LFB
LONDON FIRE BRIGADE

London Fire Brigade Headquarters
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london-fire.gov.uk

Freedom of Information request: Reference number FOI2026/00638

Date of request: 3rd June 2026

Request:

Under the Freedom of Information Act 2000, I'd like to request a copy of the latest fire safety inspection report for Greenacre Gardens, Walthamstow, London E17 9EX.

The report was submitted by xxxxx in or around May 2026.

I am a resident of the property and seeking a copy of the report in order to discuss installing a stairlift with other residents who share the communal stairs. xxx has advised us that no deficiencies were found in relation to having a stairlift, but that we'd need to submit an FOI request to have the full report.

If my request is likely to exceed the appropriate cost limit, or if you require any further clarifications, let me know.

Please respond to me via email

Response:

Further to your request, the LFB Fire Safety team were contacted for information for Greenacre Gardens, Walthamstow, London, E17 9EX. A Fire Safety Audit report was completed on the 13th May 2026. The outcome of the audit was Low Risk. As a result, the outcome was verbal action. Personal data has been redacted in accordance with section 40 of the FOIA – Personal Information.

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

Fire Safety Audit Report

Audit Information

Audited By	63595B [redacted]
Audit Completed	13 May 2026

Location summary

File No	13/258225		
UPRN	5220004941603		
Building Name	FLAT 1 - 32 GREENACRE GARDENS		
Address	FLAT 1 - 32 GREENACRE GARDENS GREENACRE GARDENS WALTHAMSTOW		
Borough	Waltham Forest		
Use	D - Purpose Built Flats>=4 floors		
Responsible Team	FSD HACK-ISL-HAV-RED-WF		
Station Ground	F36 - Walthamstow		
Site Risk Score	4.25		
Building Height band	<18		
Total Floors	4	**Basement floors**	0
Estimated number of sleeping	0		
Special Features			
Additional detail	Flats 1-12 (3 storeys) Flats 13-20 (4 storeys) Flats 20-32 (3 storeys) No dry riser present, each block benefits from street lighting so no emergency lighting is required (as per fire risk assessment)		
Premises Description	Brick built traditional construction low rise block of flats with pitched roof. The building is split into three blocks of varying sizes, with the largest being four floors; each have their own stair and exit.		
Exterior Wall Cladding	Brick		
Exterior Wall Insulation	Unknown		
Cladding/Insulation details confirmed by	Fire Risk assessment		
Environmental Risks	NONE		
Features assisting fire spread	NONE		
Site Reinspection date			
Heritage Building	No		
Balconies present?	No		
Gas Supply present?	No		
Petroleum redevelopment?	No		
Known firesetting in area?	No		
Site lone worker risk			

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Barrett Road Management Co. Ltd.
Address	FLAT 1 - 32 GREENACRE GARDENS GREENACRE GARDENS WALTHAMSTOW
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats>=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	12 March 2025
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Very Small 1400m² to 3000m²
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?	No
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 - CHANGED

Name	Barrett Road Management Co. Ltd.
Person	[redacted]
Position	RTM Group
Address	[redacted] GREENACRE GARDENS WALTHAMSTOW E17 9EX
Telephone	[redacted]
Mobile	
Email	[redacted]@aol.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit I was presented with a suitable and sufficient type 1 fire risk assessment that was completed by [redacted] on behalf of Capital Fire Risk Assessment Surveys UK Ltd and was dated 06.09.2024 - this is reviewed on a two yearly basis.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Effective fire safety management is in place and a proactive attitude to fire safety has been shown as regular inspections are carried out to ensure that the premises is maintained to a suitable and sufficient standard.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

This block of flats operates with a stay put policy in place so there is no warning system in place.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

An effective means of escape is provided and maintained at the block, relevant persons can escape quickly and safely in event of a fire; All escape routes were kept clear and provided adequate widths for the number of people using them; directional exit signage was consistent throughout.

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 it was found that the block operates with a stay-put policy, the procedure for serious and imminent danger is listed on a notice

Article 15 (continued)

board at the entrance to the block and across all floors in communal areas, this states: 'If there is a fire in your flat, evacuate immediately. If the fire is elsewhere in the block, remain in your flat.' This procedure is suitable and sufficient and falls in line with the fire risk assessment.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit there were no areas that required any maintenance.

It is worth noting that flat front doors as well as communal doors were found to be self closing FD30's with no issues noted.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations

Not applicable.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit there were no issues regarding compartmentation or separation issues within service risers and all significant findings of the fire risk assessment had been implemented to ensure that the premises is safe for all relevant persons.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit this article was broadly compliant.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

There are no dangerous substances at the premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations

Not applicable.

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

Safety Evaluation
Broadly Compliant

Observations

There are no dangerous substances at the premises.

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
Not applicable.

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

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
Not applicable.

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

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
Not applicable.

Article 24 - Power to make regulations

Safety Evaluation
No (Compliant)

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
No (Compliant)

Observations
None

Article 29 - Current alterations notices

Safety Evaluation	Observations
No (Compliant)	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
No (Compliant)	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion

Date audit carried out
13:05:2026

Time of audit
11:00

Reason for audit;
Demand lead FS01 audit

Conclusion
Date of inspection: 13:05:2026

Reason for audit: Demand lead FS01 audit

Before my audit I conducted pre audit research where I used farynor, imapping, e-FSF, IMS, BOSS Power BI, ORD database and google to gather information such as: location of hydrants, size of premises, location of premises and any previous fire safety related history of the building so that I could carry out my audit with a prior knowledge of the premises.

I carried out the inspection along site [redacted] from the RTM group. The premises was found to be of low risk with no verbal advice required.

Extent of premises audited
All communal areas and risers, flat front doors sampled one per block.

Justification of audit outcome
Agreed as per EMM.

Verbal Advice Given
None given

Other Authorities to notify
None

Weeks to Complete Work
N/A

Specific instructions for Admin to Action
None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	-7
Actual Risk Score	4.18
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
180	90	120