Fire Safety Audit Report

Audit Information

1.1

Audited By	[redacted]
Audit Completed	13 July 2026

Location summary

File No	24/267843		
UPRN	10024347765		
Building Name	FLATS 7-14 HALCYON CLOSE		
Address	7-14 HALCYON CLOSE BARNES LONDON SW13 0BE		
Borough	Richmond upon Thames		
Use	D - Purpose Built Flats>=4 floors		
Responsible Team	FSD K&C-H&F-KING-RICH		
Station Ground	H33 - Wandsworth		
Site Risk Score	6.75		
Building Height band	<18		
Total Floors	4	**Basement floors**	0
Estimated number of sleeping	0		
Special Features	Unprotected staircase		
Additional detail	Simultaneous evacuation strategy in place due to combustible materials in external wall system. At the time of the audit (02/2026), the RP was in the process of carrying out external wall remedial works, with surveyors engaged, scope of works drafted and submitted to Building Control.		

Premises Description

7–14 Halcyon Close comprises a self-contained residential block forming part of the wider Halcyon Close development. The block provides purpose-built residential flats arranged over multiple storeys, with dwellings accessed via shared internal common parts. Access to the flats is provided from a common stairway serving all levels of the building. The common parts include circulation areas, service risers and flat entrance doors. The building is provided with a passenger lift serving all floors and exits directly to open air at ground level.
The premises operate a simultaneous evacuation strategy, which has been adopted as a consequence of concerns relating to the external wall system, as identified within a FRAEW for the building. In response to these findings, a communal interlinked fire detection and alarm system has been installed to provide a building-wide warning to occupants in the event of fire.

Smoke ventilation to the common stair is provided by an AOV located at the head of the stair. Additional firefighting facilities include a dry riser installation serving the upper floors of the building.

Exterior Wall Cladding	Timber/wood
Exterior Wall Insulation	N/A
Cladding/Insulation details confirmed by	Fire engineers report
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	11 September 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	7-14 HALCYON CLOSE BARNES LONDON SW13 0BE
Responsible team	FSD K&C-H&F-KING-RICH
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	6.75
Reinspection Date	11 September 2025
Last Inspection	4 February 2026
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Small 3001m² to 5000m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Higher than average
Additional detail	
Specific lone worker risk	Normal
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 timber Facade
# 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	7-14 HALCYON CLOSE BARNES LONDON SW13 0BE

Managing Agent - CHANGED

Name	3.1 [illegible]rnham Ltd
Person	[redacted]
Position	Property Manager
Address	7 New Quebec Street London 3.2 W1H 7RH
Telephone	[redacted]
Email	

Enforcement history

Infringements

Type Art30 Enforcement

Date 27 November 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

At the time of the audit, a Fire Risk Assessment (FRA) was made available for review. The assessment covers 1–14 Halcyon Close, which includes 7–14 Halcyon Close.

The FRA identifies general fire hazards, persons at risk and a range of preventative and protective measures. Reference is also made to a Fire Risk Appraisal of External Walls (FRAEW), which has informed the fire safety arrangements currently in place. A copy of the FRAEW was not made available during the audit.

Article 9
(continued)

The FRA has been used to inform the fire safety measures provided within the premises. However, it was noted that the assessment covers both residential blocks collectively and does not clearly distinguish the fire risks, management arrangements and control measures specific to 7–14 Halcyon Close. In addition, the adopted evacuation strategy and the relationship between the FRA and FRAEW are not explicitly described within the assessment.

Verbal advice was provided to consider reviewing the FRA to improve clarity regarding the block-specific fire safety arrangements, evacuation strategy and the findings of the FRAEW.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, evidence was provided to demonstrate that fire safety arrangements had been established for the premises. These included a FRA, periodic review of fire safety measures, routine testing and maintenance of the communal fire detection and alarm system, and scheduled inspection and testing of the dry riser installation.

Records reviewed demonstrated that preventative and protective measures were being monitored and maintained, including weekly fire alarm testing and periodic servicing by competent contractors. A FRAEW had also been undertaken and a simultaneous evacuation strategy adopted in response to identified risks associated with the external wall system.

A breach affecting the fire-resisting construction within the service cupboard adjacent to 4.1 [redacted] was identified during the audit. The matter was brought to the attention of the Responsible Person and has been considered under Article 14. Aside from this issue, suitable arrangements appeared to be in place for the effective planning, organisation, control, monitoring and review of the preventative and protective measures provided within the premises.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, the premises were provided with a communal fire detection and alarm system, identified as an addressable system installed in 2023 and maintained in accordance with BS 5839-1, with a system classification of Category L3.

Maintenance records dated 02/09/2025 were reviewed, confirming that the system is subject to periodic inspection by a competent contractor. In addition, weekly testing records were observed on site (and a few records sent via email), demonstrating that the system is routinely tested.

During discussions with a resident, it was confirmed that the fire alarm system is interlinked into the flats, such that activation of the system provides an audible warning throughout both the common parts and residential dwellings.

Article 13
(continued)

The building operates a simultaneous evacuation strategy, and therefore relies on the fire alarm system to provide early warning to all relevant persons. Based on the information available, the system is capable of providing a building-wide warning, and there was no evidence to suggest that occupants would not be alerted in the event of fire.

The alarm is connected to an alarm receiving centre (ARC). Zone maps located adjacent to the fire alarm panel.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations
At the time of the audit, the premises were served by a common stairway providing access from all levels of the building to a final exit. The means of escape was generally available for use, free from obstruction and capable of being safely used by relevant persons.

Service cupboards located off the common escape route were inspected on a sample basis. The majority were found secured shut, of solid construction and fitted with notional fire-resisting doors.

However, within the service cupboard adjacent to 5.1 [redacted] breaches were identified to the compartmentation enclosing the cupboard. 5.2 [redacted] 5.3 [redacted] works had previously been carried out in connection with an air-conditioning issue. It appeared that penetrations associated with these works had not been adequately fire-stopped. The breaches extended above the cupboard door and affected the fire-resisting construction adjoining the common means of escape. The observed defects have the potential to permit the passage of fire and smoke from the service cupboard into the common escape route, thereby reducing the level of protection afforded to relevant persons using the route during evacuation.

No concerns were identified in relation to escape route signage, emergency lighting, exit arrangements or smoke ventilation measures. Based on the observations made during the audit, the emergency routes and exits appeared capable of being safely and effectively used by relevant persons in the event of fire.

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 the fire-resisting construction surrounding the service cupboard adjacent to 5.4 [redacted] had been breached, compromising the protection afforded to the common escape route and increasing the potential for fire and smoke spread into the means of escape.
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 reinstating the fire-resisting construction surrounding the service cupboard adjacent to 5.5 [redacted] including adequately fire-stopping all penetrations and breaches, such that the means of escape is afforded its intended level of fire and smoke protection.

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, the premises operated a simultaneous evacuation strategy, supported by a communal fire detection and alarm system providing warning to occupants throughout the building. The evacuation strategy has been adopted in response to findings relating to the external wall system.

The arrangements in place provide occupants with a means of being alerted to a fire emergency and prompted to evacuate the building. The fire alarm system is subject to routine testing and maintenance, and no deficiencies were identified during the audit that would indicate the emergency procedures were ineffective.

Verbal advice was given to update Fire Action Notices to reflect the current simultaneous evacuation strategy.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, evidence was provided to demonstrate that fire safety facilities, equipment and devices were subject to a system of maintenance.

Maintenance records were reviewed for the communal fire detection and alarm system, confirming that periodic servicing had been undertaken by a competent contractor. Weekly testing records were also observed and retained on site, demonstrating that routine user checks were being completed.

The premises were provided with fire safety measures including a communal fire alarm system and smoke ventilation serving the common stair. No defects were identified during the audit to indicate that these measures were not being maintained in an efficient state, efficient working order or good repair.

Evidence was also provided to demonstrate that the dry riser serving the building was subject to periodic inspection and testing. Records reviewed indicated that the system had successfully passed its most recent pressure test in September 2025.

Flat entrance doors to Flats 6.1 [redacted] were inspected on a sample basis. Both doors appeared to be notional fire doors and were fitted with three hinges, self-closing devices and intumescent strips. When tested, both doors closed fully into their frames and no defects affecting their fire-resisting performance were identified.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Residential block with no full time employees identified during the audit. 6.2 [redacted] 6.3 [redacted] residents

Article 21
(continued)

demonstrated an awareness of the action to be taken in the event of a fire and were aware of the evacuation arrangements in place. No information was obtained that indicate that relevant persons lacked awareness of the fire safety arrangements in place.

No deficiencies noted under Article 21 or Article 21(a).

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

No concerns were identified regarding compartmentation, fire-resisting separation or service risers, other than the breach affecting the protection of the means of escape adjacent to 7.1 [redacted] which has been considered under Article 14. Sample inspections of flat entrance doors and service cupboards did not identify any further defects affecting their apparent fire-resisting performance.

Furthermore, no evidence was identified to indicate that significant findings recorded within the Fire Risk Assessment had not been implemented. Based on the observations made during the audit, the general fire precautions provided within the premises appeared appropriate to the nature and use of the building.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

Evidence was available to demonstrate that preventative and protective measures had been implemented within the premises to reduce the risk of fire and mitigate the effects of fire should one occur. These measures included a communal fire detection and alarm system, smoke ventilation to the common stair and a dry riser installation. Maintenance records reviewed during the audit demonstrated that these measures were subject to routine inspection, testing and maintenance.

In addition, documentation was provided confirming that the electrical installation had been inspected and tested, with a satisfactory Electrical Installation Condition Report (EICR) completed in December 2024. Evidence was also provided of a satisfactory Gas Safety Certificate dated September 2025.

The RP had adopted a simultaneous evacuation strategy in response to findings relating to the external wall system, supported by a communal fire alarm system designed to provide warning to occupants throughout the building. Based on the information available at the time of the audit, the preventative and protective measures observed demonstrated that consideration had been given to reducing fire risks and mitigating the consequences of fire in accordance with the principles of prevention.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
N/A - no dangerous substances identified.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
No portable firefighting equipment provided, suitable for this type of premises.

Emergency services arrangements appeared suitable.

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

Safety Evaluation
Broadly Compliant

Observations
N/A - see article 12

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, evidence was provided to demonstrate that competent persons had been appointed to assist the RP in undertaking preventative and protective measures.

A FRA and FRAEW had been commissioned to assist in identifying fire risks and appropriate control measures within the premises.

Maintenance records demonstrated that the communal fire detection and alarm system was subject to periodic servicing by a competent contractor. Evidence was also provided to confirm that the dry riser installation was subject to inspection and testing by a competent contractor.

In addition, documentation reviewed during the audit confirmed that the electrical installation had been inspected and tested, evidence was also provided of a satisfactory gas safety inspection undertaken.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, no employees were identified in relation to the premises.

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

Safety Evaluation
Broadly Compliant

Observations
Suitable arrangements appeared to be in place for the provision of relevant fire safety information to contractors and other persons undertaking work within the premises, where required.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
N/A - sole occupier

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
N/A - no employees on site during audit.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
N/A - no fire-fighters' switches installed.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
Evidence was provided to demonstrate that the dry riser installation had successfully passed its most recent pressure test in September 2025.

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

Audit Conclusion

Date audit carried out

01/06/2026

Time of audit

12:00

Reason for audit;

RBIP - Team Plan

Conclusion

RBIP Team Plan audit, the audit was originally carried out alongside TL [redacted] on 12/02/2026, however the three-month time limit passed and a revisit was undertaken on 01/06/2026.

Pre-audit research was carried out using Farynor, iMapping, Fire Safety Portal, Companies House, Google, ORD and the Primary Authority Register.

The Responsible Person [redacted] Lornham Ltd) was not available during the audit but was proactive in providing requested documentation and access arrangements. Discussions were held regarding the external wall system and associated remedial works. It was confirmed that surveyors had been appointed, a scope of works prepared and proposals submitted to Building Control.

The audit found that appropriate fire safety measures had been implemented for the nature and use of the premises. These included a communal fire detection and alarm system supporting the adopted simultaneous evacuation strategy, smoke ventilation to the common stair, a dry riser installation and suitable arrangements for the maintenance and testing of fire safety systems.

The common means of escape was found to be generally available for use and free from obstruction. Service cupboards were inspected on a sample basis and, with the exception of the service cupboard adjacent to [redacted] were found to be secured shut and [redacted] uitable construction. A breach to the fire-resisting construction within the service cupboard adjacent to [redacted] was identified, which has the potential to permit the spread of fire and smoke into the common escape route and has been addressed under Article 14.

Overall, the premises were found to present a satisfactory standard of fire safety management. The principal area requiring improv[redacted]ent relates to the reinstatement of the fire-resisting construction within the service cupboard adjacent to [redacted] to ensure the continued protection of the common means of escape.

Times accounted for include:

Travel duration x2 - 120 minutes
Audit duration - 90 minutes
Pre audit research - 30 minutes
Audit write up - 180 minutes

Extent of premises audited

Inspection of common escape stair, under stair cupboard, service cupboards on ground, first and second floors. Sample of flat entrance doors (flat nos. [redacted]

Justification of audit outcome

Appropriate fire safety measures were in place and evidence was provided to demonstrate that these measures were being maintained and monitored. The premises were generally found to be managed to a satisfactory standard. Whilst a minor deficiency affecting the fire-resisting construction of a service cupboard adjacent to 12.1 [redacted] was identified, this was isolated in nature.

Verbal Advice Given

Advice given on article(s) 9

N/A

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

N/A

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	-3.8
Actual Risk Score	4.45
Risk Score	4.50

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
90	120	210

LONDON FIRE BRIGADE

London Fire Brigade Headquarters
169 Union Street London SE1 0LL
T 020 8555 1200
london-fire.gov.uk

Reference(s):

24/267843 - 7-14 HALCYON CLOSE, BARNES, SW13 0BE

Date: 10th February 2026

URGENT RESPONSE REQUIRED

Dear Resonsible Person,

I am writing to follow up on our previous request for information regarding the fire safety and remediation status of the above premises. Despite our initial correspondence, we have yet to receive the required details from you.

You will no doubt be aware of the recent statements made by the Government, reinforcing the urgent national priority to remediate high-rise residential buildings with fire safety defects. London Fire Brigade, in line with our regulatory responsibilities, is actively monitoring progress and ensuring that responsible persons take appropriate action without delay.

Our records indicate that your premises have a simultaneous evacuation strategy in place due to unsuitable cladding or other fire safety issues impacting fire emergency procedures, which places them in the highest-risk category. Given this, it is imperative that you provide the following information immediately:

- The current fire safety status of the premises
- Your remediation plans
- Progress against those plans and proposed schedule for completion of works

To streamline the process, we have prepared a short online form for your use, which covers the information we are requesting. The form can be accessed at LFB Remediation - Data Collection Form or by scanning the QR code at the end of this letter.

Additionally, you must submit copies of your remediation plans and associated scope of works via email as instructed in the form.

As you will be aware, under the Regulatory Reform (Fire Safety) Order 2005 (as amended), it is a legal requirement for responsible persons to have appropriate plans in place for the effective planning, organisation, control, monitoring, and review of fire safety measures. The Building Safety Act, enforced by the Building Safety Regulator, imposes similar obligations.

Failure to provide this information voluntarily will leave us with no choice but to escalate enforcement action. If we do not receive a response within **21** days of this letter, we will proceed to issue a formal request under Article 27 of the Fire Safety Order, requiring the information by law. Non-compliance with an Article 27 Statutory Information Request is a criminal offence and may result in prosecution.

I strongly urge you to treat this matter with the utmost urgency and respond without delay. Should you have any questions regarding this request, please contact the buildingsafetyinformation@london-fire.gov.uk

Yours sincerely

Pamela Oparaocha
Assistant Commissioner | Prevention & Protection

LFB Remediation - Data Collection Form

LONDON FIRE BRIGADE

London Fire Brigade Headquarters
169 Union Street London SE1 0LL
T 020 8555 1200
london-fire.gov.uk

Reference(s);

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

Date 09 July 2025

24/267843 - 7-14 HALCYON CLOSE, BARNES, SW13 0BE

Dear Responsible Person

I am writing to follow up on important developments regarding building safety and remediation work for residential high-rise buildings. I am sure you will have noted the recent statements made by Deputy Prime Minister Angela Rayner and the Minister for Building Safety, Alex Norris, regarding the remediation of high-rise residential buildings. These statements underline the continued urgent need to accelerate progress nationwide to remediate such buildings and emphasise the role of regulators and those responsible for un-remediated premises to achieve this, utilising available enforcement powers where necessary.

As part of our ongoing work, I am contacting all those who the London Fire Brigade (LFB) believes are responsible for premises with a simultaneous evacuation strategy in place due to cladding or other fire safety issues. Our records indicate that the above premises you are responsible for fall into this category, and I am writing to request as a matter of urgency, current information regarding:

- The status of the above premises
- Your plans for remediation
- Progress against those plans

To streamline the process, we have prepared a short online form for your use, which covers the information we are requesting. The form can be accessed at LFB Remediation - Data Collection Form or by scanning the QR code at the end of this letter.

The form also requests copies of your remediation plans and the scope of works they relate to. Although there is space to indicate if no such plan or scope of works has been prepared, I wish to remind you of the requirement under the Regulatory Reform (Fire Safety) Order 2005 (as amended), which states that each responsible person must "...make and give effect to such arrangements as are appropriate, having regard to the size of his undertaking and the nature of its activities, for the effective planning, organisation, control, monitoring and review of the preventive and protective measures."

Additionally, similar obligations exist under the Building Safety Act, enforced by the Building Safety Regulator.

Therefore, we expect that you will have a recorded plan and scope of works for the remediation of the premises in question. Copies of these should be submitted via email as requested in the form. A single email will suffice for this purpose.

I am requesting this information voluntarily at this stage, but please note that if necessary, we may use the statutory powers available to us to require the provision of these records. Having said that, I kindly request that the form be completed, and all necessary documents be submitted within 21 days of receipt of this letter.

Thank you for your cooperation in this important matter. If you have any questions or require further information, please do not hesitate to contact the buildingsafetyinformation@london-fire.gov.uk mailbox.

Yours sincerely,

Pamela Oparaocha | T/Assistant Commissioner | Prevention & Protection

LFB Remediation - Data Collection Form

LONDON FIRE BRIGADE

Fire Safety Regulation, South West 4 Team
169 Union Street London [redacted] 17.1
T 020 8555 120[redacted]

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Lornham Ltd
7 New Quebec Street
London
W1H 7RH

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

Date 24 January 2025
Our Ref 24/267843/PG

Dear Sir/Madam

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

Premises: Flats 7-14 Halcyon Close, Barnes, London SW13 0BE

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 **27 November 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 18.1 [redacted]

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

Reply to Inspecting Officer 18.2 [redacted]
Direct **T** 020 8555 1200 ext 18.3 [redacted]

Fire Safety Audit Report

Audit Information

19.1

Audited By [redacted]

Audit Completed 17 December 2024

Location summary

File No 24/267843

UPRN 10024347765

Building Name FLATS 7-14 HALCYON CLOSE

Address 7-14 HALCYON CLOSE
BARNES
LONDON
SW13 0BE

Borough Richmond upon Thames

Use D - Purpose Built Flats>=4 floors

Responsible Team FSD K&C-H&F-KING-RICH

Station Ground H33 - Wandsworth

Site Risk Score 5.50

Building Height band <18

Total Floors 4 **Basement floors** 0

Estimated number of sleeping 0

Special Features Unprotected staircase

Additional detail **NONE**

Premises Description A purpose built block (2014) of 4 floors containing flat 7-14 within a private road and car park. Wooden façade and along the external baclonies with glass framing along the staircase walls. There is a single unprotected staircase only with one main entry point and exit on the ground level. One passenger lift, one dry rising main serving all floors and rising cupbaords along each floor. There is a simultaneous evacuation in place due to the cladding in place without a linked alarm system at present.

Exterior Wall Cladding Timber/wood

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by Fire engineers report

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Balconies present? Yes

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk	Normal

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	7-14 HALCYON CLOSE BARNES LONDON SW13 0BE
Responsible team	FSD K&C-H&F-KING-RICH
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	5.50
Reinspection Date	N/A (SAMPLE)
Last Inspection	3 April 2024
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Small 3001m² to 5000m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Higher than average
Additional detail	
Specific lone worker risk	Normal
Primary Authority Partnership	N/A

Protection Data (SHARED)

Fire Protection & Warning	Less than adequate
Unwanted fire signals count	4
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 timber Facade
# Fire fighting shafts	0
Engineered solution?	YES
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	7-14 HALCYON CLOSE BARNES LONDON SW13 0BE

Owner/Co-Owner

Name	Perekin Limited
Position	The Company Secretary
Address	Craigmuir Chambers Road Town Tortola British Virgin Islands

Managing Agent

Name	21.1 rnham Ltd
Person	[redacted]
Position	Director
Address	7 New Quebec Street London W1H 7RH

Enforcement history

Infringements

Type Art30 Enforcement

Date 27 November 2023

Prohibition/Restriction date N/A

Prosecution Date N/A

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit,
There was a fire risk assesment completed by MAF associates on 17/05/2023.
The fire risk assesment did not sufficiently evaluate the cladding report and address the risks within the premises now created by the timber frame.
The fire risk assesment noted the fire doors were unsuitable and that gaps above riser cupbaords should be reduced along with storage inside the cupboard.
There was also note to conduct a fire door assesment as the flat front doors were deemed to not meet fd30 standard,
Implement new fire safety England regulation protocols such as fire door checks.

11/09/2024
1) At time of audit a new FRA has yet to be completed is still the same one as previously seen. RP has advised he was awaiting completion of the doors before actioning the review.

Article 9
(continued)

2) A fire alarm system has been installed a part 1 L5 system.

30/10/2024
FRA has been completed by safety for work on the 27th September 2024.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit,
There was no controlling of the risk found from the EWS-1 report. There was a an update to fire action notices with a resident letter only. The report had been dormant for 3 months with limited actions.
The bin room and store were located separately to the building in a contained store and locked with a deadbolt.
There was a rear sheltered area with 1 motorbike stored within 2 meters of the wooden cladding and should be relocated as this could cause a vertical fire spread.
There has been works commissioned for a wifi linked alarm system on 28/10/2023 that have been sent via the RP via an email. This will comply with BS 5839-1 standards.
No SIB to review.

11/09/2024
1) A fire alarm L5 part 1 system has been installed to assist with the sim evac policy.
2) No items seen in the escape route a few parcels had been delivered but no items being stored.
3) Flat front doors have been upgraded to FD60s doors sampled flat 12, flat 8 this door did not close to frame and door 7 was missing its self closers on speaking with resident the door had only started to be fit that week and workmen were due back following week to complete.
4) at time of audit AOV was not working when tested raised the issue with the RP and was sent confirmation that the AOV was working once repair man from DRAM had attended and fixed.

4/11/2024
22.1 [redacted] has had the fire door fully fitted with self closers and sealed around the door.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there is an L5 based system which activates the AOV on the top floor only. There are no sounders in the common parts.
There was one call point on the ground floor located at the entrance with a fire panel on the top floor within a small cupbaord showing faults.
The flats contained a BS5839-6 system only with no interlinking to the common parts.

Article 13
(continued)

11/09/2024
At time of audit a part 1 L5 system was installed in the premises covering all escape routes and all rooms in the residential areas

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit,
The staircase was un protected at approximately 11 meters in height. There was an AOV at the top of the staircase linked to an L5 system that served as the ventilation for the whole stairway.

The final exit was on a mag lock with a green override push button that disengaged the locking mechanism.
There is a small rear courtyard with a door but it locked as it contains motor bikes and normal pedestrian cycles not marked as an exit as it is locked by a padlock.

Flat front doors were not FD30 doors as noted in art 17.

11/09/2024

At the time of audit the flat front doors had been replaced to FD60s 23.1 [redacted] had not been completed and 23.2 [redacted] door was not closing to frame RP was told and they have advised 23.3 [redacted] Is down to be completed and will raise a job to check all doors when on site.
11/11/2024
23.4 [redacted] has had the fire door fitted with self closers and sealed into place.

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, the evacuation plan as a simultaneous evacuation due to the findings contained in an external wall survey. This was displayed on the ground floor entrance and outside the lift. Residents had been given this in a lettered format also.
However, a simultaneous evacuation was not being supported by a means of warning and detection either in the form of a human with a sounder or an integrated alarm system.
There were no PEEPs to asses at the time of audit.

11/09/2024
At time of audit alarm was fitted to support an sim evac policy .

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit,

The flat front doors were not suitable as they were on single perko door chains as observed. There were strips and seals and 4 silver hinges.

The fire alarm panel showed faults and had not been maintained via the fire log book since 2022.
The AOV I manually tested which was working in full operation and viewed on the top floor. There was an orange vent test button near the entrance that had manual, open and close buttons.

The emergency lighting was functional during the audit. No testing records reviewed.

11/09/2024
At time of audit new flat front doors FD 24.2 had been fitted 24.1 [redacted] had not been completed RP advised this was delayed [redacted] 24.3 [redacted] but was in process of being fitted the door has been fitted but frame not sealed in and self closer not attached.
The AOV was not working at time of visit but speaking with RP a job was raised and completed to fix the AOV.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
At the time of the audit, there were no staff.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit,
The fire risk assesment outlined that the fire doors were not suitable and required a survey and upgrade. This had not yet been actioned by the RP.
Compartmentation was suitable and was marked by a contract seal with fire bat evident in the rising cupbaords/dry riser.

11/09/2024
At time of audit all flat fire doors have been fitted 24.4 [redacted] was still to be completed to be fully working.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there was suitable no smoking signs and do not use lift signgage.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
At the time of the audit, there were no dangerous substances identified.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, there were no extinguishers of sprinklers.

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

Safety Evaluation
Not Applicable

Observations
At the time of the audit, this was not checked.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, a suitable persons was employed to undertake an FRA and external wall survey.

11/09/2024

Competent companies hired to fit fire doors and to maintain alarm and AOV system

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
At the time of the audit, there were no employees 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, there were suitable fire action notices with instruction on the ground floor.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
At the time of the audit, this was a sole occupancy.

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
None

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the audit, the dry rising main was accessible on all floors. There was no visual damage evident and couplings were functional.
The car park drop key was tested and functional during the audit.

11/09/2024

The car park drop key was not working at time of audit advised RP.

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
Not Applicable

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation
Not Applicable

Observations
None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

Date audit carried out
11/09/2024

Time of audit
13:00

Reason for audit;
Enforcement follow up

Conclusion
Premises has had a lot of work done to comply it has fitted a suitable alarm system and fitted FD60S doors to all flats.
The FRA hasn't been completed RP was awaiting the doors to be complete before starting FRA have advised due to this being a failure on the enforcement notice it would have to be listed as non compliance. other works have been completed .
30/10/2024 FRA has been supplied and is suitable and sufficient for the premises.
4/11/2024 - proof sent in to show 28.1 [redacted] has had the fittings supplied to the front door and has been well fitted into the frame.

Extent of premises audited
Attended audit with TL 28.2 [redacted] walked the entire common parts of the premises and sampled flat front doors for 28.3 [redacted]
escape route clear

Justification of audit outcome
At time of audit one door is yet to be complete 28.4 [redacted] but works have started with a return visit booked in a works advised as now being completed. The AOV wasn't working but calling RP they got this fixed quickly.
RP was awaiting on all works to be completed before conducting FRA - have advised that this is a failure on the notice so will need to mark down but will ask not to prosecute but to send over FRA once completed.

Verbal Advice Given
None given

Other Authorities to notify
None

Weeks to Complete Work
10

Specific instructions for Admin to Action

Please send compliance letter to:
Company secretary
Lornham Ltd
7 new Quebec Street,
W1H 7RH

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
120	90	180

LFB
LONDON FIRE BRIGADE

Fire Safety Regulation, South West 4 Team
169 Union Street London [redacted] 30.1
T 020 8555 1200 [redacted]

Minicom 020 7960 3629
london-fire.gov.uk

The Company Secretary
Lornham Ltd
7 New Quebec Street
London W14 7RH

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

Date 3rd April 2024
Our Ref 24/267843/PDB

EXTENSION OF TIME IN RESPECT OF ENFORCEMENT NOTICE

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

Premises: Flats 7-14 Halcyon Close, Barnes, London SW13 0BE

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 Order') in London.

I refer to the Commissioner's enforcement notice dated **27th November 2023** when you were given notice of steps to be taken by **15th April 2024**.

You have since contacted the Commissioner to advise that you will be unable to complete the work within time allowed.

The time limit in which to deal with these outstanding matters has been extended to **24th June 2024**.

If at the end of the time limit the matters have not been rectified, further extensions of time will not be granted, except in exceptional circumstances, and consideration may be given to the initiation of legal proceedings.

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]

Co[redacted]@lornham.com

L F B

LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander – H33 Wandsworth**
Cc: BuildingSafetyInformation@london-fire.gov.uk

From: **High Risk Premises Team** FS file: 24/267843
Email: BuildingSafetyInformation@london-fire.gov.uk

Date: 17/01/24

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

Address of premises:
7-14 HALCYON CLOSE
BARNES
LONDON
SW13 0BE

Detail of information or risk:

- ☐ Prohibition notice served
- ☒ **Enforcement Notice served that contains risks to firefighters**
- ☐ Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- ☐ High-risk to firefighters present (detail below)

Enforcement details:

Issued: 27/11/23	Expiry: 15/04/24

Area of concern

Failure in the effective management of the preventive and protective measures.
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.
Failure to establish an appropriate emergency plan.
Failure to provide a suitable method of giving warning in case of fire.
Failure to review the fire risk assessment.
Failure to take general fire precautions to ensure the safety of persons on the premises.

Action recommended by fire safety:

- ☐ Joint visit with fire safety
- ☐ Visit by local station
- ☒ **Details to be added to ORD**
- ☐ Check contents of premises information box installed

Cut and paste the details above and add to the ORD in the section detailed in the email.

Notification of fire safety information - to station

Carry out a Premises Risk Assessment if required.

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

LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

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

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

Date:

Acknowledgement of receipt and action taken by station:

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

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

From: 35.1 [redacted]@london-fire.gov.uk>
Sent: Mon, 27 Nov 2023 15:05:15 +0000
To: 35.2 [redacted]@london-fire.gov.uk>
Cc: ">HIGH RISE REFERRALS" <HighRiseReferrals@london-fire.gov.uk>
Subject: RE: HALCYON CLOSE BARNES LONDON SW13
Categories: Suzanne

Hello High rise team,
I can confirm the notice has been sent out for these 2 premises. The advice issues was to seek a qualified Fire risk assessor to advice on interim measures in order to comply with the notice and reduce the risk identified in the external wall survey report dated in May 2023.
The RP is engaging and gathering quotes to rectify any issues.

From: 35.3 [redacted]@london-fire.gov.uk>
Sent: 27 November 2023 14:49
To: 35.4 [redacted]@london-fire.gov.uk>
Cc: >HIGH RISE REFERRALS <HighRiseReferrals@london-fire.gov.uk>
Subject: RE: HALCYON CLOSE BARNES LONDON SW13

Zak,

Further to our conversation, I have listed below the buildings in question.

35.5 [redacted]

File No: 24/267843 (UPRN:10024347765) 7-14 HALCYON CLOSE BARNES LONDON SW13 0BE

Kind regards

35.6 [redacted]
Fire Safety Inspecting Officer
High Risk Premises Team / 35.7 [redacted]
London Fire Brigade

Fire Safety Regulation, South West 4 Team
169 Union Street London [redacted]
38.1
T 020 8555 120[redacted]

Minicom 020 7960 3629
london-fire.gov.uk

LONDON FIRE BRIGADE

The Company Secretary
Lornham Ltd
7 New Quebec Street
London
W1H 7RH

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

Date 27 November 2023
Our Ref 24/267843/SH

ENFORCEMENT NOTICE

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

TO :

Name:	**Lornham Ltd**
Address:	**7 New Quebec Street, London W1H 7RH**
Concerning Premises at:	**Flats 7-14 Halcyon Close, Barnes, London SW13 0BE**

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 **15 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** [redacted]

Signed: ______________________ **Dated:** 27 November 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 [redacted]
Direct **T** 0208 555 1200 ext [redacted]
FSR-AdminSupport@london-fire.gov.uk

Encl: FS03_01a, FS03_01b, FS03_06

Cc: 40.1 [redacted]@lornham.com

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).

<u>Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.</u>

<u>Important information to consider before taking remedial steps:</u>

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, ***<u>you</u>*** 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: Flats 7-14 Halcyon Close, Barnes, London SW13 0BE

FILE NUMBER: 24/267843

This schedule should be read in conjunction with the Commissioner's Notice dated **27 November 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) The fire evacuation strategy had not been planned and reviewed in accordance with NFCC guidance purpose built block of flats version 4 issued on 18 August 2022. It was noted that simultaneous evacuation strategy has not been implemented. 2) The escape route had not been controlled or reviewed. Household items were stored in the escape route. 3) The maintenance of the means of escape had not been planned and reviewed. The flat front doors were not adequately FIRE RESISTING and self closing. 4) The maintenance of fire safety systems had not been planned and reviewed. The automatic opening vent system was showing a fault.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 13	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. Although not a requirement it is strongly recommended that you fit a BS5839-1 common parts alarm system interlinked with each residential flat.

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 emergency plan was not supported by adequate fire detection or warning to British standard 5839.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by installing a common parts alarm system in line with British standard 5839 l5 system.
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.	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 the fire doors to residential flats had not been upgraded as was recommended in the fire risk assessment.	Implement the significant findings of your fire risk assessment, in particular surveying and upgrading the flat front doors to FD30 doors including all hinges, self closing devices and surfaces.

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 survey 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) The fire risk assessment did not take account of the recommendation in the report to install the alarm system required to comply with a simultaneous evacuation strategy.	The fire risk assessment should be reviewed, with specific consideration given to: 1) Exterior combustible material and recommended temporary evacuation strategy in accordance with NFCC guidance purpose built block of flats version 4 issued on 18 August 2022. 2) Providing an adequate fire alarm system in accordance with NFCC guidance purpose built block of flats version 4 issued on 18 August 2022.

*****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.

LONDON FIRE BRIGADE

Notification of fire safety information - to station

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

From: **Team Leader** FS file:
Email: Sarah.brand@london-fire.gov.uk Tel:

Date: 30/10/23

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

Insp 45.2 **g officer dealing:** 45.1 [redacted] **Tel:**
[redacted]

Address of premises:

1-6 Halycon close
7-12 Halcyon Close

Detail of information or risk:

☐ Dangerous substances present
☐ Cylinders present
☐ Timber frame construction site
☐ Sprinklers/dry rising main/wet rising main/other fixed installation present
☐ Complex fire safety systems present (detail below)
☐ Transmission delay units and/or time-related fire alarm systems are installed
☐ Complex/unusual evacuation strategy used
☐ Prohibition notice served (copy attached)
☐ Enforcement Notice served that contains risks to firefighters (copy attached)
☐ Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
☐ High-risk to firefighters present (detail below)
☐ Sandwich panels are installed
☐ Premises information box installed (Gerda or similar – see FSIGN 505)
☐ External access problems present
☐ Pollution risks (waste management sites etc.)
☐ Structural building elements / failures leading to fire spread (give details below)
☐ Failure of fire-fighting installations contributing to fire spread (give details below)
☐ Places of public entertainment which may not already be known to stations
☒ Temporary changes to evacuation strategies and the application of interim measures in residential buildings
☐ Electric vehicle charging equipment or Battery Energy Storage Systems installed on or near the premises
☒ Other (detail below)

timber frame cladding with an unsuitable alarm system. Unprotected staircase on both blocks. Wooden balcony also.

Action recommended by fire safety:

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

Add to ORD / Update PRA score.

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

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

LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

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

From: **Station Commander**
Email:

FS file:
Tel:

Date: 15;0623

Acknowledgement of receipt and action taken by station:

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

Visited by local station. No errors on Panel, Reception in room off corridor and staff present. Confirm Simultaneous Evacuation currently in place.

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

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

[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

Page 5

Redaction 5.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 5.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 5.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 5.4

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 5.5

Exemptions/exceptions:

- S.40 - Personal Information

Page 6

Redaction 6.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 6.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 6.3

Exemptions/exceptions:

- S.40 - Personal Information

Page 7

Redaction 7.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 11

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 has no comments or exemptions/exceptions

Redaction 11.7

Exemptions/exceptions:

- S.40 - Personal Information

Page 12

Redaction 12.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 17

Redaction 17.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 18

Redaction 18.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 18.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 18.3

Exemptions/exceptions:

- S.40 - Personal Information

Page 19

Redaction 19.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 21

Redaction 21.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 22

Redaction 22.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 23

Redaction 23.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 23.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 23.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 23.4

Exemptions/exceptions:

- S.40 - Personal Information

Page 24

Redaction 24.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 24.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 24.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 24.4

Exemptions/exceptions:

- S.40 - Personal Information

Page 28

Redaction 28.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 28.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 28.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 28.4

Exemptions/exceptions:

- S.40 - Personal Information

Page 30

Redaction 30.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 31

Redaction 31.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 31.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 31.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 31.4

Exemptions/exceptions:

- S.40 - Personal Information

Page 35

Redaction 35.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 35.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 35.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 35.4

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 35.5

Comment: Not related to 7-14 Halcyon Close.

Redaction 35.6

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 35.7

Exemptions/exceptions:

- S.40 - Personal Information

Page 36

Page 37

Page 38

Redaction 38.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 39

Redaction 39.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 39.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 39.3

Exemptions/exceptions:

- S.40 - Personal Information

Page 40

Redaction 40.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 45

Redaction 45.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 45.2

Exemptions/exceptions:

- S.40 - Personal Information