checked="" type="checkbox"/> Stay put <input type="checkbox"/> Simultaneous <input type="checkbox"/> Temporary simultaneous <input type="checkbox"/> Other</p>
<p>Building Information</p>	<p>Are balconies present? (Construction can be included in further comments below)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>Can the make up of the External Wall System (EWS) be identified?</p>	<p>Based on information readily available to you from the RP at this time</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p> <p>Please note more information on EWS can be found in MHCLG's Identifying Details of External Wall Systems – Technical Note</p>
	<p>Type of cladding?</p>	<p>Based on the information available from the RP – If the type of cladding is unknown, please select 'Do not know'</p> <p>Please tick the boxes/answers in line with the EWS classifications below (more than one can be selected)</p> <p><input type="checkbox"/> Glass <input checked="" type="checkbox"/> High Pressure Laminate (HPL) <input type="checkbox"/> Aluminium Composite Material (ACM)</p>

		<ul style="list-style-type: none"> <input type="checkbox"/> Other Metal Composite Material <input type="checkbox"/> Metal Sheet Panels <input type="checkbox"/> Render System <input type="checkbox"/> Brick Slips <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Stone Panels / Stone <input type="checkbox"/> Tiling systems <input type="checkbox"/> Timber/wood <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
	<p>Type of Insulation?</p>	<p>Based on the information available from the RP – If the type of insulation is unknown, please select ‘Do not know’</p> <p>Please tick the boxes/answers in line with the classifications below (more than one can be selected)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Polyurethane rigid foam (PUR) / Polyisocyanurate foam (PIR) <input type="checkbox"/> Phenolic foam <input type="checkbox"/> Expanded and Extruded Polystyrene (EPS/XPS) <input type="checkbox"/> Glass wool <input type="checkbox"/> Wood fibre <input type="checkbox"/> None <input checked="" type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
	<p>If you have provided a cladding or insulation type above, how was the external wall system information confirmed by the Responsible Person/s?</p>	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Information from O&M Manuals <input type="checkbox"/> Information from Building Control Body / Application <input type="checkbox"/> Product Specification Sheet <input type="checkbox"/> BBA Certificate <input checked="" type="checkbox"/> Fire Risk Assessment <input checked="" type="checkbox"/> Fire Engineers Report

		<input type="checkbox"/> Other Specialist Report Other –If further information is available please indicate below:
	Type of any firefighting facilities including access and instructions if required	Please tick the boxes/answers in line with the options below (more than one can be selected) <input checked="" type="checkbox"/> Dry riser <input type="checkbox"/> Wet riser <input checked="" type="checkbox"/> Smoke control (AOV, vents, pressurisation etc.) X Firefighting lifts <input checked="" type="checkbox"/> Premises Information Box (PIB) <input checked="" type="checkbox"/> Suitable access for fire appliance <input type="checkbox"/> Other –If further information is available please indicate below:
	Is there a fire suppression system in the building? (sprinkler system, water mist etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No .
	Is there a gas supply to the building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Completed by (name and position): ██████████ Inspecting Officer.

Date completed: 19/8/21

Contact details (telephone and email) 

The RP is ensuring a review of the FRA is taking place every 3 months.

All flat doors have been replaced.

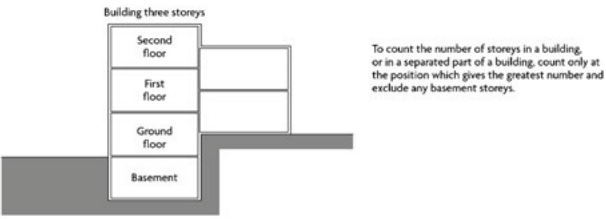
All flats have been fitted with alarms.

All risers have had the fire stopping replaced.

Category	Question	Answer and Commentary
Address Information	Name of Premises	
	Address	60-62 Glasshouse Fields
	Postcode	E1 3HP
	UPRN	5220004815578
	Farynor file	05/225149
	<u>Triage Question 1</u> As part of the triage, was a physical visit to the building undertaken by Ops or FSR personnel	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>Triage Question 2</u>	<input checked="" type="checkbox"/> Fire Safety audit/inspection is required as part of BRR
FRS Information	What was the outcome of the triage?	<input type="checkbox"/> No further action required due to recent audit/inspection of the building <input type="checkbox"/> No further action required due to building being deemed to be low risk (despite no inspection history) <input type="checkbox"/> No audit/inspection required due to point 2 or 3 above, but building selected for audit/inspection as part of the QA process <input type="checkbox"/> Building not in scope of the programme
	<u>Audit Question 1</u> Where an audit/inspection forms one of the outcomes ^[2] of the triage process – What was the outcome of this audit/inspection?	<input checked="" type="checkbox"/> Satisfactory (no further action) <input type="checkbox"/> Informal advice (oral advice) <input type="checkbox"/> Non-statutory written advice (any letter or non-statutory notification of deficiencies/contraventions with or without action plan or follow up) <input type="checkbox"/> Formal statutory action (Enforcement Notice, Alteration Notice, Prohibition Notice)
FRS Information	<u>Audit Question 2</u> What was the date of	14/8/21

^[2] Either Triage outcome 1: a new audit/inspection is required as part of the BRR or Triage outcome 2: a recent audit/inspection of the buildings has been relied upon to respond to the BRR.

	<p>the audit/inspection referred to under Audit Question 1?</p>	
	<p>As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • This could include: <ul style="list-style-type: none"> • Changes to Pre-Determined Attendance • Additional training and operational risk gathering • Wider FRS understanding of premises in area • Specific crew and flexi officer guidance • Resident engagement events • Frequency of site visits and inspections • SSRI gathered • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns • Frequency of site training and awareness visits • Processes in place for testing and validating your plan • Should a 'No' response be given, the Board would ask that you provide: <ul style="list-style-type: none"> • Clear indication as to the reasons why confirmation cannot be provided • What measures are being taken to remedy the situation • Timescales for the rectification of the situation and provision of a positive response
<p>Building Information</p>	<p>Number of storeys</p>	<p>How many? (Use diagram below as a guide) 5 Floors</p>

		
	<p>Is there a basement?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>Number of staircases</p>	<p>1</p>
	<p>What is the evacuation strategy?</p>	<p><input checked="" type="checkbox"/> Stay put <input type="checkbox"/> Simultaneous <input type="checkbox"/> Temporary simultaneous <input type="checkbox"/> Other</p>
<p>Building Information</p>	<p>Are balconies present? (Construction can be included in further comments below)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>Can the make up of the External Wall System (EWS) be identified?</p>	<p>Based on information readily available to you from the RP at this time</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p> <p>Please note more information on EWS can be found in MHCLG's Identifying Details of External Wall Systems – Technical Note</p>
	<p>Type of cladding?</p>	<p>Based on the information available from the RP – If the type of cladding is unknown, please select 'Do not know'</p> <p>Please tick the boxes/answers in line with the EWS classifications below (more than one can be selected)</p> <p><input type="checkbox"/> Glass <input checked="" type="checkbox"/> High Pressure Laminate (HPL) <input type="checkbox"/> Aluminium Composite Material (ACM)</p>

		<input type="checkbox"/> Other Metal Composite Material <input type="checkbox"/> Metal Sheet Panels <input type="checkbox"/> Render System <input type="checkbox"/> Brick Slips <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Stone Panels / Stone <input type="checkbox"/> Tiling systems <input type="checkbox"/> Timber/wood <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
	Type of Insulation?	<p>Based on the information available from the RP – If the type of insulation is unknown, please select ‘Do not know’</p> <p>Please tick the boxes/answers in line with the classifications below (more than one can be selected)</p> <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Polyurethane rigid foam (PUR) / Polyisocyanurate foam (PIR) <input type="checkbox"/> Phenolic foam <input type="checkbox"/> Expanded and Extruded Polystyrene (EPS/XPS) <input type="checkbox"/> Glass wool <input type="checkbox"/> Wood fibre <input type="checkbox"/> None <input checked="" type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
	If you have provided a cladding or insulation type above, how was the external wall system information confirmed by the Responsible Person/s?	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <input type="checkbox"/> Information from O&M Manuals <input type="checkbox"/> Information from Building Control Body / Application <input type="checkbox"/> Product Specification Sheet <input type="checkbox"/> BBA Certificate <input checked="" type="checkbox"/> Fire Risk Assessment <input checked="" type="checkbox"/> Fire Engineers Report

LFB -BRR Phase 2 Assurance Questions Form 1 – For internal use

Contact details (telephone and email) [REDACTED] [@london-fire](mailto:[REDACTED]@london-fire) [REDACTED]

The RP is ensuring a review of the FRA is taking place every 3 months.

All flat doors have been replaced.

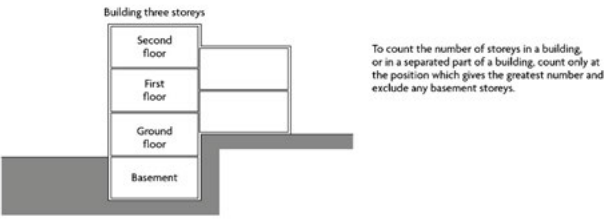
All flats have been fitted with alarms.

All risers have had the fire stopping replaced.

Category	Question	Answer and Commentary
Address Information	Name of Premises	66-68 Glasshouse Fields E1 AE 5220004815582 05/225150
	Address	
	Postcode	
	UPRN	
	Farynor file	
	<u>Triage Question 1</u> As part of the triage, was a physical visit to the building undertaken by Ops or FSR personnel	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>Triage Question 2</u>	<input checked="" type="checkbox"/> Fire Safety audit/inspection is required as part of BRR
FRS Information	What was the outcome of the triage?	<input type="checkbox"/> No further action required due to recent audit/inspection of the building <input type="checkbox"/> No further action required due to building being deemed to be low risk (despite no inspection history) <input type="checkbox"/> No audit/inspection required due to point 2 or 3 above, but building selected for audit/inspection as part of the QA process <input type="checkbox"/> Building not in scope of the programme
	<u>Audit Question 1</u> Where an audit/inspection forms one of the outcomes ^[2] of the triage process – What was the outcome of this audit/inspection?	<input checked="" type="checkbox"/> Satisfactory (no further action) <input type="checkbox"/> Informal advice (oral advice) <input type="checkbox"/> Non-statutory written advice (any letter or non-statutory notification of deficiencies/contraventions with or without action plan or follow up) <input type="checkbox"/> Formal statutory action (Enforcement Notice, Alteration Notice, Prohibition Notice)
FRS Information	<u>Audit Question 2</u> What was the date of	14/8/21

^[2] Either Triage outcome 1: a new audit/inspection is required as part of the BRR or Triage outcome 2: a recent audit/inspection of the buildings has been relied upon to respond to the BRR.

	<p>the audit/inspection referred to under Audit Question 1?</p>	
	<p>As far as you can reasonably assess, have you got an effective pre-planned response in place for this building to protect life and property in the event of a fire?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • This could include: <ul style="list-style-type: none"> • Changes to Pre-Determined Attendance • Additional training and operational risk gathering • Wider FRS understanding of premises in area • Specific crew and flexi officer guidance • Resident engagement events • Frequency of site visits and inspections • SSRI gathered • Deviation from agreed procedure specific to the premises based on identified risk or specific operational concerns • Frequency of site training and awareness visits • Processes in place for testing and validating your plan • Should a 'No' response be given, the Board would ask that you provide: <ul style="list-style-type: none"> • Clear indication as to the reasons why confirmation cannot be provided • What measures are being taken to remedy the situation • Timescales for the rectification of the situation and provision of a positive response
<p>Building Information</p>	<p>Number of storeys</p>	<p>How many? (Use diagram below as a guide) 5 Floors</p>

		
	<p>Is there a basement?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>Number of staircases</p>	<p>1</p>
	<p>What is the evacuation strategy?</p>	<p><input checked="" type="checkbox"/> Stay put <input type="checkbox"/> Simultaneous <input type="checkbox"/> Temporary simultaneous <input type="checkbox"/> Other</p>
<p>Building Information</p>	<p>Are balconies present? (Construction can be included in further comments below)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>Can the make up of the External Wall System (EWS) be identified?</p>	<p>Based on information readily available to you from the RP at this time</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p> <p>Please note more information on EWS can be found in MHCLG's Identifying Details of External Wall Systems – Technical Note</p>
	<p>Type of cladding?</p>	<p>Based on the information available from the RP – If the type of cladding is unknown, please select 'Do not know'</p> <p>Please tick the boxes/answers in line with the EWS classifications below (more than one can be selected)</p> <p><input type="checkbox"/> Glass <input checked="" type="checkbox"/> High Pressure Laminate (HPL) <input type="checkbox"/> Aluminium Composite Material (ACM)</p>

		<input type="checkbox"/> Other Metal Composite Material <input type="checkbox"/> Metal Sheet Panels <input type="checkbox"/> Render System <input type="checkbox"/> Brick Slips <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Stone Panels / Stone <input type="checkbox"/> Tiling systems <input type="checkbox"/> Timber/wood <input type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
	Type of Insulation?	<p>Based on the information available from the RP – If the type of insulation is unknown, please select ‘Do not know’</p> <p>Please tick the boxes/answers in line with the classifications below (more than one can be selected)</p> <input type="checkbox"/> Mineral Wool <input type="checkbox"/> Polyurethane rigid foam (PUR) / Polyisocyanurate foam (PIR) <input type="checkbox"/> Phenolic foam <input type="checkbox"/> Expanded and Extruded Polystyrene (EPS/XPS) <input type="checkbox"/> Glass wool <input type="checkbox"/> Wood fibre <input type="checkbox"/> None <input checked="" type="checkbox"/> Do not know <input type="checkbox"/> Other –If further information is available please indicate below:
	If you have provided a cladding or insulation type above, how was the external wall system information confirmed by the Responsible Person/s?	<p>Please tick the boxes/answers in line with the options below (more than one can be selected)</p> <input type="checkbox"/> Information from O&M Manuals <input type="checkbox"/> Information from Building Control Body / Application <input type="checkbox"/> Product Specification Sheet <input type="checkbox"/> BBA Certificate <input checked="" type="checkbox"/> Fire Risk Assessment <input checked="" type="checkbox"/> Fire Engineers Report

		<input type="checkbox"/> Other Specialist Report Other –If further information is available please indicate below:
	Type of any firefighting facilities including access and instructions if required	Please tick the boxes/answers in line with the options below (more than one can be selected) <input checked="" type="checkbox"/> Dry riser <input type="checkbox"/> Wet riser <input checked="" type="checkbox"/> Smoke control (AOV, vents, pressurisation etc.) X Firefighting lifts <input checked="" type="checkbox"/> Premises Information Box (PIB) <input checked="" type="checkbox"/> Suitable access for fire appliance <input type="checkbox"/> Other –If further information is available please indicate below:
	Is there a fire suppression system in the building? (sprinkler system, water mist etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No .
	Is there a gas supply to the building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Completed by (name and position): [REDACTED] Officer.

Date completed: 19/8/21

Contact details (telephone and email) [REDACTED] [\[REDACTED\]@london-fire](mailto:[REDACTED]@london-fire) [REDACTED]

The RP is ensuring a review of the FRA is taking place every 3 months.

All flat doors have been replaced.

All flats have been fitted with alarms.

All risers have had the fire stopping replaced.



LONDON FIRE BRIGADE

Notification of fire safety information - to fire safety

To: **Team Leader**
Cc: [REDACTED]@london-fire.gov.uk

From: **Sub Officer** [REDACTED]
[REDACTED] London-Fire.gov.uk Tel: Ext [REDACTED]

Date: 15/08/2020

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: Sub Officer [REDACTED] Tel: [REDACTED]

- 1) **Glasshouse Fields:** 58 Glasshouse Fields, E1W 3AB;
62 Glasshouse Fields, E1W 3AH;
66 Glasshouse Fields, E1 3AB
John Bowles Court, 69 Schoolhouse Lane, E1W 3AG;
Len Bishop Court, 63 Schoolhouse Lane, E1W 3AJ;
[REDACTED]

Detail of information or risk:

- 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)

Waking watch are confused about the evacuation policy for the building. Residents are also unsure. Building has structural issues that should require a simultaneous evacuation but the signage in the building states that a 'stay put' policy is in place.

Action recommended by local station/Station Commander:

- 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 [REDACTED]@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 Commander**
Cc: [REDACTED]@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 [REDACTED]@london-fire.gov.uk

Note to FSR admin

Acknowledged copy must be placed on e-FSF



LONDON FIRE BRIGADE

General Fire Safety Report Form

Inspecting Officer: [REDACTED]	
Address of Premises: 58 Glasshouse Fields E1 3AB	Job No. FS16 1736679, FS01 1733089
	File No. 05/12536
	Date: 7/2/18

Report Details:

Went to site to confirm if works complete from NOD dated 4/8/17

No ACM cladding to building.

Not yet seen but have requested up dated risk assessment.

Some risers cupboards still unlocked.

All manual overrides to AOV 's are in place and look like were in place at time of first visit.

RP asked to confirm all doors have closers.

No rubbish or storage was found in any escape routes.

RP informed that we still have no drop key provision to gain access but that we still would gain access but do a lot of damage.

Lifts still not correct, RP informed, but only extra 2 floors for crews to travel which is acceptable.

This is a small building with no ACM cladding and low risk

NFA close job.

ADMIN

I may have closed job in error! Please check



The Chief Executive
Newlon Housing Trust
Newlon House
4 Daneland Walk
Hale Village
London
N17 9FE

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 3 April 2018
Our Ref 05/224149 [REDACTED]

Dear Sir/Madam,

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

Premises: 60-62 Glasshouse Fields, Tower Hamlets, London E1W 3AD

The Authority's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). The matters that need to be addressed, together with the Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **1 May 2018**.

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

You may also wish to know that fire safety guidance for businesses can be found on the Authority's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

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

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- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

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

Yours faithfully,

for Assistant Commissioner (Fire Safety)

Directorate of Operations

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

Reply to ██████████

Direct ██████████

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms
GN_66

Cc.: ██████████, Head of Building Services, Newlon House, 4 Daneland Walk, Haringey,
London N17 9FE

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

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

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

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

If an Inspector:

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

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

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

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

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

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

ENVIRONMENT AND SAFETY INFORMATION ACT 1988 SECTION 4 - PROTECTION OF TRADE SECRETS

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

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

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

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

SCHEDULE

PREMISES: 60-62 Glasshouse Fields, Tower Hamlets, London E1W 3AD

File Number: 05/224149

This schedule should be read in conjunction with the Authority's letter dated 3 **April 2018** .

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 9	At the time of the audit, the fire risk assessment for your premises was not suitable and sufficient. It was found that the fire risk assessor has failed to carry out an inspection of the flat front doors with the assessment.	Carry out a fire risk assessment. (See guidance note No.66). Ensure that the risk assessment process reviews flat front doors to ensure they self-close fully into their frames correctly.
Article 11	At the time of the audit, your preventative and protective measures had not been planned, organized, controlled, monitored or reviewed where required. It was found that: -Both the electric cupboard and the gas cupboard were unlocked on Level 3, -No manual overrides had been installed for the automatic opening vents, -Some flat front doors did not self-close effectively due to broken latches. I have also found that Flat 18 is missing their self-closing device.	Arrangements identified as not suitably addressed must be effectively planned, organized, controlled, monitored or reviewed.
Article 14.	At the time of the audit, the emergency routes or exits were inadequate. It was found that: -Storage was found throughout the common parts including in the common stairs, -Both the electric cupboard and the gas cupboard were unlocked on Level 3.	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: -Completing weekly inspections to ensure that all common areas remain sterile at all times, -Ensure that all riser cupboards throughout the premises remain locked at all times.

<p>Article 17</p>	<p>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.</p> <p>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</p> <p>The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes' fire resistance due to the lack of self closing device and intumescent strips and cold smoke seals</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>Article 38</p>	<p>At the time of the audit, a suitable system of maintenance of the firefighting measures was not in place. It was found that there was no drop key access into the premises which could delay crews and the fire lift was not responding once under fire control from inside the lift car.</p>	<p>Arrange initial and ongoing maintenance to ensure firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by installing drop key access to the building to enable crews faster entry to the premises and by repairing the lift so that the fire control functions are operating correctly.</p>

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

The Authority 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 Authority would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.



The Chief Executive
Newlon Housing Trust
Newlon House
4 Daneland Walk
Hale Village
London
N17 9FE

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 3 April 2018
Our Ref 05/224150 [REDACTED]

Dear Sir/Madam,

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

Premises: 66-68 Glasshouse Fields, Tower Hamlets, London E1W 3AE

The Authority's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). The matters that need to be addressed, together with the Authority's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **1 May 2018**.

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

You may also wish to know that fire safety guidance for businesses can be found on the Authority's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

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for Assistant Commissioner (Fire Safety)

Directorate of Operations

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SCHEDULE

PREMISES: 66-68 Glasshouse Fields, Tower Hamlets, London E1W 3AE

File Number: 05/224150

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