

Freedom of Information request: Reference number FOI2026/00416

Date of request: 9th April 2026

Request:

I request all information held by the London Fire Brigade relating to Jackson House (N11 1SH) & Swinson House (N11 1SH), Highview Gardens, New Southgate, London, from 1 January 2006 to the date of this request, including but not limited to:

1. All inspection reports, audit reports or fire safety visit reports, whether routine, reactive or following a complaint.
2. Any Enforcement Notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, together with the schedule of deficiencies or failures identified in each such notice.
3. Any Prohibition Notices issued under Article 31 of the Regulatory Reform (Fire Safety) Order 2005, together with the schedule of deficiencies or failures identified in each such notice.
4. Any Alterations Notices issued under Article 29 of the Regulatory Reform (Fire Safety) Order 2005.
5. Any notices of deficiency, informal notices, advisory letters or written communications sent to the London Borough of Enfield or any other responsible person in respect of fire safety failings.
6. Any correspondence received from or sent to the London Borough of Enfield, or any managing agent or contractor acting on their behalf, in connection with fire safety.
7. Any records of action taken by the London Borough of Enfield in response to any enforcement notice, prohibition notice, inspection report or correspondence from the London Fire Brigade.
8. Any records of prosecution or formal caution issued in respect of Jackson/Swinson House or its responsible person under the Regulatory Reform (Fire Safety) Order 2005.
9. Any records of fire incidents, call-outs or attendance at Jackson/Swinson House by the London Fire Brigade from 1 January 2006 to the date of this request.
10. Any fire safety audit or thematic inspection records relating to Jackson/Swinson House as part of any borough-wide or estate-wide programme of inspections.

Response:

Further to your request, a Fire Safety Audit report was completed for Jackson House, Southgate, London on the 20th June 2020. The outcome of the audit was Low Risk. As a result, verbal action was taken. A Fire Safety audit was also completed for Swinson House on the 30th June 2020. The outcome of the report was also Low Risk and resulted in verbal action.

Copies of the Fire Safety audits can be found below. Personal data has been redacted in accordance with [section 40 of the FOIA - Personal Information](#).

A further Fire Audit Report was completed on 10th April 2026 for Jackson House. The outcome of this report was Low Risk and an Enforcement Notice was issued to the Responsible Person. As the Enforcement Notice with a letter and schedule was issued on the 13th April 2026, LFB do not disclose the Fire Audit Report where it has been issued in less than 21 days.

In cases where the Enforcement Notice was issued less than 21 days, the LFB allows the Responsible Person this time period in order to appeal against the issuing of the notice. Therefore, if A FOIA is made within this timeframe, the LFB typically do not disclose a copy of the Enforcement Notice. You are welcome to submit a new request at a later date after this period for information that is disclosable.

Any correspondence is exempt from release under section 31 of the FOIA - Law Enforcement.

Where a Fire Safety audit results in a notice being issued by the LFB, the reports themselves are exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

When the LFB identifies any safety concerns, we make this information available to the public by supplying copies of any informal notification of fire safety deficiencies (NOD) issued, and through access to [the public register](#) of any formal enforcement action. We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place.

It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

Other materials (including email correspondence and detailed notes), documents (such as documents provided to us by the responsible person for the building) and other fire safety information held by the Brigade are also exempt from access via the FOIA provisions. Again, we consider these to be exempt under Section 31 of the FOIA ("law enforcement" - Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those

that request it, but in withholding the supporting information and evidence gathered during regulation activities.

For records of call outs for this address between 1st January 2006 and 27th April 2026, please see the table provided below.

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/>

Type	Address	Date	Description	Job type
Fire Safety Inspection	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	13/04/20 26	Enforcement Notice	Enforcement Notice
Fire Safety Inspection	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	19/03/20 26	Fire Safety Audit	Fire Safety Audit
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	07/01/20 26	High Rise Premises 7(2)d	Outside Duty
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	17/10/20 25	High Rise Premises 7(2)d	Outside Duty
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	20/07/20 25	Jackson House - High Rise Premises 7(2)d	Outside Duty
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	30/06/20 25	Cat, dog or other domestic pet	Animal rescue from height - Domestic pet
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	07/06/20 25	High Rise Premises 7(2)d	Outside Duty
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	12/05/20 25	High Rise Premises 7(2)d	Outside Duty
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	06/07/20 24	JACKSON HOUSE	Potential 7(2)d Inspection
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	15/06/20 24	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	16/02/20 24	Service not required	Service not required

Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	24/01/20 24	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
False Alarm	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	14/12/20 23	False alarm - Good intent	
False Alarm	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	12/10/20 23	False alarm - Malicious	
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	15/02/20 23	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	11/02/20 23	Fire safety advice	Fire safety advice given
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	13/11/20 22	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	07/11/20 22	Make Safe	Weather Related Flooding - Make Safe
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	11/08/20 22	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	09/08/20 22	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	26/12/20 21	Assistance to other agencies	Assistance to other agencies

Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	07/10/20 21	Service not required	Service not required
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	23/09/20 21	Make Safe/Isolate Supply	Water Leak Within Building - Make Safe/Isolat e Supply
False Alarm	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	19/01/20 21	AFA	
False Alarm	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	13/12/20 20	AFA	
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	30/07/20 20	High Rise - Jackson House.	Potential High Rise Premises 7(2)d
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	30/06/20 20	High Rise Premises 7(2)d	Outside Duty
Fire Safety Inspection	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	25/06/20 20	Fire Safety Audit	Fire Safety Audit
False Alarm	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	22/03/20 20	False alarm - Good intent	
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	28/02/20 20	High Rise Premises 7(2)d	Outside Duty
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	13/11/20 19	To able bodied person not in distress	Effecting entry/exit - To able bodied person not in distress
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	27/07/20 19	High Rise Premises 7(2)d	Outside Duty

Fire Safety Inspection	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	13/05/20 19	Fire Safety Audit	Fire Safety Audit
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	05/05/20 19	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	05/05/20 19	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	05/05/20 19	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	05/05/20 19	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	05/05/20 19	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	05/05/20 19	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	05/05/20 19	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	05/05/20 19	Full	Full
Fire	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	05/05/20 19	Primary Fire	
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	01/02/20 19	As per policy.	Planned Visual Audit
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	25/01/20 19	High Rise Premises 7(2)d	Outside Duty
HFSV	51 JACKSON HOUSE, HIGHVIEW GARDENS,	22/10/20 18	Full	Full

	SOUTHGATE, ENFIELD, N11 1SH			
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	04/02/20 18	High Rise Premises 7(2)d	Outside Duty
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	10/10/20 17	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	10/10/20 17	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	10/10/20 17	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	10/10/20 17	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	10/10/20 17	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	10/10/20 17	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	10/10/20 17	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	10/10/20 17	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	10/10/20 17	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	09/10/20 17	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	15/09/20 17	Full	Full

Fire Safety Inspection	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	24/07/20 17	Fire Safety Audit	Fire Safety Audit
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	04/07/20 17	Full	Full
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	11/06/20 17	Other advice	Advice given only
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	31/01/20 17	High Rise Premises 7(2)d	Outside Duty
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	15/04/20 16	High Rise Premises 7(2)d	Outside Duty
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	05/05/20 15	High Rise Premises 7(2)d	Outside Duty
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	06/12/20 14	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	06/12/20 14	To person in distress (but not requiring hospital treatment)	Release from lift car - To person in distress
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	01/10/20 14	High Rise Premises 7(2)d	Outside Duty
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	19/09/20 13	7(2)d Inspection, High Rise Premises 7(2)d	Outside Duty
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	04/08/20 13	Full	Full

	SOUTHGATE, ENFIELD, N11 1SH			
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	24/06/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	24/06/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	24/06/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	24/06/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	24/06/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	24/06/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	24/06/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	11/04/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	15/03/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	15/03/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	14/03/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	14/03/20 13	Full	Full

HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	14/03/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	14/03/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	21/02/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	21/02/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	20/02/20 13	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	20/02/20 13	Full	Full
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	13/01/20 13	OUTSIDE ORGANISATION FORM SUBMITTED	Planned Visual Audit
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	04/01/20 13		Planned Visual Audit
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	23/10/20 12		Planned Visual Audit
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	23/10/20 12	7(2)d Inspection, High Rise Premises 7(2)d	Outside Duty
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	03/08/20 12	Full	Full
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS,	28/07/20 12	Visual audit in Jackson House vicinity	Planned Visual Audit

HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	20/10/20 11	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	20/10/20 11	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	20/10/20 11	Full	Full
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	20/10/20 11	7(2)d Inspection, High Rise Premises 7(2)d	Outside Duty
Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	02/10/20 11	7(2)d Inspection, High Rise Premises 7(2)d	Outside Duty
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	13/09/20 11	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	12/08/20 11	Full	Full
Fire	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	02/07/20 11	Primary Fire	
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	21/12/20 10	Full	Full
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	18/10/20 10	No persons involved	Release from lift car - No persons involved
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	14/09/20 10	No persons involved	Release from lift car - No persons involved
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	06/12/20 09	To child	Effecting entry/exit - To child

Station Visit	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	26/10/20 09	7(2)d Inspection, High Rise Premises 7 (2)d	Outside Duty
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	02/10/20 09	To able bodied person not in distress	Release from lift car - To able bodied person not in distress
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	09/09/20 09	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	15/07/20 09	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	14/07/20 09	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	01/07/20 09	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	30/06/20 09	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	25/06/20 09	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	22/06/20 09	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	22/06/20 09	Full	Full
Special Service	JACKSON HOUSE, HIGHVIEW GARDENS, SOUTHGATE, ENFIELD, N11 1SH	25/01/20 09	No persons involved	Effecting entry/exit - No persons involved
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	04/08/20 08	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	27/06/20 08	Full	Full

HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	28/05/20 08	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	17/12/20 07	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	04/09/20 07	Full	Full
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	18/07/20 07	Full	Full
False Alarm	JACKSON HOUSE, 22 HIGHVIEW GARDENS	15/04/20 07	False alarm - Good intent	
HFSV	JACKSON HOUSE, 22 HIGHVIEW GARDENS, LONDON, N11 1SH	14/04/20 07	Full	Full
Fire	JACKSON HOUSE, 22 HIGHVIEW GARDENS	28/03/20 07	Primary Fire	
Special Service	JACKSON HOUSE, 22 HIGHVIEW GARDENS	11/12/20 06	Effecting entry/ext (Unclassified IRIS data)	Effecting entry/exit (Unclassifi ed IRIS data)
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, LONDON, N11 1SH	18/07/20 06	Full	Full
HFSV	JACKSON HOUSE, HIGHVIEW GARDENS, LONDON, N11 1SH	14/06/20 06	Full	Full
Special Service	JACKSON HOUSE, 22 HIGHVIEW GARDENS	21/01/20 06	Shut in lift (Unclassified IRIS data)	Shut in lift (Unclassifi ed IRIS data)



Fire Safety Audit Report

Audit Information

Audited By 46867E [REDACTED]
Audit Completed 25 June 2020

Location summary

File No 32/223373
UPRN 207171684
Building Name JACKSON HOUSE
Address JACKSON HOUSE
 HIGHVIEW GARDENS
 SOUTHGATE
 N11 1SH
Borough Enfield
Use H - Other sleeping accommodation
Responsible Team FSR Enfield Haringey & Barnet
Station Ground A36 - Southgate
Site Risk Score 5.00
Total Floors 13 **Basement floors** 0
Estimated number of sleeping 200
Special Features

Additional detail

Caretaker on site 9 -5 Mon to Fri
 Gate on stair to prevent access to roof area on 12 floor
 2 X Lifts with FF drop key access
 2 x exits on GF level
 2 x FF drop key access to Building

Premises Description

12 floors residential
 1 X Protected Staircase
 No AFD, No FFE
 DRM
 Fan's all floors
 No smoking signs
 Signage/EL

Environmental Risks

NONE

Features assisting fire spread

NONE

Site Reinspection date 13 May 2022

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	JACKSON HOUSE HIGHVIEW GARDENS SOUTHGATE N11 1SH
Responsible team	FSR Enfield Haringey & Barnet
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	13 May 2022
Last Inspection	16 June 2020
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	
Primary Authority Partnership	N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	JACKSON HOUSE HIGHVIEW GARDENS SOUTHGATE N11 1SH

Owner/Co-Owner - NEW

Name	ENFIELD COUNCIL
Responsible Person	CEO
Position	CEO
Address	Enfield Council Silver Street Enfield EN1 3XA

On Site Representative - NEW

Name	Enfield Council
Responsible Person	[REDACTED]
Position	Housing Fire Advisor
Address	Enfield Council Silver Street Enfield EN1 3XA
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@enfield.gov.uk

Other relevant contact

Name	ENFIELD COUNCIL
Responsible Person	[REDACTED]
Position	Resident Safety Director Housing & Regeneration
Address	Enfield Council Silver Street Enfield EN1 3XA
Telephone	[REDACTED]

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Type 1 FRA July 2019, visual compartmentation survey, action plans completed. Suitable & sufficient.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There are effective management systems in place to manage fire safety. This is recorded where required. All records held centrally by Health & Safety Team.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Adequate, Not required as residential.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

At the time of audit the emergency routes and exits provided were clean, clear and unobstructed, relevant persons would be able to escape quickly and safely in event of a fire. All of the residents front doors appear to be composite type doors. FRA states to investigate if FD rated. The fire risk surveyor and Enfield Council are aware of the recent Government statement relating to these types of doors. The Government press release states. Housing Secretary updates Parliament on the fire door investigation and confirms experts advise the risk to public safety remains low. Advised to investigate if FD rated. Advised door no 19 had damage to the frame area.

FAILURE**Article 14 Flat Front Door Specific**

Please refer to Article 17.

REMEDY

Please refer to Article 17.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The residents are aware of the emergency plan for the premises, stay put policy within the flats. Fan's/ No Smoking signs displayed throughout the premises.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Verbal Advice Given

Observations

Enfield Council ensure that the equipment and devices provided are subject to suitable system of maintenance and are maintained in good order and repair.

Only issue the Flat front doors are composite type, advised to investigate if they are FD rated. Staircase fire doors all had strips/seals and closed by the self closing device.

FAILURE**Article 17(1) Flat doors-Common parts exit routes**

The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.

During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route.

The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.

REMEDY

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

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

Article 17 (continued)	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.
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Article 21 - Training

SAFETY CRITICAL Safety Evaluation Broadly Compliant	Observations Informed staff are trained on Induction and annually in fire awareness.
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Article 8 - General fire precautions

Safety Evaluation Broadly Compliant	Observations FRA states, to complete an intrusive survey to confirm adequate fire compartmentation is provided throughout.
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Article 10 - Principles of prevention to be applied

Safety Evaluation Not Applicable	Observations None
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Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation Not Applicable	Observations None
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Article 13 - Fire Fighting Equipment

Safety Evaluation Not Applicable	Observations None
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Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

25/06/2020 16:09

Initial Expectation: Verbal action

25/06/2020 16:07

Audit research includes Farynor, google maps, I mapping, IMS, Partnership scheme, Fire safety guide in Blocks of Flats. Enfield website for parking restrictions in Enfield.

Demand led audit, Contacted Enfield Council, FRA emailed, Test certs, FRA, held at head office. Spoke with [REDACTED] the Housing Fire Advisor for Enfield Council, explained the reason for the audit, advised regarding art 14 & 17, informed this would be investigated, No other issues. Verbal action. For the purpose of the audit all floors were inspected. Unable to access under stair cupboard/ bin rooms on each floor as locked shut.

25/06/2020 16:02

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings**Audit Duration**
220**Travel Time**
120**Post Audit Processing Duration**
60



Fire Safety Audit Report

Audit Information

Audited By 46867E [REDACTED]
Audit Completed 30 June 2020

Location summary

File No 32/223489
UPRN 207171736
Building Name Swinson House
Address SWINSON HOUSE
 HIGHVIEW GARDENS
 SOUTHGATE
 N11 1SJ
Borough Enfield
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Enfield Haringey & Barnet
Station Ground A36 - Southgate
Site Risk Score 5.00
Total Floors 13 **Basement floors** 0
Estimated number of sleeping 200
Special Features

Additional detail
 Built in the 1960'S Brick Clad Building with concrete floors
 No EL, Has borrowed light in stairwell
 Fan's, No smoking signs displayed
 Flats have hardwired SD alarms fitted, Part 6 LD3 Grade D as the FRA states

Premises Description
 Purpose built 13 storey Block
 51 flats
 2 x lifts with FF drop key
 1 X DRM, INLET at GF Level by rear entrance
 2 x exits at Ground Level
 External bin room GF Level
 Signage

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date 20 May 2022

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	SWINSON HOUSE HIGHVIEW GARDENS SOUTHGATE N11 1SJ
Responsible team	FSR Enfield Haringey & Barnet
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	5.00
Reinspection Date	20 May 2022
Last Inspection	16 June 2020
Total Capacity	0
Maximum number of people	>100
Property Size for use	Large 8301m ² to 10300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	
Primary Authority Partnership	N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	SWINSON HOUSE HIGHVIEW GARDENS SOUTHGATE N11 1SJ

Owner/Co-Owner

Name	Enfield Council
Responsible Person	CEO
Position	CEO
Address	Enfield Council Silver Street Enfield London EN1 3XA

On Site Representative - NEW

Name	Enfield Council
Responsible Person	[REDACTED]
Position	Housing Fire Advisor
Address	Enfield Council Silver Street Enfield EN1 3XA
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@enfield.gov.uk

Other relevant contact

Name	Enfield Council
Responsible Person	[REDACTED]
Position	Resident Safety Director Housing & Regeneration
Address	Enfield Council Civic Centre Silver Street Enfield EN1 3XA
Telephone	[REDACTED]

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

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FAILURE**Article 14 Flat Front Door Specific**

Please refer to Article 17.

REMEDY

Please refer to Article 17.

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

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Safety Evaluation
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Article 10 - Principles of prevention to be applied

Safety Evaluation Not Applicable	Observations None
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Article 12 - Elimination or reduction of risks from dangerous substances

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Article 13 - Fire Fighting Equipment

Safety Evaluation Not Applicable	Observations None
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Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

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Article 18 - Safety assistance

Safety Evaluation	Observations
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Article 19 - Provision of information to employees

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Safety Evaluation	Observations
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Safety Evaluation	Observations
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Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

30/06/2020 16:17

Audit research includes Farynor, google maps, I mapping, IMS, Partnership scheme, Fire safety guide in Blocks of Flats. Enfield website for parking restrictions in Enfield. Demand led audit, Contacted Enfield Council, FRA emailed, Test certs, FRA, held at head office. Spoke with [REDACTED] the Housing Fire Advisor for Enfield Council, explained the reason for the audit, advised regarding art 14 & 17, informed this would be investigated, No other issues. Verbal action. For the purpose of the audit all floors were inspected. Unable to access under stair cupboard/ bin rooms on each floor as locked shut & Caretakers room.

30/06/2020 16:15

Initial Expectation: Verbal action

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	1
Actual Risk Score	5.03
Risk Score	5.00

Audit Timings**Audit Duration**
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