

Freedom of Information request: Reference number FOI2025/00461

Date of request: 2nd May

Request:

information in relation to fire safety at the following residential property:

61-63, St Georges road, Forest gate. London E7 8HT

Specifically, I would like to request the following:

A copy of any fire safety inspection reports carried out by your service.

Confirmation of whether the building has been identified as a high-risk residential building (HRRB) or subject to any special fire safety measures or reviews.

Response:

In response to your request, the London Fire Brigade's Prevention and Protection (Fire Safety Regulation) Team has provided all the information we hold relating to the premises at 61–63 St George's Road, Forest Gate, London E7 8HT.

The only record held is a copy of the audit report dated 7 June 2022. The results of this audit confirmed that no significant failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found. In these situations, the premises are deemed to be "broadly compliant" with no enforcement action needed. This means that no enforcement notices (either formal or informal) were issued.

Please note, personal data has been removed from the attached documents under section 40 of the FOIA - Personal Information. please add the link to section 40 FOIA : <https://www.legislation.gov.uk/ukpga/2000/36/section/40>

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us>



Fire Safety Audit Report

Audit Information

Audited By**Audit Completed**

7 June 2022

Location summary

File No

17/171163

UPRN

10008994184

Building Name**Address**

61-63 ST GEORGES ROAD

FOREST GATE

LONDON

E7 8HT

Borough

Newham

Use

D - Purpose Built Flats >=4 floors

Responsible Team

FSR Newham & Waltham Forest

Station Ground

F21 - Stratford

Site Risk Score

4.50

Total Floors

5

Basement floors 0**Estimated number of sleeping**

0

Special Features**Additional detail****NONE****Premises Description**

The premises is a residential, purpose built block of flats with 5 floors and 9 flats. Part of the same building and adjacent to main entrance is Property Links who manage the premises. Premises contains a protected stairwell and elevator access. One entrance/exit at the front of the property and a rear door which is locked by staff. Electrical cupboards are found at the base of the stairwell. AOV at the top of the staircase.

Environmental Risks

NONE

Features assisting fire spread

NONE

Site Reinspection date**Heritage Building**

No

Petroleum redevelopment?

No

Known firesetting in area?

No

Site lone worker risk

Property Detail

Occupier Contact

Property Links

Address

Shop

61-63 St Georges Road

Forest Gate

London

E7 8HT

Responsible team	FSR Newham & Waltham Forest
Occupancy Type	Owner not occupying
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>0.00</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	12 January 2022
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Extremely Small <1399m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	Low 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 - NEW

Name	Property Links
Responsible Person	
Address	
Telephone	
Mobile	
Email	@propertylinks.com

Enforcement history

Articles

Article 9 - Risk assessment**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit, fire risk assessment (FRA) was not available for review. Post audit, the RP has sent through an email copy of the FRA. FRA time stamp is 17/01/2022 and was therefore completed after my audit was carried out on 10/01/2022 and FRA was requested.

FRA is suitable and sufficient for the property.

The FRA highlighted fire hazards, fire risk, preventative and protective measures in place and review of evacuation procedure.

At the time of the audit, evacuation procedure was evidenced to be a simultaneous evacuation. FRA has also highlighted that a 'Stay-Put' policy would be more suitable and for the signage and detection systems to reflect this change in evacuation procedure.

Significant findings have been adequately recorded and have had verbal confirmation from RP that they are working through the urgent adjustments required.

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

Low Risk

Observations

At the time of the audit it was made clear that the premises were operating a 'simultaneous evacuation' policy. Fire action notice was clearly displayed at the entrance/exit and by the elevators, detailing what to do in the event of a fire.

Residents are advised to leave by the nearest safe exit immediately if a fire alarm sounds or if a fire is witnessed and to call 999. After further consultation with RP and upon receiving a copy of the FRA, advice was given to change evacuation procedure to a 'Stay-Put' policy. Detection and alarm systems, as well as, fire action notices should be altered to support 'Stay-Put' policy.

Evidence of preventative and protective measures include 'no smoking' signs, fire safety sign detailing annual fire risk assessments and regular safety checks are carried out, emergency lighting, advice to residents to regularly test their domestic fire alarms and signs to not clutter the communal area. However, polite signs to request residents do not clutter the common areas does not seem to work. Systems have not been reviewed to ensure that the accumulation of clutter in the common areas does not occur which has been highlighted to the RP.

Fire doors have been fitted to protect the means of escape, however many of them are not well maintained and do not completely close when released.

Management have taken fire safety into consideration with regards to the premises and have implemented preventative and protective measures.

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) Systems in place to ensure accumulation of clutter in the common areas does not occur has not been reviewed.

Article 11
(continued)

2) System to monitor fire door maintenance has not been reviewed.

REMEDY

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

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, manual call points were found on all floors in the protected stairwell and by the ground floor entrance/exit, which supports premises simultaneous evacuation procedure. Detector heads were also found in the communal areas and AOV at the top of the stairwell. After further discussion with the RP it was determined that the smoke detectors in the common areas, when actuated, set off an alarm system and activate the AOV.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

At the time of the audit clutter was found in the means of escape on floor 1 by the stair landing and outside flat doors on floors 2 and 3. A large fridge-freezer was found on the ground floor through a partition door blocking the elevator, staff on site noted that the council have been notified to collect. Property links have put up signage asking residents not to clutter the means of escape. In the same ground floor elevator room, there was a fire exit sign by the rear exit, however, staff explained that this door is always locked, therefore I advised staff to remove this sign to avoid confusion. Residents coming downstairs should exit straight out of the front entrance/exit.

A hole in the ceiling with exposed piping observed on the 3rd floor opposite elevator. Staff are aware and explained this was caused by a leak and are in the process of finding a contractor.

Appropriate fire exit signage was provided on all floors and emergency lighting was found to be functioning. AOV is installed at the top of the protected stairwell in the event of smoke entering the means of escape.

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 there was:

- 1) Clutter in means of escape and outside flat front doors
- 2) Emergency escape signage leading to locked rear door
- 3) Hole in ceiling on 3rd floor opposite lift
- 4) Multiple fire doors in place do not shut completely when left to self-close and are misaligned, therefore they cannot be pushed shut.

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) Ensure that escape routes are kept clear of obstructions
- 2) Please remove highlighted emergency sign as it is not a designated fire exit
- 3) Employ a competent person to fix the hole
- 4) Complete full review of all fire doors and intumescent strips within premises.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, clear evacuation procedures were displayed for all residents to observe on ground floor noticeboard and fire action notices displayed by elevators. Residents who discover a fire are to leave the area closing doors behind them and leave the building by the nearest exit before calling the fire brigade on 999. Residents are also advised to leave immediately if a fire alarm sounds and to again call 999.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit a number of fire doors had failing intumescent strips and did not shut completely. Verbal advice given that a full review of all fire doors and intumescent strips is required.

FRA has highlighted that AOV should be interlinked to fire alarm system, upon speaking to the RP after receiving FRA he has confirmed that this has been done and he is in the process of acquiring signage to put above manual AOV switch.

FAILURE**Article 17(1) Facilities/equipment not maintained**

At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that:

Multiple fire doors in place do not shut completely when left to self-close and are misaligned, therefore they cannot be pushed shut.

REMEDY

Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by:

Complete full review of all fire doors and intumescent strips within premises. Ensure doors are repaired following review.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

RP has highlighted that there are no on-site maintenance or concierge staff for the residential property and therefore training is not applicable.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit compartmentation issues were found within the premises. On the 3rd floor there was a large hole in the ceiling, staff noted that this was caused by a water leak and that they are currently searching for contractors to fix the issue. On the ground floor a small hole could be seen in

Article 8

(continued)

the ceiling where a fitting had been removed. Verbal advice given to fix issues, however, no severe risk to residents due to simultaneous evacuation procedure and alarm systems/fire action signage in place to support evacuation procedure.

Upon receiving FRA from RP post-audit, FRA has also highlighted the issues above and once they are fixed, evacuation policy is to be changed to a 'Stay-Put' policy.

Article 10 - Principles of prevention to be applied**Safety Evaluation**

Broadly Compliant

Observations

At the time of the audit, preventative measures were seen to be in place to reduce fire hazards and risk of a fire incident occurring. No smoking signs were visible upon entering the premises, as well as, notices informing tenants not to obstruct communal areas/escape routes. There was also evidence that Property Links carried out regular checks to ensure compliance and test protective measures (i.e. emergency lighting).

Article 12 - Elimination or reduction of risks from dangerous substances**Safety Evaluation**

Broadly Compliant

Observations

At the time of the audit, no dangerous substances were found/stored on site which is in line with the type of premises.

Article 13 - Fire Fighting Equipment**Safety Evaluation**

Broadly Compliant

Observations

At the time of the audit, no fire fighting equipment was on site in the common parts of the premises which was appropriate for the type of premises.

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

Not Applicable

Observations

At the time of the audit no dangerous substances stored on site.

Article 18 - Safety assistance**Safety Evaluation**

Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit, it is evidenced that the RP has consulted necessary competent persons in order to carry out fire risk assessments and preventative and protective measures.

Regular maintenance checks are said to be carried out on the premises noticeboard, however, at the time of the audit fire doors in common areas were not maintained and clutter in the means of escape were noted.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit there is suitable and sufficient information provided on the notice board for any employees of the management company that are on site.

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

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, appropriate information is available to employers and self-employed from outside undertakings when on site via the information noticeboard.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, the premises was not shared by two or more duty holders and therefore no co-operation and co-ordination required.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, employees on site were staff working in the commercial office unit on the ground level of the building, however they not carry out general duties in the residential part of the building. The office would require its own fire safety audit, separate to the residential part of the building.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

Not Applicable, there are no Fire fighter switches.

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

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, access to the property via use of fire brigade drop key was not available. AOV installed in premises within the protected stairwell. No other measures in place for protection of fire-fighters, suitable for the size and type of premises.

Article 24 - Power to make regulations

Safety Evaluation

No (Compliant)

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
No (Compliant)	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
No (Compliant)	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
No (Compliant)	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	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

07/06/2022 09:57

Initial Expectation: Verbal action

12/04/2022 09:50

Initial Expectation: Verbal action

14/02/2022 11:37

Initial Expectation: Verbal action

08/02/2022 11:22

Initial Expectation: Verbal action

28/01/2022 12:39

Audit of premises carried out on 12/01/22 alongside [REDACTED]

[REDACTED] On arrival, road access was found to be clear and suitable for fire crews attending in the event of a fire. Access to the property was provided by staff based in Property Links Office, connected to the residential premises, no fire service drop-key access available.

Evacuation strategy, Fire Action Notice, managing agent details and preventative fire safety signage (i.e. no smoking signs) were visible upon entering the premises at front entrance. Evacuation strategy at the time of the audit was evidenced as a simultaneous evacuation. RP advised to review evacuation strategy and consider 'Stay-put' policy as more suitable for the type of premises. Current fire detection and alarm system confirmed by RP to support a simultaneous evacuation procedure. Smoke detectors in common areas actuate fire alarm sounders and AOV at top of the staircase. On ground floor through sub-division door a fridge-freezer was found in the common parts blocking rear door access and elevator access. Staff explained council have been contacted to remove and I advised to move fridge-freezer to a more suitable place until collected. Rear door is not used and is kept locked, therefore advice was given to staff to remove fire exit sign to avoid confusion.

Moving up levels within the property clutter was found in the means of escape on each floor despite signage put in place. Advice given to managing agent staff to give warnings to residents compromising means of escape. On the 3rd floor a compartmentation issue was observed in the ceiling caused by a water leak. Staff confirmed that they have been searching for contractors to fix the issue but have been struggling due to Covid-19. Fire doors leading to protected stairway have also been observed as faulty and staff advised to review all fire doors in place. Upon speaking to the RP, it was evidenced that he does take fire safety seriously and has started to implement reviews and changes advised by myself and in the significant findings of the Fire Risk Assessment.

Overall, there is a low risk to life for residents as current evacuation strategy is suitable until compartmentation and fire door issues are resolved. RP is aware of changes that need to be carried out and is compliant.

Pre-audit checks:

086213-29062017 – AFA in Flat 7 - 29/06/2017

1120104 - Fire Safety Audit - 13/05/2011 (No audit document available)

Station ground - Stratford Fire Station

Not part of PAP

28/01/2022 11:39

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

Dear Admin,

Under property address, please remove 'Shop' as this is purpose built block of flats with a office connected via separate entrance. Office would require separate audit.

Thanks,



This audit relates to the flats, and so should have been carried out under the Default Property for this Location

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	A - Sleeping Unfamiliar
Life Risk	-7
Actual Risk Score	4.18
Risk Score	4.25

Audit Timings

Audit Duration
90

Travel Time
20

Post Audit Processing Duration
210