



Fire Safety Audit Report

Audit Information

Audited By

1.1

Audit Completed

19 September 2023

Location summary

File No	05/003450
UPRN	6070378
Building Name	Bow Business Centre
Address	BOW BUSINESS CENTRE BOW HOUSE 157 BOW ROAD LONDON E3 2SE
Borough	Tower Hamlets
Use	J - Further education
Responsible Team	FSD B&D-CITY-NEW-THAM
Station Ground	F22 - Poplar
Site Risk Score	4.00
Building Height band	18-25
Total Floors	7
Estimated number of sleeping	0
Special Features	Secure Information Box (PIB)
<u>Additional detail</u>	Residential Flats on top 2 floors. Multi use premises which includes colleges, doctors surgeries, offices etc.

Basement floors 1

The management company have 3 plus staff during the day and 1 member of staff and a security guard during the night - so premises is manned 24/7.

Premises Description

Residential Flats on top 2 floors 5 and 6. Multi use premises which includes colleges, doctors surgeries, offices etc.

The management company have 3 plus staff during the day and 1 member of staff and a security guard during the night - so premises is manned 24 hours.

It has 13 duplex 3 escape stairs. 1 only serves the business centre and 2 serve both the flats and business centre. Entrance to flats via Fairfield Rd. Flats have separate alarm and so does the business centre but interlinked for early warning. no lifts.

Exterior Wall Cladding N/A

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

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	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	BOW BUSINESS CENTRE BOW HOUSE 157 BOW ROAD LONDON E3 2SE
Responsible team	FSD B&D-CITY-NEW-THAM
Occupancy Type	Occupier - multi occupancy
Property Use	D - Purpose Built Flats >= 4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	4.00
Reinspection Date	N/A (SAMPLE)
Last Inspection	1 September 2023
Total Capacity	400
Maximum number of people	20-100
Property Size for use	Very Large 10301m ² to 12600m 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	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	153-159 Bow Road London E3 2SE

Owner/Co-Owner

Name	SURMOUNT PROPERTIES LIMITED
Address	BUXTON GROUP 91 High Street CATERHAM Surrey CR3 5UH
Telephone	[REDACTED]

Managing Agent

Name	Surmount Properties Limited
Person	[REDACTED]
Position	Business Centre Manager
Address	Bow Business Centre 153-159 Bow Road London E3 2SE
Email	[REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.

It was last done by [REDACTED] of Fire Risk Assessments Ltd on 23/2/23

It does have an annual review date of 2/24

it confirms all test records are up to date, see article 17.

It does have some completed significant findings recorded and confirms slight risk.

It confirms the external wall EWS1 report.

EWS1 form seen confirming B1, no remedial work required. Done by [REDACTED] of Tri Fire Ltd. 10/6/21

A letter the same date states the external wall fabric is in good condition.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

All arrangements are in place.
All test records are up to date.
Fire edoor checks done.
All areas are clear.
External walls checked.
No areas of concern.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The business centre and the droplet apartments have separate alarms but are linked to give early warning.
Both systems are BS 5839

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

EL is in place and AOV's to the lobbies.
Cross corridor doors had been damaged by the water damage from the fire but records seen.
A full set of surveys seen for all flat doors and other fire doors.
Invoices have been seen for the work that was done before the fire to bring fire doors up to standard. All damaged at the of the fire by forced entry or water
Wayfinding is in place but will be improved when flats are re-done.
All floors are lobbied to protect the escape route from the flats.
The fire started on the roof but did spread down some walls.
No areas of concern were noted with the escape route.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The flats operate simultaneous evacuation as separation cannot be confirmed between the commercial and residential units.
Residents are aware.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Test records have been seen for the following which are up to date.
No lift on site.
Alarms and AOV's = 9/8/23
All flat front Fire doors 4/4/23 and 26/7/23 and bill for repairs seen.
communal fire doors = 4/4/23.

Article 17

(continued)

External walls = letter confirming 'in good condition' 10/6/21

EWS1 = B1 no remedial work required. 10/6/21

EL = 25/8/23

Dry Riser = 20/1/23 visual and 22/8/23 wet test.

Article 21 - Training**SAFETY CRITICAL****Safety Evaluation**

Not Applicable

Observations

No permanent staff in the flats

Article 8 - General fire precautions**Safety Evaluation**

Broadly Compliant

Observations

No holes or breaches were noted in the compartmentation.

The linked fire alarm may have been installed as the flats have been placed on top of the business centre

No smoking signs in place

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

Broadly Compliant

Observations

In place as identified in the FRA.

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

Not Applicable

Observations

None

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

Broadly Compliant

Observations

Only in business centre not the flats.

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

Not Applicable

Observations

None

Article 18 - Safety assistance**Safety Evaluation**

Broadly Compliant

Observations

Persons in place to assist in all areas of fire safety.

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
Broadly Compliant	Flats do share 2 fire exits from the business with no known issues. Good separation at each level and the RP of the business centre ensues all areas are correct.

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 CRITICAL Safety Evaluation	Observations
Broadly Compliant	2 dry risers have been provided. 1 by the entrance to the bow business centre and 1 by the main entrance to the flats in Fairfield Rd. Both were used at the recent fire and both had been wet tested the week before. AOV to stairs. EL to assist. Floors were not numbered but RP corrected next day and only 5 floors.

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

Broadly Compliant

Management compliance level

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

Audit Conclusion**Date audit carried out**

4/9/23

Time of audit

10.30

Reason for audit;

15 pump post incident.

Conclusion

verbal action only.

Fire started on the roof over the flats that was totally damaged by fire.

Some spread down the walls of the flats.

No fire safety issue could be found.

All fire safety systems were maintained and records seen.

At the time of submitting, 19/9/23, SFSO and FIT reports were not seen.

Extent of premises audited

All common parts of the flats and the flats were checked.

Emergency exits from the flats were checked.

Justification of audit outcome

Met and spoke with ^{9.1} on site.

Good FRA seen.

All test records were seen and were up to date.

Spoke and QA of security with a good response on the action to take in case of fire.

Despite the 15 pump roof fire no fire safety issues were noted internally.

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

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

Audit Timings

Audit Duration
180

Travel Time
90

Post Audit Processing Duration
120

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Redaction Summary

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Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 4.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 4.4

Exemptions/exceptions:

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Redaction 4.5

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Redaction 4.6

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Redaction 9.1

Exemptions/exceptions:

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