LONDON FIRE BRIGADE

Fire Safety Regulation, North East 2 Team
169 Union Street London SE1 0LL
T 020 8555 1200 x89171

Minicom 020 7960 3629
london-fire.gov.uk

The Chief Executive
London Borough of Waltham Forest
Waltham Forest Town Hall
Forest Road
Walthamstow
E17 4JF

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

Date 11 March 2025
Our Ref 13/001832/PG

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)

Premises: Rayner Towers, 2 Albany Road, Leyton E10 7EJ

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

Further to the recent inspection by an authorised officer I confirm that the works specified in the Enforcement Notice dated **24 August 2023,** issued by the Commissioner in respect of the above mentioned premises have been satisfactorily completed within the specified time limit. The Enforcement Notice has been complied with and at the time of the inspection the premises were deemed to comply with the above Order.

Should the circumstances change in the future affecting the risk to persons in case of fire, a further risk assessment of the premises should be carried out and the findings addressed. The law requires that if you have:

- 5 or more employees,
- a licence under an enactment in force in respect of the premises, or
- an alterations notice in force requiring such,

your risk assessment should be recorded and made available for future inspection in order to ensure continued compliance with the Order.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully

PP [redacted]

for Assistant Commissioner (Fire Safety)
Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [redacted]
Direct **T** 020 8555 1200 ext [redacted]

Cc: [redacted] Waltham Forest Housing, 2d Fulbourne Road, Walthamstow, London, E17 4GG

[End of document]

Redaction Summary

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Redaction 2.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.4

Exemptions/exceptions:

- S.40 - Personal Information

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E17 4JF

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

Date 24 August 2023
Our Ref 13/001832/SH

ENFORCEMENT NOTICE

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

TO :

Name:	**London Borough of Waltham Forest**
Address:	**Waltham Forest Town Hall, Forest Road, Walthamstow E17 4JF**
Concerning Premises at:	**Rayner Towers, 2 Albany Road, Leyton E10 7EJ**

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

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

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

The relevant extracts of the legislation are attached.

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

The steps must be taken by **4 April 2024** (or such extension if granted by the Commissioner).

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

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

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

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

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** 2.1 [redacted]

Signed: _____ **Dated:** 24 August 2023

Assistant Commissioner
(The Officer appointed for the purpose)

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

Reply to Inspecting Officer 2.2 [redacted]
Direct **T** 0208 555 1200 ext 2.3 [redacted]
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: 3.1 [redacted] Waltham Forest Housing, 2d Fulbourne Road, Walthamstow E17 4GG

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

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

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

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

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

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

Important information to consider before taking remedial steps:

1. Words written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.

2. Officers of the Commissioner may visit your premises during the course of the notice, to ensure the dates within this plan are being followed.

3. Notwithstanding any consultation undertaken by the Commissioner, **before** you make any alterations to the premises, ***you*** must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.

4. There may be suitable alternative safety measures to those detailed in the attached schedule, which would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.

5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.

6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

SCHEDULE

PREMISES: Rayner Towers, 2 Albany Road, Leyton E10 7EJ

FILE NUMBER: 13/001832

This schedule should be read in conjunction with the Commissioner's Notice dated **24 August 2023**.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that: 1) Riser panels had not been monitored or reviewed. The riser panels adjacent to the flat lobbies could not be confirmed to be 30 minutes fire rated. 2) Securing loose cables with fire rated clips had not been planned. A number of loose cables were found in the means of escape on 10th floor. 3) Replacing broken fire rated glazing had not been planned or organised. It was noted that the glazing panel to the staircase on the 8th floor was replaced with plywood and not with fire rated material. 4) Replacing the non-fire rated enclosure to the dry riser outlet on all communal floors had not been planned or organised. 5) Providing a fusible link to the bin store had not been planned or organised. It was noted that fusible link to the bin store was missing at the ground level.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 11 continued	6) The glazing enclosing the single staircase cannot be confirmed to be fire rated. Management had not organised to appoint a competent person to confirm the glazing enclosing the single staircase. 7) Provision of adequate fire stopping has not been planned or organised. Breaches found within the electric intake cupboard have been filled with non-fire rated material. 8) Wayfinding signage on stairs and communal areas in accordance with new Fire Safety (England) Regulations 2022 has not been planned or organised. 9) Management had not planned to provide contact details of the responsible person to store inside the secure information box. 10) Management had not planned and organised to check the front flat doors annually as per the new Fire Safety (England) Regulations 2022. 11) Management had not planned and organised to send the building plans to London Fire Brigade online portal.	
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The dry riser enclosures located on lobby area could not be confirmed to be fire rated. 2) Electrical enclosures to the flat lobbies are not fire rated. 3) A number of loose cables noted to the means of escape on all floors.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by: 1) Ensuring the dry riser enclosures located on lobby areas are provided with fire rated material. 2) Ensuring that the electrical enclosures are fire rated to afford a minimum of 30 minutes protection. 3) Ensuring that the loose cables are clipped back using fire rated clips.

Article 14 continued	4) Glazing panel to the protected staircase on the 8th floor was covered with plywood and not FIRE RESISTANT glazing.	4) Replacing glazing panels to the staircase on the 8th floor with 60 minutes fire rated material.
	5) The glazing enclosing the staircase cannot be confirmed to be FIRE RESISTANT glazing.	5) Ensuring that the glazing enclosing the staircase is 60 minutes fire rated material.
	6) Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on the ground floor.	6) Providing adequate FIRE RESISTANCE fire stopping on the breaches found on the ceiling of the electric intake cupboard located on ground floor.
	7) There was combustible storage found inside the electric intake room located on the ground floor.	7) Removing combustible storage inside the electric intake room located on the ground floor.
	8) There was no signage - 'Fire Door Keep Locked Shut' on the electric intake room located on the ground floor.	8) Providing signage – 'Fire Door Keep Locked Shut' on the electric intake room located on the ground floor.
Article 15	At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that the fire action notices displayed were in conflict with fire risk assessment recommendation as 'stay put'. The phased evacuation as explained by responsible person and 'stay put' strategy recommended in the fire risk assessment are not suitable for the building. The building has combustible cladding and insultation therefore in accordance with NFCC guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18 August 2022.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing the emergency plan and taking into account the combustible external cladding and insulation of the building and risk posed to the relevant people.

Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route. During audit it was noted that the sampled front flat fire doors (No. 18, 20, 13 and 10) had no self-closing device and door frame damaged. The front flat door No. 31. 24 and 36 were composite doors.	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.

Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that:	Implement the significant findings of your fire risk assessment, in particular:
	1) It was confirmed that the building contains high pressure laminate panels, rigid foam boards and expanded polystyrene insulation, which are all combustible. It was recommended in the fire risk assessment that the combustible materials are replaced with non-combustibles materials to Euro class A1 or A2. As per NFCC guidance, the waking watch staff should not be in place more than six months and should be replaced by installation of a fire alarm system in communal areas - BS 5839 -1 Category L5 system incorporating heat detector within each room that has a window facing to the combustible external cladding.	1) Replacing the combustible external material with current standard as per building regulations.
	2) The dry riser enclosures located on lobby area could not be confirmed to be fire rated.	2) Confirming the dry riser enclosures located on lobby floors are fire rated material.
	3) The riser panels adjacent to the flat lobbies cannot be confirmed to be 30 minutes fire rated material.	3) Confirming the riser panels adjacent to the flat lobbies are 30 minutes fire rated.
	4) Electrical enclosures to the flat lobbies are not fire rated.	4) Enclosing the electrical enclosures to the flat lobbies with 30 minutes fire rated material.
	5) A number of loose cables noted to the means of escape on all floors.	5) Ensuring the loose cables found on means of escape are secured with fire rated clips.
	6) Glazing panel to the staircase on the 8th floor was covered with plywood and were not replaced with FIRE RESISTANT glazing.	6) Replacing the plywood on glazing panel to the staircase on the 8th floor with 30 minutes fire rated material.

Article 8 continued	7) The glazing enclosing the staircase cannot be confirmed to be FIRE RESISTANT glazing. 8) Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on ground floor and was not replaced with fire rated fire stopping. 9) There was no signage – 'Fire Door Keep Locked Shut' on the electric intake room located on the ground floor. 10) There was no fusible link provided to bin stored at ground level to stop spread of fire and smoke.	7) Confirming the glazing enclosing the staircase is FIRE RESISTANT by a competent person. 8) Replacing inadequate fire stopping with FIRE RESISTANT material on the ceiling of the electric intake cupboard located on the ground floor. 9) Providing signage – 'Fire Door Keep Locked Shut' on the electric intake room located on the ground floor. 10) Providing a fusible link to the bins store at the ground level.
Article 9	At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessment did not take into account the external survey report carried out due to the presence of combustible cladding and insulation. The report recommended a change from stay put to a simultaneous evacuation strategy supported by temporary interim measures in accordance with NFCC Guidance purpose built block of flats version 4 issued on 18 August 2022. 2) PAS 9980 - Fire Risk Assessment Prioritisation Tool has not been undertaken.	The fire risk assessment should be reviewed, with specific consideration given to: 1) The combustible external wall and insulation report and recommended suitable emergency plan in accordance with NFCC Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18 August 2022. 2) Carrying out PAS 9980 - Fire Risk Assessment Prioritisation Tool.

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

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

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

[End of document]

Redaction Summary

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Redaction 2.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.3

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

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The Chief Executive
London Borough of Waltham Forest
Waltham Forest Town Hall
Forest Road
Walthamstow
London, E17 4JF

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

Date 12 December 2022
Our Ref 13/001832/PG

Dear Sir/Madam

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

Premises: Rayner Towers, 2 Albany Road, Leyton, E10 7EJ

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

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

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **2 May 2023**.

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

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

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

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

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

Yours faithfully

PP 2.1 [redacted]

for Assistant Commissioner (Fire Safety)
Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer 2.2 [redacted]
Direct **T** 020 8555 1200 ext [redacted]

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

Cc: 2.3 [redacted] Waltham Forest Housing, Cedar Wood House, 2nd Fulbourne Road, Walthamstow, London, E17 4GG

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

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

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

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

If an Inspector:

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

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

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

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

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

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

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

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

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

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

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

SCHEDULE

PREMISES: Rayner Towers, 2 Albany Road, Leyton, E10 7EJ

FILE NUMBER: 13/001832

This schedule should be read in conjunction with the Commissioner's letter dated
12 December 2022.

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

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that: 1) Monitoring and reviewing of riser panels had not been implemented. It was noted that the riser panels adjacent to the flat lobbies could not be confirmed to be 30 minute fire rated. 2) Electrical enclosures to the flat lobbies had not been reviewed confirming to be 30 minute fire rated. 3) A number of loose cables were noted to the means of escape on 10th floor. Planning had not been carried out to secure these loose cables with fire rated metal clips. 4) Planning and organising to replace broken glazing had not been implemented. It was noted that the glazing panel to the lobby door on the 10th floor had not been repaired.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

	5) A number of riser doors were found to have louvred panel installed. Planning and organising to replace with 30 minute fire rated material had not been provided. 6) Planning and organising had not been carried out for the bin store. It was noted that a fusible link to the bin store was not provided at the ground level.	
Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The riser panels adjacent to the flat lobbies could not be confirmed to be fire rated. 2) Electrical enclosures to the flat lobbies are not fire rated. 3) A number of loose cables were noted to the means of escape on 10th floor. 4) The glass panel of the lobby door located on 10th floor was broken. 5) A number of riser doors were found to have a louvred panel installed.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by: 1) Ensuring that the riser panels to the flat lobbies are replaced to afford 30 minute protection. 2) Ensuing that the electrical enclosures are fire rated to afford a minimum of 30 minutes protection. 3) Ensuring that the loose cables are clipped back using fire rated clips. 4) Replacing the glazing panel of the lobby door located on the 10th floor with 30 minutes fire rated. 5) Replacing the louvred panel above the riser doors with adequate 30 minute fire rated material.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that: 1) The riser panels adjacent to the flat lobbies could not be confirmed to be fire rated.	Implement the significant findings of your fire risk assessment, in particular: 1) By confirming the riser panels adjacent to the flat lobbies to be 30 minute fire rated.

	2) Electrical enclosures to the flat lobbies are not fire rated. 3) A number of loose cables were noted to the means of escape on 10th floor. 4) A number of riser doors were found to have louvred panels installed. 5) It was noted that a fusible link to the bin store was not provided at the ground level. 6) Metal security grille noted to the front entrance door of flat 36.	2) Ensuring electrical enclosures to the flat lobbies are replaced with 30 minute fire rated enclosures. 3) Ensuring the loose cables found on the means of escape are secured with fire rated clips. 4) By enclosing the louvred panel above the riser doors with 30 minute FIRE RESISTING material. 5) By providing a fusible link to the bins store at the ground level to stop smoke or fire spread. 6) Recommending the removal of the metal security grille to the entrance door to flat 36 to enable fire crews to access and rescue residents quickly.

Article 9	At the time of the audit no evidence was demonstrated or provided that the significant findings of your fire risk assessment had been recorded. It was found that: 1) The post box installed on the front door of flat 41 cannot be confirmed to be 30 minute FIRE RESISTING. 2) The CCTV cupboard in the communal area was not enclosed in 30 minute FIRE RESISTING material. 3) A wooden bath mat was placed outside flat 38. 4) Plastic flower pots and a large wooden signposting were found outside flat number 31.	Record the significant findings of the fire risk assessment. In particular the recorded information should include details of: 1) Confirming that the post box installed on the front door of flat 41 is 30 minute FIRE RESISTING. 2) Ensuring the CCTV cupboard in the communal area is enclosed in 30 minute FIRE RESISTING material. 3) Removing a wooden bath mat placed outside flat 38. 4) Removing the plastic flower pots and large wooden signposting outside flat number 31.

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

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

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

[End of document]

Redaction Summary

Page 2

Redaction 2.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.3

Exemptions/exceptions:

- S.40 - Personal Information

Fire Safety Audit Report

Audit Information

Audited By	62833K [redacted]
Audit Completed	31 January 2022

Location summary

File No	13/001832
UPRN	100023695946
Building Name	Rayner Towers
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Borough	Waltham Forest
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSR Newham & Waltham Forest
Station Ground	F29 - Leyton
Site Risk Score	5.00
Total Floors	10 **Basement floors** 0
Estimated number of sleeping	120
Special Features	
Additional detail	**NONE**
Premises Description	Premises is a purpose built block of flats. Premises were constructed to CP3 so no specific FF shaft however DRM and FF lift controls provided. No emergency power lift back up provided.
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	20 October 2023
Heritage Building	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Responsible team	FSR Newham & Waltham Forest
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	20 October 2023
Last Inspection	28 January 2022
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m² to 10300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Higher than 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	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ

Managing Agent

Name	2.1 cham Homes
Responsible Person	[redacted]
Position	Capital Programme Manager
Address	Ascham Homes Willow House 869 Forest Road London E17 4UH
Telephone	2.2 [redacted]

Local Authority

Name	Waltham Forest Council
Responsible Person	[redacted]
Position	Head of Building Services
Address	Waltham Forest Council Waltham Forest Town Hall Forest Road Walthamstow E17 4JF
Telephone	[redacted]
Email	[redacted]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
No FRA Available. FRA requested from John Bromby . LBWF post inspection.

FAILURE
Article 9(1) No evidence of FRA
At the time of the audit you did not provide evidence that a fire risk assessment had been undertaken.
REMEDY
Carry out a fire risk assessment. (See guidance note No.66)
In particular take into account +

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
No FRA.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
NA Flats.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
All escape routes walked and available. Adequate coverage of emergency lighting and signage.

Defects in riser shaft found. Access to the vertical riser is via a high level steel door. with an access panel below.
These doors appear to have various ways of being fixing closed with a number of "key" holes in the panels. The panels are to be fixed shut either by being screwed or locked. Lock holes not in use are to be sealed. Defects found on all floors.

10th floor. Large double doors with electrical equipment within. A large vent is placed at the bottom of the door. This does not appear to be an intumescent vent and should be replaced.
Inspection panels loose/damaged on floors 9,8,7 and 6.

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 +
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 +

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Simultaneous evacuation by way of a waking watch in place. Waking watch staff questioned as to evacuation/search process.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Maintenance issues generally satisfactory. Contract in place for EL testing.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
None

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
Not Applicable

Observations
None

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Not Applicable

Observations
None

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
None

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

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

Safety Evaluation
Broadly Compliant

Observations
FF access switch operating correctly. Gerda plans box provided with encapsulated plans.

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

31/01/2022 14:43

Premises audited on 5.1.22 at the request of the BRR team. Prior to this visit an audit had been carried out and a High Rise Referral return form completed. At that time the premises still had a stay put policy. During early 2021 this was changed to a simultaneous evac unfortunately the Local Authority did not keep fire safety informed . A further audit was required in order to complete another BRR form. Several defects found as detailed within article 14. These have been forwarded to the Local Authority 8.1 [redacted] for action. BRR Form forwarded to the High Rise Referral team. All floors and approximately 30 doors inspected. No further action required. Level 1 compliance. DH.

31/01/2022 14:41

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	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
90	10	120

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 2

Redaction 2.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.2

Exemptions/exceptions:

- S.40 - Personal Information

Page 3

Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information

Page 8

Redaction 8.1

Exemptions/exceptions:

- S.40 - Personal Information

Fire Safety Audit Report

Audit Information

Audited By	60795C [redacted]
Audit Completed	10 August 2023

Location summary

File No	13/001832
UPRN	100023695946
Building Name	Rayner Towers
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Borough	Waltham Forest
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD HACK-ISL-HAV-RED-WF
Station Ground	F29 - Leyton
Site Risk Score	5.00
Building Height band	25-30
Total Floors	10 **Basement floors** 0
Estimated number of sleeping	0
Special Features	
Additional detail	HPL and polymeric foam sandwich panels at the firefighting stairway and accommodation. EPS polymead insulations within brick walls. High risk of fire spread over the walls due to vertically connected HPL and rigid plastic foam sandwich panels and open vents within external walls. BB7 have completed external survey report dated 25/9/20 and EWS1 report with B2 conclusion with temporary measures and recommendations. The building is built approximately in 1962 circa. possible under CP3 building regulations. There is one staircase with 44 flats. Manually openable windows and permanent opening vents provided in flat lobby and within stairwell. There are three waking watches 24/7 patrolling the building. PEEPS for 8 residents also provided inside the PIB box. The evacuation strategy has changed to phase evacuation as explained by RP.
Premises Description	Premises is a purpose built block of flats. Premises were constructed to CP3 so no specific FF shaft however DRM and FF lift controls provided. No emergency power lift back up provided. Approximately 1960 circa.built building with brick façade and spandrel panels to the elevations. Flat roof. Common area floor and stair are of concrete construction and walls are of masonry. Eleven storey purpose-built block of flats with a flat roof providing general needs accommodation. 44 flats - 4no flats per floor accessed via a lobby door on all levels. Ground floor benefits from 2no final exit doors; one either side of the lift lobby - rear door leads to an open car park. The block benefits from 1no concrete central staircase which discharges out onto the ground

	floor. All flats benefit from lobby protection. Bin chute hoppers located on all levels and are lobbied off the stairs which lead into the flat lobbies - Bin chutes hopper heads are on the means of escape. Electric intake cupboard located on the ground level. 2no passenger lifts; 1no lift allows access to floors 1-9 and 1no lift allows access to floor 2, 4, 6, 8 and 9 only - no lift access from the top floor. Level access. Bin store located externally. Block benefits from dry riser outlets accessed within the flat lobbies on a number of floors. A waking watch has been placed on site due to the insitu cladding.
Exterior Wall Cladding	High Prs. Laminate (HPL), Render system, Brick
Exterior Wall Insulation	Other

Cladding/Insulation details confirmed by Fire engineers report

Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	23 November 2025
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats>=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	23 November 2025
Last Inspection	17 May 2023
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m² to 10300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Higher than average
Additional detail	External cladding

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	External cladding
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Phased Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address RAYNER TOWERS
2 ALBANY ROAD
LEYTON
E10 7EJ

Managing Agent

Name Ascham Homes
Person 3.1 [redacted]
Position Capital Programme Manager
Address Ascham Homes Willow House
869 Forest Road
London
E17 4UH
Telephone 3.2 [redacted]

Local Authority

Name Waltham Forest Council
Person 3.3 [redacted]
Position Fire and Compliance Officer
Address Waltham Forest Housing
Cedar Wood House
2nd Fulbourne Road
Walthamstow
E17 4GG
Telephone 3.4 [redacted]
Mobile
Email

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

There are two FRA completed - Type 4 dated 12/3/20 and Type 1 reviewed on 16/3/23 with significant findings and action plan to be completed with time scale. External survey report also completed with B2 rating and recommendation for temporary measures. The fire risk assessment have recommended to have stay put strategy. Temporary measures are in place with waking watch staff 24/7 with phased evacuation strategy. The remedial works for the external wall cladding has not been completed. At the time of the audit, there were issues noted which were not completed within time scale given in FRA (See Art 8). These action plan were also noted in the previous fire risk assessment action plan. NOD was issued with same issues identified during last LFB inspection (See Art 8). The waking watch staff are in place more than six months. There are three waking watch staff on site and in the event of the emergency another two waking watch staff from James Riley will come to assist The fire action notices did not have clear instructions and was conflicting with recommendation given in the fire risk assessment as stay put. The recommended stay put strategy is not valid for the building with combustible exernal wall and insulation present. When question was asked to RP about the evacuation plan, he informed me that it is phased evacuation. The fire risk assessment is not suitable and sufficient. It was found that:

1. The fire risk assessment dated 18/8/22 states LBWF have confirmed that the building contains HPL panels, rigid foam boards and EPS insulation, which are all combustible and was still recommended as stay put evacuation strategy. The external survey report also carried out by BB7 Fire Ltd dated 25/9/2022 concluded that as mitigation of the external wall fire spread risk with B2 rating, it was recommended that a simultaneous evacuation policy is adopted supported by waking watch and or suitable and sufficient fire detection and alarm system that can support a simultaneous evacuation. The fire risk assessment have not taken into account the NFCC guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18/8/22 stating that Fire risk assessments need to be specific to the building in question and consider any potential fire spread in conjunction with the other fire safety provisions. Assessments should determine whether the safety measures in the building support the current evacuation strategy and make recommendations for an appropriate change where necessary (i.e. a change from a stay put to a simultaneous evacuation strategy). The fire risk assessment must be reviewed and updated to reflect the risk posed by a combustible external wall system and/or, other significant failings in the general fire precautions and to recommend adequate evacuation strategy.
2. PAS 9980 - Fire Risk Assessment Prioritisation Tool was not undertaken.

RP was given advice to liase with the fire risk assessor to clarify the recommended stay put strategy.

Article 9
(continued)

FAILURE

Article 9(1) FRA not suitable or sufficient

At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that

1. The fire risk assessment did not take into account the external survey report carried out due to the presence of combustible cladding and insulation. The report recommended a change from stay put to a simultaneous evacuation strategy supported by temporary interim measures in accordance with NFCC Guidance purpose built block of flats version 4 issued on 18/8/22

2. PAS 9980 - Fire Risk Assessment Prioritisation Tool has not been undertaken.

REMEDY

The fire risk assessment should be reviewed, with specific consideration given to

1. The combustible external wall and insulation report and recommended suitable emergency plan in accordance with NFCC Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18/8/22.

2. Carrying out PAS 9980 - Fire Risk Assessment Prioritisation Tool

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit, all means of escape, stairwell, riser cupboards and refuge areas were inspected. During audit deficiency were observed in escape route including riser doors and front flat doors. These had been identified in the fire risk assessment with time scale of 12 months from the previous FRA and LFB inspection. These action points are repeated again in the current fire risk assessment with new time scale. Waking watches are patrolling internally and externally 24/7. The communal doors are checked by Housing Team every quarterly. Lifts and dry risers are checked monthly and records kept. At the time of the audit It was found that:

1) Monitoring and reviewing of riser panels had not been implemented. It was noted that the riser panels adjacent to the flat lobbies could not be confirmed to be 30 min fire rated.

2) A number of loose cables noted to the means of escape on 10th floor. Planning had not been carried out to secure these loose cables with fire rated metal clips.

3) Planning and organising to replace broken glazing had not been implemented. It was noted that the glazing panel to the staircase on the 8th floor was replaced with plywood and not with fire rated material.

4) Management had not planned and organised to replace the non-fire rated enclosure to the dry riser outlet on all communal floors.

5) Planning and organising to provide fusible link to the bin store was not arranged. It was noted that fusible link to the bin store was missing at the ground level.

6) The glazing enclosing the single staircase cannot be confirmed to be fire rated. Management had not organised to appoint a competent person to confirm the glazing enclosing the single staircase.

7) Management had not planned and organised to replace inadequate fire stopping with fire rated fire stopping material inside the electric intake cupboard.

Article 11
(continued)

8) Management had not organised to install the wayfinding signage on stairs and communal areas in accordance with new Fire Safety (England) Regulations 2022.
9) Management had not planned to provide contact details of the responsible person to store inside the secure information box.
10) Management had not planned and organised to check the front flat doors annually as per the new Fire Safety (England) Regulations 2022.
11)Management had not planned and organised to send the building plans to LFB On-line Portal.

FAILURE
Article 11 FS arrangements not maintained
At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required. It was found that
1) Riser panels had not been monitored or reviewed. The riser panels adjacent to the flat lobbies could not be confirmed to be 30 min fire rated.
2) Securing loose cables with fire rated clips had not been planned. A number of loose cables were found in the means of escape on 10th floor.
3) Replacing broken fire rated glazing had not been planned or organised. It was noted that the glazing panel to the staircase on the 8th floor was replaced with plywood and not with fire rated material.
4) Replacing the non-fire rated enclosure to the dry riser outlet on all communal floors had not been planned or organised.
5) Providing a fusible link to the bin store had not been planned or organised. It was noted that fusible link to the bin store was missing at the ground level.
6) The glazing enclosing the single staircase cannot be confirmed to be fire rated. Management had not organised to appoint a competent person to confirm the glazing enclosing the single staircase.
7) Provision of adequate fire stopping has not been planned or organised. Breaches found within the electric intake cupboard have been filled with non-fire rated material.
8) Wayfinding signage on stairs and communal areas in accordance with new Fire Safety (England) Regulations 2022 has not been planned or organised.
9) Management had not planned to provide contact details of the responsible person to store inside the secure information box.
10) Management had not planned and organised to check the front flat doors annually as per the new Fire Safety (England) Regulations 2022.
11)Management had not planned and organised to send the building plans to LFB On-line Portal.
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

Verbal Advice Given

Observations
There was Grade D LD3 system smoke alarm inside sampled flat. RP was given advice that the waking watch staff are to be replaced by installing L5 fire alarm system in communal areas as temporary measure. RP was also made aware of the government funding to install the fire alarm system to replace the WW staff.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

All means of escape including riser cupboards, communal doors and front flat doors. Fire exist signage and emergency lighting were adequate. It was noted that flats with social needs had been replaced with 60 min fire doors with double perco chains. The leaseholder flat doors were still composite door. A number of riser doors on communal areas were found to have louvered panel but there was no storage nor any ignition source inside the cupboard. The staircase is protected with stairwell door and the lobby door. The bin chute are located in small escape route which is protected with fire doors. The stairs have POV and manual opening windows. The small escape route leading to the stair is provided with perforated metal POV window and the flat lobby have manual opening windows. At the time of the audit it was noted that the action plan from the previous fire risk assessment and the NOD issued were not carried out: It was found that

1. The dry riser enclosures located on lobby area could not be confirmed to be fire rated.
2. Electrical enclosures to the flat lobbies are not fire rated.
3. A number of loose cables noted to the means of escape on all floors.
4. Glazing panel to the staircase on the 8ht floor was covered with plywood and were not replaced with fire resistant glazing.
5. The glazing enclosing the staircase cannot be confirmed to be fire resistant glazing.
6. Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on ground floor and was not replaced with fire rated fire stopping.
7. There was combustible storage found inside the electric intake rook located on the ground floor.
8. There was no signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
9. Some of the sampled front flat doors (13, 31, 34, & 36) were damaged and some were of composite doors. Some replaced fire front flat doors were not closing effectively into frame and door frames were damaged.

FAILURES

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

1. The dry riser enclosures located on lobby area could not be confirmed to be fire rated.
2. Electrical enclosures to the flat lobbies are not fire rated.
3. A number of loose cables noted to the means of escape on all floors.
4. Glazing panel to the protected staircase on the 8ht floor was covered with plywood and not fire resistant glazing.
5. The glazing enclosing the staircase cannot be confirmed to be fire resistant glazing.
6. Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on the ground floor.
7. There was combustible storage found inside the electric intake room located on the ground floor.
8. There was no signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.

Article 14
(continued)

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 +
1. Ensuring the dry riser enclosures located on lobby areas are provided with fire rated material.
2. Ensuing that the electrical enclosures are fire rated to afford a minimum of 30 minutes protection.
3. Ensuring that the loose cables are clipped back using fire rated clips.
4. Replacing glazing panels to the staircase on the 8th floor with 60 min fire rated material.
5. Ensuring that the glazing enclosing the staircase is 60 minutes fire rated material.
6. Providing adequate fire resistance fire stopping on the breaches found on the ceiling of the electric intake cupboard located on ground floor.
7. Removing combustile storage inside the electric intake room located on the ground floor.
8. Providing signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.

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

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

SAFETY CRITICAL
Safety Evaluation
Non Compliant

Observations
At the time of the audit, the fire action noticed displayed were without clear instructions. The evacuation strategy was changed from simultaneous to phased evacuation. When question was asked to RP about evacuation strategy he informed me that it is based on phased evacuation. The fire floor and the floor below will first be evacuated and the rest of the floor will stay put until further instructions from waking watch staff. WW staff were also asked and they response was the same as RP. The FRA risk assessment have recommended Stay Put and was in conflict with fire action notices displayed as phased evacuation as informed by RP. The recommended stay put strategy is not adequate for the building with combustible external wall material and insulation. In accordance with NFFC guidance with building with combustible material, as the interim temporary measures the fire risk assessment have to be reviewed taking into account of the external material from stay put to simultaneous evacuation.

FAILURE
Article 15(1)No emergency plan created/implemented
At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that the fire action notices displayed were in conflict with fire risk assessment recommendation as Stay Put. The phased evacuation as explained by RP and stay put strategy recommended in the fire risk assessment are not suitable for the building. The building has combustible cladding and insultation therefore inaccordance with NFCC guidance on to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18/8/22.

Article 15
(continued)

REMEDY
Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by reviewing the emergency plan and taking into account the combustile external cladding and insulation of the building and risk posed to the relevant people.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
Fire safety provisions had been tested and maintained:
DRM - monthly checked - 25/4/23 by Ashton Group. Annual maintenance - 13/4/23 by REFA
EL - 25/7/23 monthly inspected with minor works
Lifts - monthly checked - 229/6/23 and annual maintenance 10/8/22
5 year hard wired electrical checks - 7/9/22
Door entry also checked including residents handset and fireman's switch by Tecta Systems

The front flat doors have been replaced with 60 min FR doors. At the time of the audit, it was noted that the sampled front flat fire doors (No. 18, 20, 13 & 10) had no self-closing device and door frame damaged. The front flat door No. 31. 24 & 36 were of composite doors. These issues were also noted during last LFB inspection and in previous FRA.

Advice was given to RP to check the front flat doors annually as per the new Fire Safety (England) Regulation 2022.

FAILURE
Article 17(1)Flat doors-Common parts exit routes
The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.
During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route.
The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route. During audit it was noted that the sampled front flat fire doors (No. 18, 20, 13 & 10) had no self-closing device and door frame damaged. The front flat door No. 31. 24 & 36 were of composite doors
REMEDY
Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape.

Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached

Article 17
(continued)

extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance.

Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
All waking watches have been given training - 19/8/22. During audit, I asked one of WW staff about the emergency plan and the PEEPS and he was able to explain to me his actions in the event of the fire.

Article 8 - General fire precautions

Safety Evaluation
High Risk

Observations
At the time of the audit it was noted significant findings had not been implemented. These issues were also identified in the previous fire risk assessment and NOD:

1. It was confirmed that the building contains HPL panels, rigid foam boards and EPS insulation, which are all combustible. It was recommended in the fire risk assessment that the combustible materials are replaced with non-combustibles materials to Euro class A1 or A2. As per NFCC guidance, the waking watch staff should not be in place more than six months and should be replaced by installation fire alarm system in communal areas - BS 5839 -1 Category L5 system incorporating heat detector within each room that has a window facing to the combustible external cladding.
2. The dry riser enclosures located on lobby area could not be confirmed to be fire rated.
3. The riser panels adjacent to the flat lobbies cannot be confirmed to be 30 minute fire rated material.
4. Electrical enclosures to the flat lobbies are not fire rated.
5. A number of loose cables noted to the means of escape on all floors.
6. Glazing panel to the staircase on the 8th floor was covered with plywood and were not replaced with fire resistant glazing.
7. The glazing enclosing the staircase cannot be confirmed to be fire resistant glazing.
8. Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on ground floor and was not replaced with fire rated fire stopping.
9. There was no signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
10. There was no fusible link provided to bin stored at ground level to stop spread of fire and smoke.

FAILURE
Article 8 FRA findings not implemented

Article 8
(continued)

At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that

1. It was confirmed that the building contains HPL panels, rigid foam boards and EPS insulation, which are all combustible. It was recommended in the fire risk assessment that the combustible materials are replaced with non-combustibles materials to Euro class A1 or A2. As per NFCC guidance, the waking watch staff should not be in place more than six months and should be replaced by installation fire alarm system in communal areas - BS 5839 -1 Category L5 system incorporating heat detector within each room that has a window facing to the combustible external cladding.
2. The dry riser enclosures located on lobby area could not be confirmed to be fire rated.
3. The riser panels adjacent to the flat lobbies cannot be confirmed to be 30 minute fire rated material.
4. Electrical enclosures to the flat lobbies are not fire rated.
5. A number of loose cables noted to the means of escape on all floors.
6. Glazing panel to the staircase on the 8th floor was covered with plywood and were not replaced with fire resistant glazing.
7. The glazing enclosing the staircase cannot be confirmed to be fire resistant glazing.
8. Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on ground floor and was not replaced with fire rated fire stopping.
9. There was no signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
10. There was no fusible link provided to bin stored at ground level to stop spread of fire and smoke.

REMEDY

Implement the significant findings of your fire risk assessment, in particular

1. Replacing the combustible external material with current standard as per building regulations.
2. By confirming the dry riser enclosures located on lobby floors are fire rated material.
3. Confirming the riser panels adjacent to the flat lobbies to be 30 min fire rated.
4. Enclosing the electrical enclosures to the flat lobbies with 30 min fire rated.
5. Ensuring the loose cables found on means of escape are secured with fire rated clips.
6. Replacing the plywood on glazing panel to the staircase on the 8th with 30 mins fire rated material.
7. Confirming the glazing enclosing the staircase is fire resistant by a competent person.
8. Replacing inadequate fire stopping with fire resistant material on the ceiling of the electric intake cupboard located on the ground floor.
9. Providing signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
10. By providing a fusible link to the bins store at the ground level.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
Preventative and protective measures are in place.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
No dangerous substances found on the premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
FFE not required in communal areas.

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

Safety Evaluation
Broadly Compliant

Observations
No dangerous substances found on the premises.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
Competent person such as fire risk assessor, competent surveyor and Council are employed to undertake P&P measures.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
waking watches are employed 24/7 and adequate information has been given such as PEEPS and evacuation plan.

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

Safety Evaluation
Broadly Compliant

Observations
Information are provided to employees from outside undertakings including hot work permit.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
Local Authority have responsibility for the premises.

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
Waking watches staff are fully aware of their duties.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Broadly Compliant

Observations
Not applicable.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Dry risers inlet on every floor and outlet outside the building. SIB is also installed outside near the main entrance door. The contents were checked, there were building plans but no RP contact details. RP was given advice to laminate the floor plans and provide contact details of the RP. Drop key facilities also provided at the front main door. One passenger lift available . The lift only goes up to 9th floor. POV and manual opening windows on stairs and communal areas.

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
Not Applicable

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation
Not Applicable

Observations
None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

Management Compliance Level	4 - Below Average
Initial Expectation	Enforcement Notice
Considered EMM?	Yes
Confirmed Action	Enforcement Notice

Audit Conclusion

Date audit carried out

3/8/23

Time of audit

12:30

Reason for audit;

Follow up audit due to waking watch staff on site

Conclusion

Six monthly fire safety audit was carried out on 3/8/23 at Rayners Towers. Those present were 15.1 [redacted] (LB of Waltham Forest), and 15.2 [redacted] from LFB. At the time of the audit, all means of escape, riser cupboards, stairwell doors, stairs, front flat doors and refuge area. It was noted that the FRA was carried out with action plan with time scale of 12 months, 6 months and 3 months. The premises has external cladding issues and as a temporary measures walking watches are employed 24 hrs. During last LFB inspection, NOD was issued to carry out all remedial work. At the time of the audit it was noted that the evacuation strategy had been changed to phased evacuation. The fire action notice displayed instruction were not clear and concise. During audit it was noted that some of the issues had not been completed. Some of the front flat doors had been replaced with 60 min FR. Leasehold front flat doors were still composite doors. The current FRA has recommended stay put as emergency plan and have not taken into account the combustile externa cladding and the insultation. Fire risk assessment have not followed the NFCC guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18/8/22. Some replaced front fire doors had self-closures missing and the door frames were damaged. Deficiencies noted during last inspection and action plan of the previous fire risk assessmen had not been actioned. The same issues were raised again as action plan with new time scale in current fire risk assessment.

Outcome of the audit is enforcement notice with 32 week time limit.
IMapping, PRA, ORD, Post-code look up checked. PAP also checked. LFB online portal checked and was noted that they have
registered but building plans and exernal wall and design information have not been provided.

FSIGN 532 , Purpose Built of Block Guidance, NFCC Guidance to support a temporary change to a simultaneous evacuation strategy and new Fire Safety (England) Regulation 2022 followed.

Extent of premises audited

All means of escape, riser cupboards, stairwell doors, stairs, front flat doors and refuge area. Plant roof on roof area and residents personal store room were not checked.

Justification of audit outcome

The outcome of the audit is enforcement notice with 32 week time limit. It was noted that previous LFB fire safety audit was carried out and the NOD was issued. These issues were also identified in the action plan of the FRA. At the time of the audit, only remedial work carried out was the replacement of the front flat doors with 60 FR. Other issues were not dealt with. It was evident in the current fire risk assessment the same action points were noted with new time scale.

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

32

Specific instructions for Admin to Action

Hi Admin please send Enforcement Notice with 32 week time limit to:
Chief Executive
London Borough of Waltham Forest
Waltham Forest Town Hall
Forest Road
Walthamstow
E17 4JF

CC to 16.1 [redacted]
Waltham Forest Housing
Cedar Wood House
2nd Fulbourne Road
Walthamstow E17 4GG

Compliance calculation & signature

Compliance Level	4 - Below Average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	3.1
Actual Risk Score	5.52
Risk Score	5.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	120	240

Management Review

Reviewed By 62467E

Minor grammatical changes made in some areas.

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 3

Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.4

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 15.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 15.2

Exemptions/exceptions:

- S.40 - Personal Information

Page 16

Redaction 16.1

Exemptions/exceptions:

- S.40 - Personal Information

Fire Safety Audit Report

Audit Information

Audited By	60795C [redacted]
Audit Completed	20 March 2025

Location summary

File No	13/001832
UPRN	100023695946
Building Name	RAYNER TOWERS
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Borough	Waltham Forest
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD HACK-ISL-HAV-RED-WF
Station Ground	F29 - Leyton
Site Risk Score	5.00
Building Height band	25-30
Total Floors	10 **Basement floors** 0
Estimated number of sleeping	0
Special Features	
Additional detail	The building is built approximately in 1962 circa. possible under CP3 building regulations. There is one staircase with 44 flats. The remedial works of the external wall and insultation work is now completed. The building is reverted to stay put strategy. Major works have been carried out such as replacement of existing boilers and flues, new automatic smoke ventilation in lobby area and head of staircase, automatic fire alarm system - LD1 inside the flats, installation of sprinkler system in common parts and inside the residential flats and evacuation alert system.
Premises Description	Premises is a purpose built block of flats. Premises were constructed to CP3 so no specific FF shaft however DRM and FF lift controls provided. No emergency power lift back up provided. Approximately 1960 circa.built building with brick façade and spandrel panels to the elevations. Flat roof. Common area floor and stair are of concrete construction and walls are of masonry. Eleven storey purpose-built block of flats with a flat roof providing general needs accommodation. 44 flats - 4no flats per floor accessed via a lobby door on all levels. Ground floor benefits from 2no final exit doors; one either side of the lift lobby - rear door leads to an open car park. The block benefits from 1no concrete central staircase which discharges out onto the ground floor. All flats benefit from lobby protection. Bin chute hoppers located on all levels and are lobbied off the stairs which lead into the flat lobbies - Bin chutes hopper heads are on the means of escape. Electric intake cupboard located on the ground level. 2no passenger lifts; 1no lift allows access to floors 1-9 and 1no lift

	allows access to floor 2, 4, 6, 8 and 9 only - no lift access from the top floor. Level access. Bin store located externally. Block benefits from dry riser outlets accessed within the flat lobbies on a number of floors.
Exterior Wall Cladding	Render system, Brick
Exterior Wall Insulation	Other

Cladding/Insulation details confirmed by Fire engineers report

Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	28 May 2025
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats>=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	28 May 2025
Last Inspection	18 March 2025
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m² to 10300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	Evacuation Alert System and Sprinkler System
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	Evacuation Alert System
# 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 RAYNER TOWERS
2 ALBANY ROAD
LEYTON
E10 7EJ

Owner/Co-Owner

Name London Borough of Waltham Forest
Person The Chief Executive
Position The Chief Executive
Address Waltham Forest Town Hall
Forest Road
Walthamstow
E17 4JF

Owner/Co-Owner

Name London Borough of Waltham Forest
Person The Chief Executive
Position The Chief Executive
Address Waltham Forest Town Hall
Forest Road
Walthamstow
E17 4JF

Managing Agent

Name Ascham Homes
Person 3.1 [redacted]
Position Capital Programme Manager
Address Ascham Homes Willow House
869 Forest Road
London
E17 4UH
Telephone 3.2 [redacted]

Local Authority

Name Waltham Forest Council
Person [redacted]
Position Fire and Compliance Officer
Address Waltham Forest Housing
Cedar Wood House
2nd Fulbourne Road
Walthamstow
E17 4GG
Telephone [redacted]
Mobile
Email

Enforcement history

Infringements

Type Art30 Enforcement

Date 24 August 2023

Prohibition/Restriction date N/A

Prosecution Date N/A

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
A follow up audit was carried out due to building reverted to stay put strategy . At the time of the audit it was noted that remediation of the external wall cladding have been carried out. A temporary desk top review of the FRA was undertaken recommending RP that the building is safe to revert to stay put strategy. During audit, RP was in process of installing new fire action notices stating as stay put strategy. . A full review of the FRA is in the process and RP will send a copy to me.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, it was noted major refurbishment work had been carried out. The external wall cladding and cavity wall insulation had been replaced. Other work such as replacement of existing boilers and flues were replaced with new ones. New automatic smoke ventilation windows on lobby area and head of the staircase was installed. Automatic fire alarm LD1 system installed inside residential flats. Sprinkler system installed in communal areas and inside the residential flats, the system yet to be commissioned. New installation of evacuation alert system also installed, the fire alarm panel is located in the ground floor lobby area. New lighting and suspended ceiling was also in process of installation. All PVC windows close to smoke ventilation windows are replaced with aluminium material.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Fire alarm panel with smoke detection in common parts to active the smoke ventilation windows in communal areas and top of the staircase. RP also informed me that LD1 fire alarm system is installed inside the residential flats.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, due to workers on site, tools were stored on some communal areas. Emergency lighting and exit signage were adequately provided. New suspended ceiling work throughout the communal areas was in process. It was noted that composite front flat door had not been replaced. RP informed me that all these composite doors are to be replaced by FD30s and are waiting for installation date.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
New fire action notices displayed giving instruction as stay put strategy.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
As this was a follow up audit, due to change of strategy to stay put, maintenance records are not necessary at this point. The composite front flat doors are going to be replaced by FD30s. RP informed me that they are waiting for installation date.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
No staff on site.

Art 21a

All residents have been informed of remedial work of the external wall cladding. letters are being sent to inform change of evacuation strategy to stay put.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
External wall cladding and cavity wall insulation remedial work is completed.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
Preventative and protective measures are been implemented such as fire alarm system, compartmentation etc.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
No dangerous substances found on the site.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
FFE not required for communal areas

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

Safety Evaluation
Broadly Compliant

Observations
No dangerous substances found on the site.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
Competent person and arrangements are in place to undertake the preventative and protective measures.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
No staff on site employed.

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

Safety Evaluation
Broadly Compliant

Observations
Adequate information provided to employers and employees from outside undertakings.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
London Borough of Waltham Forest are sole responsibility for the premises.

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
No staff on site.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
Not applicable

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Installation of evacuation alert system is installed. The fire alarm panel is stored in ground flor lobby area. The fire alarm panel for the smoke ventilations system is installed opposite the evacuation alarm system fire alarm panel. SIB is installed outside the building with all relevant documents. PEEPS also provided inside the SIB. New smoke ventilation windows are installed in communal lobby areas and top of the staircase. Sprinkler system in also installed in communal areas and inside the flats.

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

Date audit carried out

6/3/25

Time of audit

10.30

Reason for audit;

Audit was carried out due to change of strategy to Stay Put.

Conclusion

At the time of the audit, those present at the time of the audit were 9.1 [redacted] (9.2 [redacted] -LBWF) and 9.3 [redacted] (LFB). RP informed me that the external wall cladding and the cavity wall insultation work is completed. In addition, other major works were also carried out such as as replacement of existing boilers and flues were replaced with new ones. New automatic smoke ventilation windows on lobby area and head of the staircase was installed. Automatic fire alarm LD1 system installed inside residential flats. Sprinkler system installed in communal areas and inside the residential flats, the system yet to be commissioned. New installation of evacuation alert system also installed, the fire alarm panel is located in the ground floor lobby area. New lighting and suspended ceiling was also in process of installation. All PVC windows close to smoke ventilation windows are replaced with aluminium material. It was noted that some front flat doors were of composite doors. RP informed me that these doors are to be replaced with FD30s and are waiting for installation date. The outcome of the audit is broadly compliant. Furture inspection of the building will be carried out in line with reinspection programme.

Extent of premises audited

All means of escape and sampled front flat door.

Justification of audit outcome

The outcome of the audit is verbal action. RP was informed that future inspection will be carried in accordance with our reinspection programme. RP will send me a copy of the latest FRA.

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

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

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
90	180	120

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 3

Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information

Page 4

Redaction 4.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.2

Exemptions/exceptions:

- S.40 - Personal Information

Page 9

Redaction 9.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 9.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 9.3

Exemptions/exceptions:

- S.40 - Personal Information

Fire Safety Audit Report

Audit Information

Audited By	1.1 1.2 [redacted]
Audit Completed	5 March 2025

Location summary

File No	13/001832
UPRN	100023695946
Building Name	RAYNER TOWERS
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Borough	Waltham Forest
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD HACK-ISL-HAV-RED-WF
Station Ground	F29 - Leyton
Site Risk Score	7.00
Building Height band	25-30
Total Floors	10 **Basement floors** 0
Estimated number of sleeping	0
Special Features	
Additional detail	HPL and polymeric foam sandwich panels at the firefighting stairway and accommodation. EPS polymead insulations within brick walls. High risk of fire spread over the walls due to vertically connected HPL and rigid plastic foam sandwich panels and open vents within external walls. BB7 have completed external survey report dated 25/9/20 and EWS1 report with B2 conclusion with temporary measures and recommendations. The building is built approximately in 1962 circa. possible under CP3 building regulations. There is one staircase with 44 flats. Manually openable windows and permanent opening vents provided in flat lobby and within stairwell. There are three waking watches 24/7 patrolling the building. PEEPS for 8 residents also provided inside the PIB box. The evacuation strategy has changed to phase evacuation as explained by RP.
Premises Description	Premises is a purpose built block of flats. Premises were constructed to CP3 so no specific FF shaft however DRM and FF lift controls provided. No emergency power lift back up provided. Approximately 1960 circa.built building with brick façade and spandrel panels to the elevations. Flat roof. Common area floor and stair are of concrete construction and walls are of masonry. Eleven storey purpose-built block of flats with a flat roof providing general needs accommodation. 44 flats - 4no flats per floor accessed via a lobby door on all levels. Ground floor benefits from 2no final exit doors; one either side of the lift lobby - rear door leads to an open car park. The block benefits from 1no concrete central staircase which discharges out onto the ground

	floor. All flats benefit from lobby protection. Bin chute hoppers located on all levels and are lobbied off the stairs which lead into the flat lobbies - Bin chutes hopper heads are on the means of escape. Electric intake cupboard located on the ground level. 2no passenger lifts; 1no lift allows access to floors 1-9 and 1no lift allows access to floor 2, 4, 6, 8 and 9 only - no lift access from the top floor. Level access. Bin store located externally. Block benefits from dry riser outlets accessed within the flat lobbies on a number of floors. A waking watch has been placed on site due to the insitu cladding.
Exterior Wall Cladding	High Prs. Laminate (HPL), Render system, Brick
Exterior Wall Insulation	Other

Cladding/Insulation details confirmed by Fire engineers report

Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	28 May 2025
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats>=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	7.00
Reinspection Date	28 May 2025
Last Inspection	28 June 2024
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m² to 10300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Higher than 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	External cladding
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Phased Evacuation
History of fires?	No

Contacts

Occupier

Name Default Property
Address RAYNER TOWERS
2 ALBANY ROAD
LEYTON
E10 7EJ

Owner/Co-Owner

Name London Borough of Waltham Forest
Person The Chief Executive
Position The Chief Executive
Address Waltham Forest Town Hall
Forest Road
Walthamstow
E17 4JF

Owner/Co-Owner

Name London Borough of Waltham Forest
Person The Chief Executive
Position The Chief Executive
Address Waltham Forest Town Hall
Forest Road
Walthamstow
E17 4JF

Managing Agent

Name 3.1 cham Homes
Person [redacted]
Position Capital Programme Manager
Address Ascham Homes Willow House
869 Forest Road
London
E17 4UH
Telephone 3.2 [redacted]

Local Authority

Name 4.1 altham Forest Council
Person [redacted]
Position Fire and Compliance Officer
Address Waltham Forest Housing
Cedar Wood House
2nd Fulbourne Road
Walthamstow
E17 4GG
Telephone 4.2 [redacted]
Mobile
Email

Enforcement history

Infringements

Type Art30 Enforcement

Date 24 August 2023

Prohibition/Restriction date N/A

Prosecution Date N/A

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Follow up EN audit was carried out on 28/11/24. RP informed me that:
1. FRA will be reviewed by end of Jan 2025.
2. PAS 9980 is carried out and copy sent to me and uploaded into the portal.Follow up EN audit was carried out on 28/11/24. RP informed me that:
1. FRA will be reviewed by end of Jan 2025.
2. PAS 9980 is carried out and copy sent to me and uploaded into the portal.

are two FRA completed - Type 4 dated 12/3/20 and Type 1 reviewed on 16/3/23 with significant findings and action plan to be completed with time scale. External survey report also completed with B2 rating and recommendation for temporary measures. The fire risk assessment have recommended to have stay put strategy. Temporary measures are in place with waking watch staff 24/7 with phased evacuation strategy. The remedial works for the external wall cladding has not been completed. At the time of the audit, there were issues noted which were not completed within time scale given in FRA (See Art 8). These action plan were also noted in the previous fire risk assessment action plan. NOD was issued with same issues identified during last LFB inspection (See Art 8). The waking watch staff are in place more than six months. There are three waking watch staff on site and in the event of the emergency another two waking watch staff from James Riley will come to assist The fire action notices did not have clear instructions and was conflicting with recommendation given in the fire risk assessment as stay put. The

Article 9
(continued)

recommended stay put strategy is not valid for the building with combustible exernal wall and insulation present. When question was asked to RP about the evacuation plan, he informed me that it is phased evacuation. The fire risk assessment is not suitable and sufficient. It was found that:

1. The fire risk assessment dated 18/8/22 states LBWF have confirmed that the building contains HPL panels, rigid foam boards and EPS insulation, which are all combustible and was still recommended as stay put evacuation strategy. The external survey report also carried out by BB7 Fire Ltd dated 25/9/2022 concluded that as mitigation of the external wall fire spread risk with B2 rating, it was recommended that a simultaneous evacuation policy is adopted supported by waking watch and or suitable and sufficient fire detection and alarm system that can support a simultaneous evacuation. The fire risk assessment have not taken into account the NFCC guidance to support a temporary change to a simultaneous evacuation strategy in purpose built block of flats version 4 issued on 18/8/22 stating that Fire risk assessments need to be specific to the building in question and consider any potential fire spread in conjunction with the other fire safety provisions. Assessments should determine whether the safety measures in the building support the current evacuation strategy and make recommendations for an appropriate change where necessary (i.e. a change from a stay put to a simultaneous evacuation strategy). The fire risk assessment must be reviewed and updated to reflect the risk posed by a combustible external wall system and/or, other significant failings in the general fire precautions and to recommend adequate evacuation strategy.
2. PAS 9980 - Fire Risk Assessment Prioritisation Tool was not undertaken.

RP was given advice to liase with the fire risk assessor to clarify the recommended stay put strategy.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Follow up EN carried out and it was noted that:
1) The riser panels adjacent to the flat lobbies are confirmed to be 30 min fire rated.
2) Loose cables noted to the means of escape on 10th floor were secured with fire rated metal clips. However, it was noted that BT cables on other floors were not secured. RP will take action to ensure these cables are secured.
3) The glazing panel to the staircase on the 8th floor was replaced with fire rated material.
4) RP confirmed to me that enclosure to the dry riser outlet on all communal floors are fire rated.
5) Fusible link and fire door to the bin store was installed by Hordall International Ltd - photographic evidence all provided.
6) RP confirmed that the Georgian - wired glazing enclosing the single staircase to be fire rated.

Article 11
(continued)

7) Fire stopping with fire rated fire stopping material inside the electric intake cupboard - completed by Soundgate Ltd and photos also provided with third party certification.
8) Wayfinding signage provided on stairs and communal areas in accordance with new Fire Safety (England) Regulations 2022.
9)Contact details of the responsible person provided to store inside the secure information box.
10) Management had not planned and organised to check the front flat doors annually as per the new Fire Safety (England) Regulations 2022.
11)Management have send the building plans to LFB On-line Portal.

At the time of the audit, all means of escape, stairwell, riser cupboards and refuge areas were inspected. During audit deficiency were observed in escape route including riser doors and front flat doors. These had been identified in the fire risk assessment with time scale of 12 months from the previous FRA and LFB inspection. These action points are repeated again in the current fire risk assessment with new time scale. Waking watches are patrolling internally and externally 24/7. The communal doors are checked by Housing Team every quarterly. Lifts and dry risers are checked monthly and records kept. At the time of the audit It was found that:
1) Monitoring and reviewing of riser panels had not been implemented. It was noted that the riser panels adjacent to the flat lobbies could not be confirmed to be 30 min fire rated.
2) A number of loose cables noted to the means of escape on 10th floor. Planning had not been carried out to secure these loose cables with fire rated metal clips.
3) Planning and organising to replace broken glazing had not been implemented. It was noted that the glazing panel to the staircase on the 8th floor was replaced with plywood and not with fire rated material.
4) Management had not planned and organised to replace the non-fire rated enclosure to the dry riser outlet on all communal floors.
5) Planning and organising to provide fusible link to the bin store was not arranged. It was noted that fusible link to the bin store was missing at the ground level.
6) The glazing enclosing the single staircase cannot be confirmed to be fire rated. Management had not organised to appoint a competent person to confirm the glazing enclosing the single staircase.
7) Management had not planned and organised to replace inadequate fire stopping with fire rated fire stopping material inside the electric intake cupboard.
8) Management had not organised to install the wayfinding signage on stairs and communal areas in accordance with new Fire Safety (England) Regulations 2022.
9) Management had not planned to provide contact details of the responsible person to store inside the secure information box.

Article 11
(continued)

10) Management had not planned and organised to check the front flat doors annually as per the new Fire Safety (England) Regulations 2022.
11)Management had not planned and organised to send the building plans to LFB On-line Portal.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations
There was Grade D LD3 system smoke alarm inside sampled flat. RP was given advice that the waking watch staff are to be replaced by installing L5 fire alarm system in communal areas as temporary measure. RP was also made aware of the government funding to install the fire alarm system to replace the WW staff.

At the time of the follow up audit, it was noted that Evacuation Alert Fire Alarm System was in the process of installation. When I asked to RP why L5 system is not installed an instead the Alert system is installed. He said that the building is going to revert to stay put strategy in Jan 2025, that's why it was decided to install the Alert System.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Follow EN audit carried out and it was noted that:
1) RP confirmed to me that the dry riser enclosure are of fire rated.
2) RP confirmed to me that electrical enclosures to the flat lobbies are fire rated and electric cupboards are void.
3) Loose cables noted to the means of escape on 10th floor were secured with fire rated metal clips. However, it was noted that BT cables on other floors were not secured. RP will take action to ensure these cables are secured.
4) The glazing panel to the staircase on the 8th floor was replaced with fire rated material.
5) RP confirmed that the Georgian - wired glazing enclosing the single staircase to be fire rated.
6) Fire stopping with fire rated fire stopping material inside the electric intake cupboard - completed by Soundgate Ltd and photos also provided with third party certificate.
7) Combustible storage was found to be removed inside the electric intake rook located on the ground floor.
8) Fire door signage was provided - Fire Door Keep Locked Shut - on the electric intake room located on the ground floor
9) Remedial works had been carried out to Council owned FFD. However, it was noted that composite doors had not been repaired or replaced. RP have confirmed that some of the composite doors are fire rated. The council have sent letters to the leaseholders to survey the doors.

Article 14
(continued)

All means of escape including riser cupboards, communal doors and front flat doors. Fire exist signage and emergency lighting were adequate. It was noted that flats with social needs had been replaced with 60 min fire doors with double perco chains. The leaseholder flat doors were still composite door. A number of riser doors on communal areas were found to have louvered panel but there was no storage nor any ignition source inside the cupboard. The staircase is protected with stairwell door and the lobby door. The bin chute are located in small escape route which is protected with fire doors. The stairs have POV and manual opening windows. The small escape route leading to the stair is provided with perforated metal POV window and the flat lobby have manual opening windows. At the time of the audit it was noted that the action plan from the previous fire risk assessment and the NOD issued were not carried out: It was found that

1. The dry riser enclosures located on lobby area could not be confirmed to be fire rated.
2. Electrical enclosures to the flat lobbies are not fire rated.
3. A number of loose cables noted to the means of escape on all floors.
4. Glazing panel to the staircase on the 8ht floor was covered with plywood and were not replaced with fire resistant glazing.
5. The glazing enclosing the staircase cannot be confirmed to be fire resistant glazing.
6. Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on ground floor and was not replaced with fire rated fire stopping.
7. There was combustible storage found inside the electric intake rook located on the ground floor.
8. There was no signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
9. Some of the sampled front flat doors (13, 31, 34, & 36) were damaged and some were of composite doors. Some replaced fire front flat doors were not closing effectively into frame and door frames were damaged.
10) Management had not planned and organised to check the front flat doors annually as per the new Fire Safety (England) Regulations 2022.
11)Management had not planned and organised to send the building plans to LFB On-line Portal.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the follow up EN audit it was noted fire action notices were displayed as simi evac. PAS 9980 report also provided. FRA will be reviewed again in Jan 2025.

Article 15
(continued)

At the time of the audit, the fire action noticed displayed were without clear instructions. The evacuation strategy was changed from simultaneous to phased evacuation. When question was asked to RP about evacuation strategy he informed me that it is based on phased evacuation. The fire floor and the floor below will first be evacuated and the rest of the floor will stay put until further instructions from waking watch staff. WW staff were also asked and they response was the same as RP. The FRA risk assessment have recommended Stay Put and was in conflict with fire action notices displayed as phased evacuation as informed by RP. The recommended stay put strategy is not adequate for the building with combustible external wall material and insulation. In accordance with NFFC guidance with building with combustible material, as the interim temporary measures the fire risk assessment have to be reviewed taking into account of the external material from stay put to simultaneous evacuation.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations
At the time of the follow up audit, it was noted that some of the composite doors were not replaced with FD30S. RP advised me that they have sent letters to leaseholders stating that Council will replace the composite doors with FD30s. As these doors are still outstanding, I have scored this article as low risk.

Fire safety provisions had been tested and maintained:
DRM - monthly checked - 25/4/23 by Ashton Group. Annual maintenance - 13/4/23 by REFA
EL - 25/7/23 monthly inspected with minor works
Lifts - monthly checked - 229/6/23 and annual maintenance 10/8/22
5 year hard wired electrical checks - 7/9/22
Door entry also checked including residents handset and fireman's switch by Tecta Systems

FAILURE
Article 17(1)Flat doors-Common parts exit routes
The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.
During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route.

Article 17
(continued)

The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route. During audit it was noted that the front flat door No. 31. 24 & 36 were of composite doors

REMEDY

Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape.

Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes fire resistance.

Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant / Property legislation as lessor/owner.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All waking watches have been given training - 19/8/22. During audit, I asked one of WW staff about the emergency plan and the PEEPS and he was able to explain to me his actions in the event of the fire.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the follow up audit, it was noted that all the remedial works as listed below had been carried out. However, instead of fire alarm system in communal areas - BS 5839 -1 Category L5 system incorporating heat detector within each room, Evacuation Alert Emergency Fire Alarm System was being installed. RP informed me that as the external wall cladding have been replaced, hence they have opted to install this fire alarm system.

At the time of the audit it was noted significant findings had not been implemented. These issues were also identified in the previous fire risk assessment and NOD:

1. It was confirmed that the building contains HPL panels, rigid foam boards and EPS insulation, which are all combustible. It was recommended in the fire risk assessment that the combustible materials are replaced with non-combustibles materials to Euro class A1 or A2. As per NFCC guidance, the waking watch staff should not be in place more than six months and should be replaced by installation fire alarm system in communal areas - BS 5839 -1 Category L5 system incorporating heat detector within each room that has a window facing to the combustible external cladding.

Article 8
(continued)

2. The dry riser enclosures located on lobby area could not be confirmed to be fire rated.
3. The riser panels adjacent to the flat lobbies cannot be confirmed to be 30 minute fire rated material.
4. Electrical enclosures to the flat lobbies are not fire rated.
5. A number of loose cables noted to the means of escape on all floors.
6. Glazing panel to the staircase on the 8th floor was covered with plywood and were not replaced with fire resistant glazing.
7. The glazing enclosing the staircase cannot be confirmed to be fire resistant glazing.
8. Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on ground floor and was not replaced with fire rated fire stopping.
9. There was no signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
10. There was no fusible link provided to bin stored at ground level to stop spread of fire and smoke.

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

1. It was confirmed that the building contains HPL panels, rigid foam boards and EPS insulation, which are all combustible. It was recommended in the fire risk assessment that the combustible materials are replaced with non-combustibles materials to Euro class A1 or A2. As per NFCC guidance, the waking watch staff should not be in place more than six months and should be replaced by installation fire alarm system in communal areas - BS 5839 -1 Category L5 system incorporating heat detector within each room that has a window facing to the combustible external cladding.
2. The dry riser enclosures located on lobby area could not be confirmed to be fire rated.
3. The riser panels adjacent to the flat lobbies cannot be confirmed to be 30 minute fire rated material.
4. Electrical enclosures to the flat lobbies are not fire rated.
5. A number of loose cables noted to the means of escape on all floors.
6. Glazing panel to the staircase on the 8th floor was covered with plywood and were not replaced with fire resistant glazing.
7. The glazing enclosing the staircase cannot be confirmed to be fire resistant glazing.
8. Inadequate fire stopping (foam) found on the ceiling of the electric intake cupboard on ground floor and was not replaced with fire rated fire stopping.
9. There was no signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
10. There was no fusible link provided to bin stored at ground level to stop spread of fire and smoke.

REMEDY

Implement the significant findings of your fire risk assessment, in particular
1. Replacing the combustible external material with current standard as per building regulations.

Article 8
(continued)

2. By confirming the dry riser enclosures located on lobby floors are fire rated material.
3. Confirming the riser panels adjacent to the flat lobbies to be 30 min fire rated.
4. Enclosing the electrical enclosures to the flat lobbies with 30 min fire rated.
5. Ensuring the loose cables found on means of escape are secured with fire rated clips.
6. Replacing the plywood on glazing panel to the staircase on the 8th with 30 mins fire rated material.
7. Confirming the glazing enclosing the staircase is fire resistant by a competent person.
8. Replacing inadequate fire stopping with fire resistant material on the ceiling of the electric intake cupboard located on the ground floor.
9. Providing signage - Fire Door Keep Locked Shut on the electric intake room located on the ground floor.
10. By providing a fusible link to the bins store at the ground level.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
Preventative and protective measures are in place.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
No dangerous substances found on the premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
FFE not required in communal areas.

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

Safety Evaluation
Broadly Compliant

Observations
No dangerous substances found on the premises.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
Competent person such as fire risk assessor, competent surveyor and Council are employed to undertake P&P measures.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
waking watches are employed 24/7 and adequate information has been given such as PEEPS and evacuation plan.

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

Safety Evaluation
Broadly Compliant

Observations
Information are provided to employees from outside undertakings including hot work permit.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
Local Authority have responsibility for the premises.

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
Waking watches staff are fully aware of their duties.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Broadly Compliant

Observations
Not applicable.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Dry risers inlet on every floor and outlet outside the building. SIB is also installed outside near the main entrance door. The contents were checked, there were building plans but no RP contact details. RP was given advice to laminate the floor plans and provide contact details of the RP. Drop key facilities also provided at the front main door. One passenger lift available . The lift only goes up to 9th floor. POV and manual opening windows on stairs and communal areas.

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

High Risk

Management compliance level

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

Audit Conclusion

Date audit carried out

28/11/24

Time of audit

10.30

Reason for audit;

Follow up enforcement notice

Conclusion

A follow up audit was carried out jointly with 15.1 [redacted] London Borough of Waltham Forest). At the time of the audit, it was noted that all the remedial works that was on the schedule had been carried out. However, leasehold composite front entrance doors had not been replaced with FD30s. 15.2 [redacted] informed me that, the council have written to all the leaseholder that the council will replace the composite doors with FD30s and are know waiting for their approval. Evacuation Alert System was in the process of installation, instead of L5 fire alarms system to support simi evacuation. 15.3 [redacted] informed me that this option was selected because the external wall cladding have been replaced. In addition, sprinkler system was also being installed in common parts and inside the flats. The outcome of the audit is broadly compliant.

Extent of premises audited

All means of escape, front flat doors, communal doors, dry risers, electrical risers and refuse chute bin.

Justification of audit outcome

15.4 [redacted] informed me that after the installation of evacuation alert system, fire risk assessment will be reviewed to revert to stay put strategy. I informed me that composite front flat doors are to be replaced by FD30s. The outcome of the audit is broadly compliant.

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

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

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
150	180	120

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 1.2 has no comments or exemptions/exceptions

Page 3

Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information

Page 4

Redaction 4.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.2

Exemptions/exceptions:

- S.40 - Personal Information

Page 15

Redaction 15.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 15.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 15.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 15.4

Exemptions/exceptions:

- S.40 - Personal Information

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION
Fire Safety Audit Summary

Audit Information

Audited By	1.1 [redacted]
Audit Completed	17 May 2018

Location Summary

File No:	13/001832
UPRN:	100023695946
Building Name:	Rayner Towers
Address:	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Use:	D - Purpose Built Flats>=4 floors
Borough:	Waltham Forest
Responsible Team:	FSR Newham & Waltham Forest
Station Ground:	F29 - Leyton
Risk Score:	4.5
Number of Floors:	Total: 10 Basement: 0
No. of Beds:	120
Special Features:	
Additional Detail:	
Environmental Risks:	
Site Reinspection Date:	
Heritage Building:	
Petroleum Redevelopment:	
Fire Fighter Risk:	Medium

Inspected property summary

Occupier Contact:	
Address:	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Responsible Team:	FSR Newham & Waltham Forest
Occupancy Type:	Occupier - multi occupancy
Use:	D - Purpose Built Flats>=4 floors
Valuation Office:	R3 - Flats/Mais 4 Flrs and over PB
Risk Score:	4.5
Total Capacity:	0
Maximum Number of people:	100 - 999

Property Size for Use:	Large In M²: 8301 to 10300

Environmental Risks:
Building features that may assist fire spread:
Flammable Materials
Stored:
Type:

Contacts

Contact Type	Managing Agent
Sole Supplier Risk	
Name	Ascham Homes
Responsible Person	2.1 [redacted]
Position	2.2 [redacted]
Address	Ascham Homes Willow House 869 Forest Road London E17 4UH
Telephone	2.3 [redacted]
Fax	
Email	
URL	
Contact Type	Occupier
Sole Supplier Risk	
Name	Default Property
Responsible Person	
Position	
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Telephone	
Fax	
Email	
URL	
Contact Type	Local Authority
Sole Supplier Risk	
Name	Waltham Forest Council
Responsible Person	Waltham Forest Council
Position	Local Authority
Address	Waltham Forest Council Waltham Forest Town Hall Forest Road Walthamstow E17 4JF
Telephone	
Fax	
Email	
URL	

Enforcement History

Articles

Article 9 - Risk Assessment

SAFETY CRITICAL	*"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant*

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

persons are exposed to identify the preventive & protective measures"

Compliance Level: Broadly Compliant

Observations: 17/05/2018 16:02: A FRA is in place and is S&S

Article 10 - Principles of prevention to be applied

SAFETY CRITICAL
Have any preventative and protecting measures been implemented?

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

Compliance Level:Broadly Compliant

Observations: 17/05/2018 16:08: Council Staff appear to be very proactive in their checks for rubbish build up which is a preventative measure.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Is there effective Fire Safety Management?

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

Compliance Level:Broadly Compliant

Observations: 17/05/2018 16:03: Caretakers were on site and showed me the checks they carry out to reduce rubbish in common parts and reporting defects as well as the monthly Emergency Lighting checks that are carried out by The Ashton Group.

Article 17 - Maintenance

SAFETY CRITICAL
Are fire safety provisions being adequately maintained?

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

Compliance Level:Broadly Compliant

Observations: 17/05/2018 16:06: It would appear that a good system of maintenance is in place.

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

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

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

Compliance Level:Broadly Compliant

Observations: 17/05/2018 16:10: Lift keys work the main entrance and the lifts. Lifts function as expected as a recall lift with hold button operation working.

Article 19 - Provision of information to employees

Is adequate provision made to provide information to employees?	*"The responsible person must provide his employees with comprehensible and relevant information"*
Compliance Level:Broadly Compliant	Observations:

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

Is adequate information provided to employers and employees from outside undertakings?	*"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"*
Compliance Level:Broadly Compliant	Observations: 17/05/2018 16:08: Well signed premises

Article 22 - Co-operation and co-ordination

Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?	*"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"*
Compliance Level:Broadly Compliant	Observations:

Article 21 - Training

SAFETY CRITICAL **Are employees being effectively trained?**	*"The responsible person must ensure that his employees are provided with adequate safety training"*
Compliance Level:Not Applicable	Observations:

Article 12 - Elimination or reduction of risks from dangerous substances

SAFETY CRITICAL **Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?**	*"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"*
Compliance Level:Not Applicable	Observations:

Article 18 - Safety assistance

Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?	*"The responsible person must.appoint.competent persons to assist him in undertaking preventive and protective measures"*
Compliance Level:Broadly Compliant	Observations:

Article 14 - Emergency routes and exits

SAFETY CRITICAL **Is effective means of escape provided and maintained?**	*"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits, and exits, are kept clear at all times and where required, to be adequately illuminated by emergency lighting"*

Compliance Level:Broadly Compliant	Observations: 17/05/2018 16:05: Routes and are exits clear with emergency lighting in place. Most doors with the exception of a few privately purchased flats (prior to the upgrade) are new, in good condition and appear to be FD30(S). Other doors still appears to be Nominal Fire Doors of an older type.

Article 8 - General Fire Precautions

SAFETY CRITICAL **Are employers carrying out their general fire precaution responsibilities?**	*"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"* *(see Article 4, meaning of general fire precautions)*
Compliance Level:Broadly Compliant	Observations: 17/05/2018 16:07: No obvious breaches in construction between flats and common parts but no access to riser cupboards as non-standard locks are in place.

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL **Are effective fire warning arrangements provided?**	*"Where necessary.the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"*
Compliance Level:Broadly Compliant	Observations: 17/05/2018 16:04: AFD not required in the common parts.

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

SAFETY CRITICAL **Are there adequate procedures for serious and imminent danger and for danger areas?**	*"The responsible person must establish & where necessary give effect to, procedures, to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"*
Compliance Level:Broadly Compliant	Observations: 17/05/2018 16:06: Well signed premises

Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches? **"Prescribed voltage" means:** **1000v AC or 1500v DC between two conductors.** **600 v AC or 900 v Dc between conductor and earth**	*"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"* ***Note This article does not apply to licensed premises authorised to for the exhibition of a film***
Compliance Level:Not Applicable	Observations:

Article 23 - General duties of employees at work

Are employees carrying out their general duties while at work?	*"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"*
Compliance Level:Not Applicable	Observations:

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

Article 27 - Powers of inspectors

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

No (Compliant)

Overall Safety Standard

Low Risk

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion: 17/05/2018 16:12

Low risk (as opposed to broadly compliant) based on the few notional doors that cannot be guaranteed to meet modern standards, however this is not something the LA should be sent a NOD for as they appear to be doing the best they can in every other area.

17/05/2018 16:12

Initial Expectation: Verbal action

17/05/2018 16:11

Initial Expectation: Verbal action

17/05/2018 16:10

Initial Expectation: Verbal action

17/05/2018 16:10

Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance Level:	1 - Well above average
Property Risk Group:	B - Sleeping familiar or Licensed Premises
Life Risk:	-2.1
Relative Risk:	4.7
Signature of Occupier:	
Date Completed	

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 2

Redaction 2.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 2.3

Exemptions/exceptions:

- S.40 - Personal Information

Fire Safety Audit Report

Audit Information

Location summary

File No	13/001832
UPRN	100023695946
Building Name	Rayner Towers
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Borough	Waltham Forest
Use	D - Purpose Built Flats>=4 floors
Responsible Team	FSD HACK-ISL-HAV-RED-WF
Station Ground	F29 - Leyton
Site Risk Score	5.00
Building Height band	25-30
Total Floors	10 **Basement floors** 0
Estimated number of sleeping	0
Special Features	
Additional detail	HPL and polymeric foam sandwich panels at the firefighting stairway and accommodation. EPS polymead insulations within brick walls. High risk of fire spread over the walls due to vertically connected HPL and rigid plastic foam sandwich panels and open vents within external walls. BB7 have completed external survey report dated 25/9/20 and EWS1 report with B2 conclusion with temporary measures and recommendations. The building is built approximately in 1962 circa. possible under CP3 building regulations. There is one staircase with 44 flats. Manually openable windows and permanent opening vents provided in flat lobby and within stairwell. There are three waking watches 24/7 patrolling the building. PEEPS for 8 residents also provided inside the PIB box.
Premises Description	Premises is a purpose built block of flats. Premises were constructed to CP3 so no specific FF shaft however DRM and FF lift controls provided. No emergency power lift back up provided. Approximately 1960 circa.built building with brick façade and spandrel panels to the elevations. Flat roof. Common area floor and stair are of concrete construction and walls are of masonry. Eleven storey purpose-built block of flats with a flat roof providing general needs accommodation. 44 flats - 4no flats per floor accessed via a lobby door on all levels. Ground floor benefits from 2no final exit doors; one either side of the lift lobby - rear door leads to an open car park. The block benefits from 1no concrete central staircase which discharges out onto the ground floor. All flats benefit from lobby protection. Bin chute hoppers located on all levels and are lobbied off the stairs which lead into the flat lobbies - Bin chutes hopper heads are on the means of escape. Electric intake

	cupboard located on the ground level. 2no passenger lifts; 1no lift allows access to floors 1-9 and 1no lift allows access to floor 2, 4, 6, 8 and 9 only - no lift access from the top floor. Level access. Bin store located externally. Block benefits from dry riser outlets accessed within the flat lobbies on a number of floors. A waking watch has been placed on site due to the insitu cladding.
Exterior Wall Cladding	High Prs. Laminate (HPL), Render system, Brick
Exterior Wall Insulation	Other

Cladding/Insulation details confirmed by Fire engineers report

Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	31 January 2025
Heritage Building	No
Balconies present?	Yes
Gas Supply present?	Yes
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats>=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	31 January 2025
Last Inspection	15 August 2022
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m² to 10300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Lower than 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 RAYNER TOWERS
2 ALBANY ROAD
LEYTON
E10 7EJ

Managing Agent

Name Ascham Homes
Person 3.1 [redacted]
Position
Address Ascham Homes Willow House
869 Forest Road
London
E17 4UH
Telephone 3.2 [redacted]

Local Authority

Name Waltham Forest Council
Person 3.3 [redacted]
Position
Address Waltham Forest Council
Waltham Forest Housing
Cedar Wood House
2nd Fulbourne Road
Walthamstow E17 4GG
Telephone 3.4 [redacted]
Mobile
Email

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL **Observations**
Safety Evaluation
Low Risk

Article 9
(continued)

There are two FRA completed - Type 4 dated 12/3/20 and Type 1 dated 26/11/21 with significant findings and action plan to be completed with time scale. External survey report also completed with B2 rating and recommendation for temporary measures. Time scale rating are high and medium with given time. Temporary measures are put in place with waking watch staff 24/7 with simultaneous evacuation strategy. At the time of the audit, there were issues noted which were not completed within time scale given in FRA (See Art 8). However, during audit it was also found that significant findings were not recorded:

1) The post box installed on the front door of flat 41 cannot be confirmed to be 30 min fire resisting.
2) CCTV cupboard in communal area was not enclosed in 30 min fire resisting material.
3) A wooden bath mat was placed outside Flat 38.
4) Plastic flower pots and large wooden sign posting were found outside the flat No. 31.

FAILURE

Article 9(6) FRA findings not recorded

At the time of the audit no evidence was demonstrated or provided that the significant findings of your fire risk assessment had been recorded. It was found that:

1) The post box installed on the front door of flat 41 cannot be confirmed to be 30 min fire resisting.
2) CCTV cupboard in communal area was not enclosed in 30 min fire resisting material.
3) A wooden bath mat was placed outside Flat 38.
4) Plastic flower pots and large wooden sign posting were found outside the flat No. 31.

REMEDY

Record the significant findings of the fire risk assessment. In particular the recorded information should include details of

1) confirming that the post box installed on the front door of flat 41 is 30 min fire resisting.
2) ensuring that CCTV cupboard in communal area is enclosed in 30 min fire resisting material.
3) removing a wooden bath mat placed outside Flat 38.
4) removing the plastic flower pots and large wooden sign posting outside the flat No. 31.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit, all means of escape, stairwell, riser cupboards and refuge areas were inspected. During audit deficiency were observed in escape route including lobby doors , staircase doors, riser cupboard doors and front flat doors. These has been identified in the fire risk assessment with time scale of 18 months from the date of FRA. Waking watches are patrolling internally and externally 24/7. However there some issues that were not completed within three and six months' time scale of the fire risk assessment. It was found that:

Article 11
(continued)

1) Monitoring and reviewing of riser panels had not been implemented. It was noted that the riser panels adjacent to the flat lobbies could not be confirmed to be 30 min fire rated.
2) Electrical enclosures to the flat lobbies had not been reviewed confirming to be 30 min fire rated.
3) A number of loose cables noted to the means of escape on 10th floor. Planning had not been carried out to secure these loose cables with fire rated metal clips.
4) Planning and organising to replace broken glazing had not been implemented. It was noted that the glazing panel to the lobby door on the 10th floor had not been repaired.
5) A number of riser doors were found to have louvered panel installed. Planning and organising to replace with 30 min fire rated material had not been provided.
6) Planning and organising had not been carried out for bin store. It was noted that fusible link to the bin store was not provided at the ground level.

FAILURE

Article 11 FS arrangements not maintained

At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required. It was found that

1) Monitoring and reviewing of riser panels had not been implemented. It was noted that the riser panels adjacent to the flat lobbies could not be confirmed to be 30 min fire rated.
2) Electrical enclosures to the flat lobbies had not been reviewed confirming to be 30 min fire rated.
3) A number of loose cables noted to the means of escape on 10th floor. Planning had not been carried out to secure these loose cables with fire rated metal clips.
4) Planning and organising to replace broken glazing had not been implemented. It was noted that the glazing panel to the lobby door on the 10th floor had not been repaired.
5) A number of riser doors were found to have louvered panel installed. Planning and organising to replace with 30 min fire rated material had not been provided.
6) Planning and organising had not been carried out for bin store. It was noted that fusible link to the bin store was not provided at the ground level.

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

No alarm system within common parts. There was Grade D LD3 system smoke alarm inside sampled flat.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations
All means of escape including riser cupboards, doors and front flat doors. Fire exit signage and EL were adequate. It was noted that flats with social needs had been replaced with 60 min fire doors with double perco chains. The leaseholder flat doors were composite door. These have got time scale of 18 months to be replaced with 30 FD. Advice was given to RP to ensure that all front flat doors have been replaced with 30 min FR with door mounted positive self-closing device. At the time of the audit issues which should be completed within 3 months and 6 months had not been carried out. It was found that:
1) The riser panels adjacent to the flat lobbies could not be confirmed to be fire rated.
2) Electrical enclosures to the flat lobbies are not fire rated.
3) A number of loose cables noted to the means of escape on 10th floor.
4) Glass panel of the lobby door located on 10th floor was broken.
5) A number of riser doors were found to have louvered panel installed.

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
1) The riser panels adjacent to the flat lobbies could not be confirmed to be fire rated.
2) Electrical enclosures to the flat lobbies are not fire rated.
3) A number of loose cables noted to the means of escape on 10th floor.
4) Glass panel of the lobby door located on 10th floor was broken.
5) A number of riser doors were found to have louvered panel installed.

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
1) Ensuring that the riser panels to the flat lobbies are replaced to afford 30 minute protection.
2) Ensuing that the electrical enclosures are fire rated to afford a minimum of 30 minutes protection.
3) Ensuring that the loose cables are clipped back using fire rated clips.
4) Replacing glazing panel of the lobby door located on the 10th floor with 30 minutes fire rated.
5) Replacing louvred panel above the riser doors with adequate 30 min fire rated material.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Simultaneous evacuation is adhered as a temporary measure with three waking watch staff patrolling 24/7. Some of the fire action notices were not reading correctly. RP have now replaced with new fire action notices with appropriate instructions. PEEPS are also formulated and kept inside PIB box.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Fire safety provisions had been tested and maintained:
DRM - 18/2/22 BY Ashton Group
EL - 19/7/22
Lifts - 10/8/22
Gas safety checks - 31/8/22
5 year hard wired electrical checks - 7/9/22

The front flat doors have been replaced with 60 min FR doors. However, the leaseholder front flat doors were composite doors which is within time scale of the action plan - 18 months from 26/11/21.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
All waking watches have been given training - 19/8/22.

Article 8 - General fire precautions

Safety Evaluation
High Risk

Observations
At the time of the audit it was noted significant findings had not been implemented:

1) The riser panels adjacent to the flat lobbies could not be confirmed to be fire rated.
2) Electrical enclosures to the flat lobbies are not fire rated.
3) A number of loose cables noted to the means of escape on 10th floor.
4) A number of riser doors were found to have louvered panel installed.
5) It was noted that fusible link to the bin store was not provided at the ground level.
6) Metal security grille noted to the front entrance door the flat 36.

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
1) The riser panels adjacent to the flat lobbies could not be confirmed to be fire rated.
2) Electrical enclosures to the flat lobbies are not fire rated.
3) A number of loose cables noted to the means of escape on 10th floor.
4) A number of riser doors were found to have louvered panel installed.
5) It was noted that fusible link to the bin store was not provided at the ground level.
6) Metal security grille noted to the front entrance door the flat 36.
REMEDY
Implement the significant findings of your fire risk assessment, in particular
1) by confirming the riser panels adjacent to the flat lobbies to be 30 min fire rated.

Article 8
(continued)

2) electrical enclosures to the flat lobbies are replaced with 30 min fire rated.
3) ensuring the loose cables found on means of escape are secured with fire rated clips.
4) by enclosing the louvered panel above the riser doors with 30 min fire resisting material.
5) by providing a fusible link to the bins store at the round level to stop and smoke or fire spread.
6) recommend to remove the metal security to the entrance door to flat 36 to enable fire crews to access and rescue resident quickly.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
Preventative and protective measures are in place.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
No dangerous substances present.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
FFE not required in communal areas.

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

Safety Evaluation
Broadly Compliant

Observations
No dangerous substances on site

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
Competent person such as fire risk assessor, competent surveyor and Council are employed to undertake P&P measures.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
Three waking watches are employed 24/7 and information are given for fire safety procedures.

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

Safety Evaluation
Broadly Compliant

Observations
Information are provided to employees from outside undertakings including hot work permit.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Broadly Compliant

Observations
Local Authority have responsibility for the premises.

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations
Waking watches staff are fully aware of their duties.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
Not applicable.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Dry risers and PIB box provided.

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
Not Applicable

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

Management Compliance Level	2 - Above average
Initial Expectation	Notification of Minor Deficiencies
Considered EMM?	No
Confirmed Action	Unknown -

Audit Conclusion

Date audit carried out

13/9/22

Time of audit

14:00

Reason for audit;

Fire safety audit carried out due to cladding issues and simultaneous evacuation.

Conclusion

Six monthly fire safety audit was carried out on 13/9/22 at Rayner Tower. Those present were 11.1 [redacted] (LB of Waltham Forest), 11.2 [redacted] (FSA) and 11.3 [redacted] from LFB. At the time of the audit, all means of escape, riser cupboards, stairwell doors, stairs, front flat doors and refuge area. It was noted that the FRA was carried out with action plan with time scale of 12 months, 6 months and 3 months. The premises has external cladding issues and as a temporary measures walking watches are employed 24 hrs. During audit it was noted that some of the issues had not been completed. Some of the front flat doors had been replaced with 60 min FR. Leasehold front flat doors had composite doors and is within time scale. RP had informed me that future plan is to provide retrofitting sprinkler system with BS 58629 evacuation system - EACIE.

Outcome of the audit is NOD with 20 week time limit.
IMapping, PRA, ORD, Post-code look up checked. PAP also checked.

Extent of premises audited

At the time of the audit, all means of escape, riser cupboards, stairwell doors, stairs, front flat doors and refuge area.

Justification of audit outcome

Those present were 11.4 [redacted] (LB of Waltham Forest), 11.5 [redacted] (FSA) and 11.6 [redacted] from LFB. The outcome of the audit is NOD with 20 week time limit.

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

20

Specific instructions for Admin to Action

Hi Admin please send Enforcement Notice with 20 week time limit to:
Chief Executive
London Borough of Waltham Forest
Waltham Forest Town Hall
Forest Road
Walthamstow
E17 4JF

CC to 12.1 [redacted]
Waltham Forest Housing
Cedar Wood House
2nd Fulbourne Road
Walthamstow E17 4GG

Compliance calculation & signature

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

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
120	80	300

Management Review

Reviewed By 12.2 [redacted]

Please amend expectation score as discussed

[End of document]

Redaction Summary

Page 3

Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.4

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 11.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 11.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 11.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 11.4

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 11.5

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 11.6

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 12.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 12.2

Exemptions/exceptions:

- S.40 - Personal Information

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

1. Location Detail Tab

File No:	13/001832	
UPRN:	100023695946	
Building Name:	Rayner Towers	
Address:	ALBANY ROAD LEYTON LONDON E10 7EJ	
Use:	Purpose Built Flats>=4 floors	
Borough:	Waltham Forest	
Borough Fire Safety Team:	FSR Newham & Waltham Forest	
Station Ground:	F29 - Leyton	
Risk Score:	0	
SIC Code:		
Number of Floors:	Total: 10	Basement: 0
Floor Area (m2):	Total 3200	Average: 320
No. of Protected Staircases:	1	
No. of Beds:	0	
% Open Plan:	10	
Special Features:		
Additional Detail:		
Environmental Risks:		
Reinspection Date:		
Heritage Building:		
Petroleum Redevelopment:		
Fire Fighter Risk:	Medium	
Unwanted Fire Signals Count:	0	

2. Protection Tab

Fire Alarm
Alarm Type: None
Management Standard:
BS Compliance
Material Deviations from Brigade preferred standard
Call Point Type:
Sounder Type:
Power Supply Type:
Automatic Fire Detection
Type: None
Management Standard:
Remotely Monitored

BS Compliance

Smoke Ventilation

Type: None

Management Standard:

BS Compliance

Sprinklers

Type: None

Management Standard:

% Covered 0

Domestic Installation

BS Compliance

General

Fire Instructions Displayed

Fire Drills And Training

Brigade Appliance Access

Special Features:

Number of Firefighting Shafts: 0

BS Applies

Engineering Solution Applies

Trade Off Measures

Other Legislation:

3. Alias Tab

Alias Address

4. Property Detail Tab

Occupier Contact:	
Address:	COMMON PARTS RAYNER TOWER 2 ALBANY ROAD LEYTON LONDON E10 7EJ
Responsible Team:	FSR Newham & Waltham Forest
Occupancy Type:	Occupier - multi occupancy
Use:	Purpose Built Flats>=4 floors
Valuation Office:	Flats/Mais 4 Flrs and over PB
Risk Score:	
Re-inspection Date:	
Total Capacity:	0
Floor Capacity:	0
Property Size for Use:	Small In M²: 3001 to 5000
Is Non Ambulant:	
Occupancy Times:	24 Hours
Exceptional Value:	
Environmental Risks:	

Flammable Materials

Stored:

Type:

5. People at Risk Tab

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

6. Contacts Tab

Contact Type	Occupier
Sole Supplier Risk	No
Name	Default Property
Responsible Person	
Position	
Address	RAYNER TOWERS 2 ALBANY ROAD LEYTON E10 7EJ
Telephone	
Fax	
Email	
URL	
Contact Type	Managing Agent
Sole Supplier Risk	No
Name	Ascham Homes
Responsible Person	3.1 [redacted]
Position	
Address	Ascham Homes Willow House 869 Forest Road London E17 4UH
Telephone	3.2 [redacted]
Fax	
Email	
URL	

Abstracts

Part B - Fire Safety Audit

Article 9 - Risk Assessment

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

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

Observations: A fire risk assessment has been carried out but the review date was due on the 22.01.2014 (audit carried out on 23rd). reviews are planned according to FRA so verbal reminder given.
Failure to review the fire risk assessment
Failure to review fire risk assessment
Remedy:

Compliance Level: Minor deficiency; Non-Compliant

	Implement regular program to review fire risk assessment

Article 10 - Principles of prevention to be applied

SAFETY CRITICAL **Have any preventative and protecting measures been implemented?**	*"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"*
Compliance Level:Broadly Compliant	Observations: Review FRA.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL **Is there effective Fire Safety Management?**	*"The responsible person shall make . appropriate arrangements.for the effective planning, organisation control, monitoring & review of preventive and protective measures"*
Compliance Level:Minor deficiency; Non-Compliant	Observations: FRA requires review. As identified in FRA, Confirm recording of maintenance , and ensure Refuse bins are secure and away from building. Review of the preventive and protective measures Failure in the effective review of the preventive and protective measures. Remedy: Implement effective review of the preventive and protective measures. Failure to record the prescribed information Failure to record the prescribed information. Remedy: Record arrangements for effective planning, organisation, control, monitoring and review of the preventive and protective measures.

Article 17 - Maintenance

SAFETY CRITICAL **Are fire safety provisions being adequately maintained?**	*"Where necessary in order to safeguard the safety of relevant persons.the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance.in an efficient state.in efficient working order and in good repair"*
Compliance Level:Minor deficiency; Non-Compliant	Observations: The Responsible Person has a positive attitude towards Fire Safety. Some fire doors on cupboards had defective locks and were not fully secure. FRA identifies maintenance issues with regard to some door seals and chute seals Failure to ensure that the premises and any facilities, equipment and devices equipment is maintained in efficient state, in efficient working order and in good repair Failure to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair. Remedy:

Ensure that adequate maintenance systems are in place to ensure that the premises and any facilities, equipment and devices are maintained in an efficient state, in effective working order and in good repair

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

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

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

Compliance Level:Broadly Compliant

Observations: Fire lifts and Dry rising main provided.

Article 19 - Provision of information to employees

Is adequate provision made to provide information to employees?

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

Compliance Level:Not Applicable

Observations:

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

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

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

Compliance Level:Broadly Compliant

Observations: Information is provided as required by this Article

Article 22 - Co-operation and co-ordination

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

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

Compliance Level:Not Applicable

Observations:

Article 21 - Training

SAFETY CRITICAL
Are employees being effectively trained?

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

Compliance Level:Not Applicable

Observations:

Article 12 - Elimination or reduction of risks from dangerous substances

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

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

Compliance Level:Not Applicable

Observations:

Article 16 - Additional emergency measures in respect of dangerous substances

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

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

Compliance Level:Not Applicable

Observations:

Article 18 - Safety assistance

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

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

Compliance Level:Broadly Compliant

Observations: Competent companies are used to maintain the lifts and Dry rising mains.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Is effective means of escape provided and maintained?

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

Compliance Level:Broadly Compliant

Observations: All the components of the means of escape are present those inspected were clear and sterile.

Article 8 - General Fire Precautions

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

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

Compliance Level:Broadly Compliant

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

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL
Are effective fire warning arrangements provided?

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

Compliance Level:Broadly Compliant

Observations: Common parts only. No requirement.

Article 13 - Fire Fighting Equipment

Are effective fire fighting equipment arrangements provided?

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

Compliance Level:Broadly Compliant

Observations: Not required

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: Residential block of flats. Stay put policy in place.

Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

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

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

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

Compliance Level:Not Applicable

Observations:

Article 23 - General duties of employees at work

Are employees carrying out their general duties while at work?

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

Compliance Level:Not Applicable

Observations:

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

Article 27 - Powers of inspectors

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

No (Compliant)

Article 29 - Current alterations notices

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

Not Applicable

Article 30 - Current enforcement notices

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

Not Applicable

Article 31 - Current prohibition notices

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

Not Applicable

Article 32 - Offences

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

Not Applicable

Article 24 - Power to make Regulations

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

Not Applicable

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal action

Considered EMM

Confirmed Action: Verbal action

Audit Conclusion: Approximately 70% of common parts were walked and in general housekeeping was good. No representative available at time of visit so no signature was gained. Issues above were raised via email to Roger Barcroft.

Other authorities to notify (if required)

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

Peak Activity Inspections required:

General Notes (eg Instructions to Admin)

Dear Admin, Please upload to file, update times and Farynor and close job. Thanks CH

Non-Farynor required detail:

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

Select...AverageLower than averageHigher than average	Unprotected Voids Unprotected Ducts Other

Audit Calculation & Signature

Management Compliance Level:	1 - Well above average
Property Risk Group:	B - Sleeping familiar or Licensed Premises
Life Risk:	-3.9
Relative Risk:	4.43
Signature of Occupier:	
Date Completed	30 January 2014

[End of document]

Redaction Summary

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Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information