



LONDON FIRE BRIGADE

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

Freedom of Information request: Reference number FOI2026/00505

Date of request: 2nd May 2026

Request:

I request copy of all correspondence between the LFB and the following companies:

- 1) Rendall and Rittner Ltd
- 2) M Q Services (UK) Ltd t/a Millennium Quay Services
- 3) Fairview New Homes Ltd
- 4) Millennium Quay Freehold Ltd
- 5) Millennium Quay (Blocks A B C D E F G) Management Company Ltd
- 6) Millennium Quay Residents Association Ltd

in respect of the following buildings at the Millennium Quay estate in the Royal Borough of Greenwich, London:

- Greenfell Mansions: SE8 3EU / SE8 3EX
- Stretton Mansions: SE8 3JP / SE8 3JR
- Thistley Court: SE8 3JW

from 1st of January 2025 until 1 of May 2026.

Response:

Further to your request, please find below a table illustrating the outcomes of the Fire Audit reports for Greenfell Mansions, Stretton Mansions and Thistley Court. The Fire Audit reports are below for the buildings that the outcome was Broadly Compliant. Whereby the outcome has resulted in *Low Risk* and a Notification of Deficiencies (NOD) is provided, this has been included below. Some audits are out of scope of your request, but details have been provided in the table for the records of last known Fire audit reports.

Any correspondence between LFB and the above listed companies is considered confidential. The LFB freely provide the outcome of Fire Safety audits where the outcome is Broadly Compliant and notices issued under the Freedom of information act. Personal data has been redacted in accordance with [section 40 of the FOIA - Personal Information](#).

However, 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.

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 Audit reports table			
Property address	Date	Outcome	Action
Greenfell Mansion, Flats 1-28	01 September 2025	Low Risk	NOD issued
Greenfell Mansion, Flats 29 -36	09 July 2025	Broadly Compliant	Verbal action
Greenfell Mansion, Flats 37 -116	01 October 2024	N/A	N/A
Greenfell Mansion, Flats 117 - 124	09 July 2025	Broadly Compliant	Verbal action
Greenfell Mansion, Flats 125 - 152	09 July 2025	Broadly Compliant	Verbal action
Stretton Mansion, Flats 1 - 12	29 September 2024	N/A	N/A
Stretton Mansion, Flats 13 - 37	19th December 2024	N/A	N/A
Stretton Mansion, Flats 38 - 45	19th December 2024	N/A	N/A
Stretton Mansion, Flats 46 - 57	29th September 2024	N/A	N/A
Stretton Mansion, Flats 58 - 82	6th December 2024	N/A	NOD issued
Stretton Mansion, Flats 83 - 94	29th September 2024	N/A	N/A
Stretton Mansion, Flats 95 - 114	19th December 2024	N/A	N/A
Stretton Mansion, Flats 115 - 118	29th September 2024	N/A	N/A
Thistley Court, Flats 1 - 25	22 July 2025	Low Risk	Verbal action
Thistley Court, Flats 26 - 37	01 July 2025	Broadly Compliant	Verbal action
Thistley Court, Flats 38 - 45	04 August 2025	Low Risk	NOD issued/Verbal action
Thistley Court, Flats 46 - 57	03 December 2024	N/A	N/A
Thistley Court, Flats 58 - 82	20 December 2024	N/A	N/A



Fire Safety Audit Report

Audit Information

Audited By 63753D [REDACTED]
Audit Completed 9 July 2025

Location summary

File No 94/269533
UPRN 5220004981899
Building Name FLATS 29-36 GREENFELL MANSIONS
Address FLATS 29-36 GREENFELL MANSIONS
 GLAISHER STREET
 DEPTFORD
Borough Greenwich
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD SOUTH-LEW-GREEN-BEX
Station Ground E36 - Deptford
Site Risk Score 4.25
Building Height band <18
Total Floors 5 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

From 2024 FRA 'The buildings primary structure is reinforced concrete from basement upwards, with the exception of the uppermost finished floor level where the structure is formed of structural steelwork. The external wall system is predominantly two leaves of masonry and aluminium curtain walling in the uppermost floor and fenestration areas. Juliette and projecting balconies with timber decking and steel balustrades are present.'

There is a concierge office at the entrance of the Millennium Quay estate open from 10:00-16:00 Mon-Fri.

Premises Description

From FRA 'Stretton Mansions, Thistley Court and Greenfell Mansions comprise generally of single staircase buildings above a car park. However blocks [REDACTED] Greenfell are linked via a long corridor at 6th floor level. There are two cross corridor fire doors separating this corridor. Within the blocks which have a lift, there are lobbies to the dwelling entrances and these lobbies have automatic opening vents (aovs). Smoke ventilation within the staircases is provided by manually openable windows apart from the head of the staircases [REDACTED] where there are automatic opening vents. The blocks without lifts either have flats that open directly onto the staircase (2 per floor) or there is an unvented lobby with a travel distance less than 4.5m from the dwelling (3 per floor) to the staircase fire door. Smoke ventilation in these blocks is provided by openable windows on the staircase. Within some of the blocks the lift runs up to the 6th floor and then the staircase runs up to the 7th floor. In these cases, the 7th floor is a 2nd means of escape for

one 6th floor duplex flat. The main flat entrance door is on the 6th floor which is less than 18m from the access level but the 2nd means of escape from the duplex flat on the 7th floor is over 18m from the access level. The lifts are not firefighting lifts and there are no dry risers. Within Greenfell there are two areas [REDACTED] where there is a shared escape from two flats to the staircase via an external patio. Means of escape from the car park is either back into the blocks or via a roller shutter.'

Exterior Wall Cladding Unknown

Exterior Wall Insulation Mineral wool, PUR / PIR Foam, Polystyrene - EPS/XPS

Cladding/Insulation details confirmed by Other specialist 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 FLATS 29-36 GREENFELL MANSIONS
 GLAISHER STREET
 DEPTFORD

Responsible team FSD SOUTH-LEW-GREEN-BEX
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 1 May 2024
Total Capacity 0
Maximum number of people ~~20-100~~
Property Size for use Extremely Small
 <1399m²
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 - CHANGED**

Name Default Property
Address FLATS 29-36 GREENFELL MANSIONS
 GLAISHER STREET
 DEPTFORD

On Site Representative - NEW

Name M O Services (UK) Ltd
Person [REDACTED]
Position Estate Manager
Address [REDACTED] Thistley Court
 Millennium Quay
 Glaiser Street
 London
 SE8 3JW
Telephone [REDACTED]
Email [REDACTED]
URL www.mquays.com

Other relevant contact - NEW

Name Rendall and Rittner Ltd
Person [REDACTED]
Position Property Manager
Address Rendall and Rittner Ltd
 13B St George Wharf,
 London,
 SW8 2LE

Enforcement history

Articles**Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

The fire risk assessment (FRA) is recorded and was undertaken on the 15th July 2024 by [REDACTED] of Worksafe Solutions Consultancy Ltd. It was evidenced FRA is subject to regular review, current document suggests review in July 2025. The FRA identifies the responsible person and provides UK address for them, considers persons at risk and persons especially at risk 'There are a total of 16 people who have been identified with requiring assistance with evacuation and their details are located in the ground floor riser cupboards and also held by the Waking Watch staff.', evaluates likelihood of fire (medium)/consequence of fire (moderate) via a risk matrix, evaluates fire hazards/potential ignition sources, identifies general fire precautions taken and preventative and protective measures installed to premises, it also identifies temporary measures implemented to support the change in evacuation strategy until compartmentation/cladding issues are remediated. There is an action plan provided towards the end of the document identifying deficiencies and offering timescales based on priority, there is a matrix to explain how to utilise the action plan.

Advised to ensure when completing actions these are updated and annotated in the action plan, currently updates are being annotated throughout the risk assessment area of the document.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit I found the RP and competent persons enlisted to support the RP to have a good understanding of the premises and it was evidenced digital records are kept and utilised to track the progress of ongoing works. I found the team generally proactive in the management of the premises. There was a large scope of works to be undertaken but these were being addressed in order of priority and temporary mitigations have been put in place to manage the risk. Though I didn't see servicing documents for planned protective maintenance by external contractors, I was provided multiple maintenance/remedial documents covering Greenfell Mansions & Thistley Court that evidenced maintenance has been carried out to the alarm system, AOVs (Greenfell Mansions 37-76 & 77-116), a fire door survey has been undertaken and a programme of works is in place, building has several issues which RP is working through and has organised for competent persons to assist him.

I did offer verbal advice on recording remedials on action plan in FRA appropriately.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

As per 2024 FRA: 'The general expectation for a block of flats such as this is that it operates a stay put policy and therefore no communal fire alarm system is provided. Smoke detection is provided in the common parts to operate the automatic opening vents. However there are a number of concerns due to compartmentation issues and external wall issues. It is not likely the building will support a stay put strategy until the recommendations are completed. Therefore a fire alarm system has been installed to support an interim simultaneous evacuation strategy of the affected block. There is a fire alarm panel in each entrance and call points and sounders provided in the common parts including the car park and ancillary rooms. There are heat detectors/sounders in the flats. It is understood that the system is designed and installed to BS 5839-1 and is configured to facilitate a Simultaneous Evacuation.' At the time of the audit I saw detection and manual call points throughout the common parts. The premises is also staffed 24/7 and staff carry out routine patrols of the premises.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Routes to emergency exits and exits are kept clear and exits lead directly as possible to a place of ultimate safety. Emergency doors are not locked or fastened, doors that are, are provided with manual override buttons. Fastenings on emergency doors are easily and immediately openable by any person. Emergency exits indicated by signs. Wayfinding signage on the stairs is not in the stairwell and is instead by the door leading into the corridors serving the flats, this means on the stairwell, there is no signage to assist operational teams in the event of emergency to identify which storey they are on, this had been identified as a sitewide issue and a programme of works is in place to remediate. Manually openable vents on each storey above ground in stair.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Due to ongoing remedial works premises is currently subject to a temporary evacuation strategy supported by a suitable detection and warning system and 24/7 patrolling evacuation management team. Fire action notices provided throughout the premises. Information sent to residents periodically, passive reminders throughout the premises. Though I did not speak to any residents at the time of this audit, I have visited the premises in 2024 and spoke to several residents in the Greenfell Mansions, all of whom confirmed they were aware of the emergency procedure at that time and verified they do receive regular communications and updates from the RP regarding fire safety.

As per 2024 FRA: 'Staff have received general fire safety training and training on the emergency procedures for the site. Records of this were available.

Article 15
(continued)

Waking Watch staff are employed by Madigan Gill and are trained in the procedures to follow. A fire drill should be completed for the communal facilities at staff level (for Waking Watch staff) and the results recorded. (WS) – First fire drill completed on 28/03/2024 (CY).

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit the fire alarm panel appeared visually in good state of repair and emergency lighting, where provided was energised. Manual call points tested in house weekly (Thursdays 10am) and logged on spreadsheet. The premises is also staffed 24/7 and staff carry out routine patrols of the blocks. There are issues with fire doors sitewide, a fire door survey has been undertaken and a programme of works in place to remediate.

Internal testing arrangements evidenced through physical and digital logs for:

- Manual call points
- Emergency door releases
- Fire/riser doors
- Emergency lighting

Issues with fire doors throughout all blocks, RP is aware, a fire door survey has been undertaken and a programme of works is in place, building has several issues which RP is working through in order of priority. Due to the fact RP is in progress with works I do not consider it reasonable to fail this article.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Following the walkthrough of the premises, supplementary questions were asked to 3 nominated competent persons, it was evident through the responses received that there was a suitable level of understanding of fire safety, in addition to the roles and responsibilities held by each party in the day to day operations and in the event of an emergency.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit compartmentation issues were identified, expanding pink foam had been used to seal in holes and pipework in a number of riser cupboards, there are ongoing cladding issues and further compartmentation breaches have been identified following an intrusive survey by BB7. Evidence was provided post audit via email to demonstrate there is a programme of works in place to address and remedy the faults found. Due to the fact RP is in progress with works I do not consider it reasonable to fail this article.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant**Observations**

No smoking policy in place for the building supported with supplementary signage in common parts.
CCTV throughout premises.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant**Observations**
None**Article 13 - Fire Fighting Equipment**

Safety Evaluation
Broadly Compliant**Observations**
None**Article 16 - Measures for dealing with dangerous substances affecting general fire precautions**

Safety Evaluation
Not Applicable**Observations**

No dangerous substances identified at the time of the audit.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, it was evidenced there are a sufficient number of internal and external competent persons in place to assist the RP in undertaking preventative and protective measures.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant**Observations**

It was identified at the time of the audit adequate provision had been made to provide information to residents in light of the change to the evacuation strategy, preventative and protective measures implemented, risks to them identified by FRA. The FRA identifies the information provided to residents.

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

Safety Evaluation
Broadly Compliant**Observations**

Fire action notices throughout, visitors would check in with the lodge prior to carrying out work.

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Broadly Compliant	Clear lines of responsibility relating to fire safety, internal checks carried out in daily walk arounds.

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
SAFETY CRITICAL Broadly Compliant	There is no drop key access. At the time of the audit arrangements were on-going regarding provision of the SIB, currently the riser cupboard on the stairwell to UG houses zone plans/documents/PEEPs as per the advice of the local fire station.

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

07:01:2025

Time of audit

10:00

Reason for audit;

Demand led as part of operation High tower, audit written up on behalf of DTL [REDACTED]

Conclusion

We attended the premises in 2024 as part of operation High Tower, due to workload constraints, the audit form expired. As there was a programme of works in place at the time of the 2024 visit, we reattended in 2025 to ascertain the current status of the premises.

I attended the premises with DTL [REDACTED] and we met with [REDACTED] we presented ID, explained the audit process and verbally discussed articles 9, 13, 15, 17, 21, 38. We were supplied with key fobs to the blocks and walked through the premises covering the means of escape, final exits and car park. In [REDACTED] Greenfell Mansions it was identified the riser cupboard at UG was being used as a SIB, wayfinding signage on the stairs is not in the stairwell and is instead by the door leading into the corridors serving the flats,. Following the walkthrough, we returned to the lodge where we summarised our findings with [REDACTED] and the other nominated competent persons. It was identified the provision of the SIB was still ongoing.

Whilst this form has timed out, this write up offers a snapshot of what the building was like at the time of audit and as the audit scored broadly compliant no notice would have been incurred off the back of this visit. I spoke to enforcement support officer [REDACTED] regarding this, who advised I carry out an FS14 to follow up on progress of works and ensure we have up to date and relevant information for the premises.

08/7/25 - This audit write up has been checked approved by DTL [REDACTED] who attended and undertook the audit with [REDACTED]

Extent of premises audited

Common parts comprising car park, means of escape, final exits, riser cupboards.

Justification of audit outcome

Most items identified at the time of the audit had already been identified on the FRA and a programme of works was in place to remediate, I do not consider it reasonable to fail someone in the process of acting on identified issues.

Verbal Advice Given

Advice given on article(s) 9, 14

Verbal advice given in Articles 9 & 14.

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**
180**Travel Time**
10**Post Audit Processing Duration**
360



Fire Safety Audit Report

Audit Information

Audited By 63753D [REDACTED]
Audit Completed 9 July 2025

Location summary

File No 94/269531
UPRN 5220004981893
Building Name FLATS 117-124 GREENFELL MANSIONS
Address FLATS 117-124 GREENFELL MANSIONS
 GLAISHER STREET
 DEPTFORD
Borough Greenwich
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD SOUTH-LEW-GREEN-BEX
Station Ground E36 - Deptford
Site Risk Score 4.25
Building Height band 25-30
Total Floors 8 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

From 2024 FRA 'The buildings primary structure is reinforced concrete from basement upwards, with the exception of the uppermost finished floor level where the structure is formed of structural steelwork. The external wall system is predominantly two leaves of masonry and aluminium curtain walling in the uppermost floor and fenestration areas. Juliette and projecting balconies with timber decking and steel balustrades are present.'

There is a concierge office at the entrance of the Millennium Quay estate open from 10:00-16:00 Mon-Fri.

Premises Description

From FRA 'Stretton Mansions, Thistley Court and Greenfell Mansions comprise generally of single staircase buildings above a car park. However [REDACTED] Greenfell are linked via a long corridor at 6th floor level. There are two cross corridor fire doors separating this corridor. Within the blocks which have a lift, there are lobbies to the dwelling entrances and these lobbies have automatic opening vents (aovs). Smoke ventilation within the staircases is provided by manually openable windows apart from the head of the staircases [REDACTED] where there are automatic opening vents. The blocks without lifts either have flats that open directly onto the staircase (2 per floor) or there is an unvented lobby with a travel distance less than 4.5m from the dwelling (3 per floor) to the staircase fire door. Smoke ventilation in these blocks is provided by openable windows on the staircase. Within some of the blocks the lift runs up to the 6th floor and then the staircase runs up to the 7th floor. In these cases, the 7th floor is a 2nd means of escape for

one 6th floor duplex flat. The main flat entrance door is on the 6th floor which is less than 18m from the access level but the 2nd means of escape from the duplex flat on the 7th floor is over 18m from the access level. The lifts are not firefighting lifts and there are no dry risers. Within Greenfell there are two areas [REDACTED] where there is a shared escape from two flats to the staircase via an external patio. Means of escape from the car park is either back into the blocks or via a roller shutter.'

Exterior Wall Cladding	Unknown
<u>Exterior Wall Insulation</u>	PUR / PIR Foam, Polystyrene - EPS/XPS
Cladding/Insulation details confirmed by Other specialist report	
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	Normal

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	FLATS 117-124 GREENFELL MANSIONS GLAISHER STREET DEPTFORD
Responsible team	FSD SOUTH-LEW-GREEN-BEX
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	7 November 2024
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Extremely Small <1399m 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 FLATS 117-124 GREENFELL MANSIONS
 GLAISHER STREET
 DEPTFORD

On Site Representative - NEW

Name M O Services (UK) Ltd
Person [REDACTED]
Position Director
Address [REDACTED] Thistley Court
 Millennium Quay
 Glaiser Street
 London
 SE8 3JW
Telephone [REDACTED]
Email [REDACTED]
URL www.mquays.com

Other relevant contact - NEW

Name Rendall and Rittner
Person [REDACTED]
Position Property Manager
Address Rendall and Rittner Ltd
 13B St George Wharf,
 London,
 SW8 2LE

Enforcement history

Articles**Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

The fire risk assessment (FRA) is recorded and was undertaken on the 15th July 2024 by [REDACTED] of Worksafe Solutions Consultancy Ltd. It was evidenced FRA is subject to regular review, current document suggests review in July 2025. The FRA identifies the responsible person and provides UK address for them, considers persons at risk and persons especially at risk 'There are a total of 16 people who have been identified with requiring assistance with evacuation and their details are located in the ground floor riser cupboards and also held by the Waking Watch staff.', evaluates likelihood of fire (medium)/consequence of fire (moderate) via a risk matrix, evaluates fire hazards/potential ignition sources, identifies general fire precautions taken and preventative and protective measures installed to premises, it also identifies temporary measures implemented to support the change in evacuation strategy until compartmentation/cladding issues are remediated. There is an action plan provided towards the end of the document identifying deficiencies and offering timescales based on priority, there is a matrix to explain how to utilise the action plan.

Advised to ensure when completing actions these are updated and annotated in the action plan, currently updates are being annotated throughout the risk assessment area of the document.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit I found the RP and competent persons enlisted to support the RP to have a good understanding of the premises and it was evidenced digital records are kept and utilised to track the progress of ongoing works. I found the team generally proactive in the management of the premises. There was a large scope of works to be undertaken but these were being addressed in order of priority and temporary mitigations have been put in place to manage the risk. Though I didn't see servicing documents for planned protective maintenance by external contractors, I was provided multiple maintenance/remedial documents covering Greenfell Mansions & Thistley Court that evidenced maintenance has been carried out to the alarm system, AOVs (Greenfell Mansions [REDACTED]), a fire door survey has been undertaken and a programme of works is in place, building has several issues which RP is working through and has organised for competent persons to assist him.

I did offer verbal advice on recording remedials on action plan in FRA appropriately.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

As per 2024 FRA: 'The general expectation for a block of flats such as this is that it operates a stay put policy and therefore no communal fire alarm system is provided. Smoke detection is provided in the common parts to operate the automatic opening vents. However there are a number of concerns due to compartmentation issues and external wall issues. It is not likely the building will support a stay put strategy until the recommendations are completed. Therefore a fire alarm system has been installed to support an interim simultaneous evacuation strategy of the affected block. There is a fire alarm panel in each entrance and call points and sounders provided in the common parts including the car park and ancillary rooms. There are heat detectors/sounders in the flats. It is understood that the system is designed and installed to BS 5839-1 and is configured to facilitate a Simultaneous Evacuation.' At the time of the audit I saw detection and manual call points throughout the common parts. The premises is also staffed 24/7 and staff carry out routine patrols of the premises.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Routes to emergency exits and exits are kept clear and exits lead directly as possible to a place of ultimate safety. Emergency doors are not locked or fastened, doors that are, are provided with manual override buttons. Fastenings on emergency doors are easily and immediately openable by any person. Emergency exits indicated by signs. Wayfinding signage on the stairs is not in the stairwell and is instead by the door leading into the corridors serving the flats, this means on the stairwell, there is no signage to assist operational teams in the event of emergency to identify which storey they are on, this had been identified as a sitewide issue and a programme of works is in place to remediate. Manually openable vents on each storey above ground in stair.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Due to ongoing remedial works premises is currently subject to a temporary evacuation strategy supported by a suitable detection and warning system and 24/7 patrolling evacuation management team. Fire action notices provided throughout the premises. Information sent to residents periodically, passive reminders throughout the premises. Though I did not speak to any residents at the time of this audit, I have visited the premises in 2024 and spoke to several residents in the Greenfell Mansions, all of whom confirmed they were aware of the emergency procedure at that time and verified they do receive regular communications and updates from the RP regarding fire safety.

As per 2024 FRA: 'Staff have received general fire safety training and training on the emergency procedures for the site. Records of this were available.'

Article 15
(continued)

Waking Watch staff are employed by Madigan Gill and are trained in the procedures to follow. A fire drill should be completed for the communal facilities at staff level (for Waking Watch staff) and the results recorded. (WS) – First fire drill completed on 28/03/2024 (CY).

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit the fire alarm panel appeared visually in good state of repair and emergency lighting, where provided was energised. Manual call points tested in house weekly (Thursdays 10am) and logged on spreadsheet. The premises is also staffed 24/7 and staff carry out routine patrols of the blocks. There are issues with fire doors sitewide, a fire door survey has been undertaken and a programme of works in place to remediate.

Internal testing arrangements evidenced through physical and digital logs for:

- Manual call points
- Emergency door releases
- Fire/riser doors
- Emergency lighting

Issues with fire doors throughout all blocks, RP is aware, a fire door survey has been undertaken and a programme of works is in place, building has several issues which RP is working through in order of priority. Due to the fact RP is in progress with works I do not consider it reasonable to fail this article.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Following the walkthrough of the premises, supplementary questions were asked to 3 nominated competent persons, it was evident through the responses received that there was a suitable level of understanding of fire safety, in addition to the roles and responsibilities held by each party in the day to day operations and in the event of an emergency.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit compartmentation issues were identified, expanding pink foam had been used to seal in holes and pipework in a number of riser cupboards, there are ongoing cladding issues and further compartmentation breaches have been identified following an intrusive survey by BB7. Evidence was provided post audit via email to demonstrate there is a programme of works in place to address and remedy the faults found. Due to the fact RP is in progress with works I do not consider it reasonable to fail this article.

FAILURES

Article 8 FR Separation

Article 8
(continued)

At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that +

REMEDY

Provide suitable FIRE RESISTING separation by +

Article 8 FRA findings not implemented

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 +

REMEDY

Implement the significant findings of your fire risk assessment, in particular +

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

No smoking policy in place for the building supported with supplementary signage in common parts.
CCTV throughout premises.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations

None

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

At the time of the audit, it was evidenced there are a sufficient number of internal and external competent persons in place to assist the RP in undertaking preventative and protective measures.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations

It was identified at the time of the audit adequate provision had been made to provide information to residents in light of the change to the evacuation strategy, preventative and protective measures implemented, risks to them identified by FRA. The FRA identifies the information provided to residents.

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

Safety Evaluation	Observations
Broadly Compliant	Fire action notices throughout, visitors would check in with the lodge prior to carrying out work.

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Broadly Compliant	Clear lines of responsibility relating to fire safety, internal checks carried out in daily walk arounds

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	There is no drop key access. At the time of the audit arrangements were on-going regarding provision of the SIB, currently the riser cupboard on the stairwell to UG houses zone plans/documents/PEEPs as per the advice of the local fire station.

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**

07:01:2025

Time of audit

10:00

Reason for audit;

Demand led as part of operation High tower, audit written up by FSA [REDACTED] on behalf of DTL [REDACTED]

Conclusion

We attended the premises in 2024 as part of operation High Tower, due to workload constraints, the audit form expired. As there was a programme of works in place at the time of the 2024 visit, we reattended in 2025 to ascertain the current status of the premises.

I attended the premises with DTL [REDACTED] and we met with [REDACTED] we presented ID, explained the audit process and verbally discussed articles 9, 13, 15, 17, 21, 38. We were supplied with key fobs to the blocks and walked through the premises covering the means of escape, final exits and car park. In [REDACTED] Greenfell Mansions it was identified the riser cupboard at UG was being used as a SIB, wayfinding signage on the stairs is not in the stairwell and is instead by the door leading into the corridors serving the flats. Following the walkthrough, we returned to the lodge where we summarised our findings with [REDACTED] and the other nominated competent persons. It was identified the provision of the SIB was still ongoing.

Whilst this form has timed out, this write up offers a snapshot of what the building was like at the time of audit and as the audit scored broadly compliant no notice would have been incurred off the back of this visit. I spoke to enforcement support officer Connor green regarding this, who advised I carry out an FS14 to follow up on progress of works and ensure we have up to date and relevant information for the premises.

08/7/25 - This audit write up has been checked approved by DTL [REDACTED] who attended and undertook the audit with [REDACTED]

Extent of premises audited

Common parts comprising car park, means of escape, final exits, riser cupboards.

Justification of audit outcome

Most items identified at the time of the audit had already been identified on the FRA and a programme of works was in place to remediate, I do not consider it reasonable to fail someone in the process of acting on identified issues.

Verbal Advice Given**Advice given on article(s) 9**

Verbal advice given in Article 9.

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**
120**Travel Time**
10**Post Audit Processing Duration**
180



Fire Safety Audit Report

Audit Information

Audited By 63753D [REDACTED]
Audit Completed 9 July 2025

Location summary

File No 94/269532
UPRN 5220004981897
Building Name FLATS 125-152 GREENFELL MANSIONS
Address FLATS 125-152 GREENFELL MANSIONS
 GLAISHER STREET
 DEPTFORD
Borough Greenwich
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD SOUTH-LEW-GREEN-BEX
Station Ground E36 - Deptford
Site Risk Score 4.25
Building Height band 18-25
Total Floors 8 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail

From 2024 FRA 'The buildings primary structure is reinforced concrete from basement upwards, with the exception of the uppermost finished floor level where the structure is formed of structural steelwork. The external wall system is predominantly two leaves of masonry and aluminium curtain walling in the uppermost floor and fenestration areas. Juliette and projecting balconies with timber decking and steel balustrades are present.'

There is a concierge office at the entrance of the Millennium Quay estate open from 10:00-16:00 Mon-Fri.

Premises Description

From FRA 'Stretton Mansions, Thistley Court and Greenfell Mansions comprise generally of single staircase buildings above a car park. However [REDACTED] Greenfell are linked via a long corridor at 6th floor level. There are two cross corridor fire doors separating this corridor. Within the blocks which have a lift, there are lobbies to the dwelling entrances and these lobbies have automatic opening vents (aovs). Smoke ventilation within the staircases is provided by manually openable windows apart from the head of the staircases [REDACTED] where there are automatic opening vents. The blocks without lifts either have flats that open directly onto the staircase (2 per floor) or there is an unvented lobby with a travel distance less than 4.5m from the dwelling (3 per floor) to the staircase fire door. Smoke ventilation in these blocks is provided by openable windows on the staircase. Within some of the blocks the lift runs up to the 6th floor and then the staircase runs up to the 7th floor. In these cases, the 7th floor is a 2nd means of escape for

one 6th floor duplex flat. The main flat entrance door is on the 6th floor which is less than 18m from the access level but the 2nd means of escape from the duplex flat on the 7th floor is over 18m from the access level. The lifts are not firefighting lifts and there are no dry risers. Within Greenfell there are two areas [REDACTED] where there is a shared escape from two flats to the staircase via an external patio. Means of escape from the car park is either back into the blocks or via a roller shutter.'

Exterior Wall Cladding	Unknown
<u>Exterior Wall Insulation</u>	Mineral wool, PUR / PIR Foam, Polystyrene - EPS/XPS
Cladding/Insulation details confirmed by Other specialist report	
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	Normal

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	FLATS 125-152 GREENFELL MANSIONS GLAISHER STREET DEPTFORD
Responsible team	FSD SOUTH-LEW-GREEN-BEX
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	<u>4.25</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	25 April 2024
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Small 3001m ² to 5000m 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 FLATS 125-152 GREENFELL MANSIONS
 GLAISHER STREET
 DEPTFORD

On Site Representative - NEW

Name M.O Services (UK) Ltd
Person [REDACTED]
Position Estate Manager
Address [REDACTED] Thistley Court
 Millennium Quay
 Glaiser Street
 London
 SE8 3JW
Telephone [REDACTED]
Email [REDACTED]
URL www.mquays.com

Other relevant contact - NEW

Name Rendall and Rittner Ltd
Person [REDACTED]
Position Property Manager
Address Rendall and Rittner Ltd
 13B St George Wharf,
 London,
 SW8 2LE

Enforcement history

Articles**Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

The fire risk assessment (FRA) is recorded and was undertaken on the 15th July 2024 by [REDACTED] of Worksafe Solutions Consultancy Ltd. It was evidenced FRA is subject to regular review, current document suggests review in July 2025. The FRA identifies the responsible person and provides UK address for them, considers persons at risk and persons especially at risk 'There are a total of 16 people who have been identified with requiring assistance with evacuation and their details are located in the ground floor riser cupboards and also held by the Waking Watch staff.', evaluates likelihood of fire (medium)/consequence of fire (moderate) via a risk matrix, evaluates fire hazards/potential ignition sources, identifies general fire precautions taken and preventative and protective measures installed to premises, it also identifies temporary measures implemented to support the change in evacuation strategy until compartmentation/cladding issues are remediated. There is an action plan provided towards the end of the document identifying deficiencies and offering timescales based on priority, there is a matrix to explain how to utilise the action plan.

Advised to ensure when completing actions these are updated and annotated in the action plan, currently updates are being annotated throughout the risk assessment area of the document.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit I found the RP and competent persons enlisted to support the RP to have a good understanding of the premises and it was evidenced digital records are kept and utilised to track the progress of ongoing works. I found the team generally proactive in the management of the premises. There was a large scope of works to be undertaken but these were being addressed in order of priority and temporary mitigations have been put in place to manage the risk. Though I didn't see servicing documents for planned protective maintenance by external contractors, I was provided multiple maintenance/remedial documents covering Greenfell Mansions & Thistley Court that evidenced maintenance has been carried out to the alarm system, AOVs (Greenfell Mansions [REDACTED]), a fire door survey has been undertaken and a programme of works is in place, building has several issues which RP is working through and has organised for competent persons to assist him.

I did offer verbal advice on recording remedials on action plan in FRA appropriately.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

As per 2024 FRA: 'The general expectation for a block of flats such as this is that it operates a stay put policy and therefore no communal fire alarm system is provided. Smoke detection is provided in the common parts to operate the automatic opening vents. However there are a number of concerns due to compartmentation issues and external wall issues. It is not likely the building will support a stay put strategy until the recommendations are completed. Therefore a fire alarm system has been installed to support an interim simultaneous evacuation strategy of the affected block. There is a fire alarm panel in each entrance and call points and sounders provided in the common parts including the car park and ancillary rooms. There are heat detectors/sounders in the flats. It is understood that the system is designed and installed to BS 5839-1 and is configured to facilitate a Simultaneous Evacuation.' At the time of the audit I saw detection and manual call points throughout the common parts. The premises is also staffed 24/7 and staff carry out routine patrols of the premises.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Routes to emergency exits and exits are kept clear and exits lead directly as possible to a place of ultimate safety. Emergency doors are not locked or fastened, doors that are, are provided with manual override buttons. Fastenings on emergency doors are easily and immediately openable by any person. Emergency exits indicated by signs. Wayfinding signage on the stairs is not in the stairwell and is instead by the door leading into the corridors serving the flats, this means on the stairwell, there is no signage to assist operational teams in the event of emergency to identify which storey they are on, this had been identified as a sitewide issue and a programme of works is in place to remediate. Manually openable vents on each storey above ground in stair. 7th & 8th Storeys occupied by duplex, lift is not a fire fighting lift and does not have signage to indicate it should not be used in the event of fire on all storeys, this signage is provided at ground level only.

Advised as lift doesn't ground on activation of alarm, to ensure each storey has signage indicating the lift is not to be used in the event of fire.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Due to ongoing remedial works premises is currently subject to a temporary evacuation strategy supported by a suitable detection and warning system and 24/7 patrolling evacuation management team. Fire action notices provided throughout the premises. Information sent to residents periodically, passive reminders throughout the premises. Though I did not speak to any residents at the time of this audit, I have visited the premises in 2024 and spoke to several residents in the Greenfell Mansions, all of whom confirmed they were aware of the emergency procedure at that time and verified they do receive regular communications and updates from the RP regarding fire safety.

Article 15
(continued)

As per 2024 FRA: 'Staff have received general fire safety training and training on the emergency procedures for the site. Records of this were available. Waking Watch staff are employed by Madigan Gill and are trained in the procedures to follow. A fire drill should be completed for the communal facilities at staff level (for Waking Watch staff) and the results recorded. (WS) – First fire drill completed on 28/03/2024 (CY)'.

Article 17 - Maintenance**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit the fire alarm panel appeared visually in good state of repair and emergency lighting, where provided was energised. Manual call points tested in house weekly (Thursdays 10am) and logged on spreadsheet. The premises is also staffed 24/7 and staff carry out routine patrols of the blocks. There are issues with fire doors sitewide, a fire door survey has been undertaken and a programme of works in place to remediate.

Internal testing arrangements evidenced through physical and digital logs for:

- Manual call points
- Emergency door releases
- Fire/riser doors
- Emergency lighting

Issues with fire doors throughout all blocks, RP is aware, a fire door survey has been undertaken and a programme of works is in place, building has several issues which RP is working through in order of priority. Due to the fact RP is in progress with works I do not consider it reasonable to fail this article.

Article 21 - Training**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

Following the walkthrough of the premises, supplementary questions were asked to 3 nominated competent persons, it was evident through the responses received that there was a suitable level of understanding of fire safety, in addition to the roles and responsibilities held by each party in the day to day operations and in the event of an emergency.

Article 8 - General fire precautions**Safety Evaluation**
Broadly Compliant**Observations**

At the time of the audit compartmentation issues were identified, expanding pink foam had been used to seal in holes and pipework in a number of riser cupboards, there are ongoing cladding issues and further compartmentation breaches have been identified following an intrusive survey by BB7. Evidence was provided post audit via email to demonstrate there is a programme of works in place to address and remedy the faults found. Due to the fact RP is in progress with works I do not consider it reasonable to fail this article.

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Broadly Compliant	No smoking policy in place for the building supported with supplementary signage in common parts. CCTV throughout premises.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Broadly Compliant	N/A

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Broadly Compliant	N/A

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
Broadly Compliant	At the time of the audit, it was evidenced there are a sufficient number of internal and external competent persons in place to assist the RP in undertaking preventative and protective measures.

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Broadly Compliant	It was identified at the time of the audit adequate provision had been made to provide information to residents in light of the change to the evacuation strategy, preventative and protective measures implemented, risks to them identified by FRA. The FRA identifies the information provided to residents.

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

Safety Evaluation	Observations
Broadly Compliant	Fire action notices throughout, visitors would check in with the lodge prior to carrying out work.

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Broadly Compliant	Clear lines of responsibility relating to fire safety, internal checks carried out in daily walk arounds.

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
SAFETY CRITICAL Broadly Compliant	There is no drop key access, dry riser or fire fighting lift. At the time of the audit arrangements were on-going regarding provision of the SIB, currently the riser cupboard on the stairwell to G houses zone plans/documents/PEEPs as per the advice of the local fire station.

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**

07:01:2025

Time of audit

10:00

Reason for audit;

Demand led as part of operation High tower, audit written up by FSA [REDACTED] on behalf of DTL [REDACTED]

Conclusion

We attended the premises in 2024 as part of operation High Tower, due to workload constraints, the audit form expired. As there was a programme of works in place at the time of the 2024 visit, we reattended in 2025 to ascertain the current status of the premises.

I attended the premises with DTL [REDACTED] and we met with [REDACTED] we presented ID, explained the audit process and verbally discussed articles 9, 13, 15, 17, 21, 38. We were supplied with key fobs to the blocks and walked through the premises covering the means of escape, final exits and car park. In [REDACTED] Greenfell Mansions it was identified the riser cupboard at G was being used as a SIB, wayfinding signage on the stairs is not in the stairwell and is instead by the door leading into the corridors serving the flats, lift is not a fire fighting lift and does not have signage to indicate it should not be used in the event of fire on all storeys, this signage is provided at ground level only. Following the walkthrough, we returned to the lodge where we summarised our findings with [REDACTED] and the other nominated competent persons. It was identified the provision of the SIB was still ongoing, verbal advice was offered regarding signage.

Whilst this form has timed out, this write up offers a snapshot of what the building was like at the time of audit and as the audit scored broadly compliant no notice would have been incurred off the back of this visit. I spoke to enforcement support officer [REDACTED] regarding this, who advised I carry out an FS14 to follow up on progress of works and ensure we have up to date and relevant information for the premises.

As per the guidance of DTL [REDACTED] I have added the total time for my visit in 2024 to this audit form.

08/7/25 - This audit write up has been checked approved by DTL [REDACTED] who attended and undertook the audit with [REDACTED]

Extent of premises audited

Common parts comprising car park, means of escape, final exits, riser cupboards.

Justification of audit outcome

Most items identified at the time of the audit had already been identified on the FRA and a programme of works was in place to remediate, I do not consider it reasonable to fail someone in the process of acting on identified issues.

Verbal Advice Given**Advice given on article(s) 9, 14**

Verbal advice offered in Articles 9 &14

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	-4
Actual Risk Score	4.42
Risk Score	4.50

Audit Timings**Audit Duration**
480**Travel Time**
130**Post Audit Processing Duration**
360



Fire Safety Audit Report

Audit Information

Audited By 63753D [REDACTED]
Audit Completed 1 July 2025

Location summary

File No 94/269534
UPRN 5220004981904
Building Name FLATS 26-37 THISTLEY COURT
Address FLATS 26-37 THISTLEY COURT
 GLAISHER STREET
 DEPTFORD
Borough Greenwich
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD SOUTH-LEW-GREEN-BEX
Station Ground E36 - Deptford
Site Risk Score 4.25
Building Height band <18
Total Floors 5 **Basement floors** 0
Estimated number of sleeping 0
Special Features

Additional detail The external wall system (EWS) on the uppermost floors of the development was being remediated and this included removal of the combustible cladding/ insulation. There is a concierge office at the entrance of the Millennium Quay estate open from 10:00-16:00 Mon-Fri

Premises Description 26-37 Thistley court is 5 storeys (LG, G, 1, 2 & 3) with 3 flats per storey (G-3) and a single stair, access to car park from lobby at LG. Smoke ventilation within the staircases is provided by manually openable windows.

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? No

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	FLATS 26-37 THISTLEY COURT GLAISHER STREET DEPTFORD
Responsible team	FSD SOUTH-LEW-GREEN-BEX
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	25 April 2024
Total Capacity	0
Maximum number of people	20-100
Property Size for use	Extremely Small <1399m 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	FLATS 26-37 THISTLEY COURT GLAISHER STREET DEPTFORD

On Site Representative - NEW

Name	M Q Services (UK) Ltd
Person	[REDACTED]
Position	Director
Address	[REDACTED] Thistley Court Millennium Quay Glaisher Street London SE8 3TW
Telephone	[REDACTED]
Email	[REDACTED]
URL	www.mquays.com

Other relevant contact - NEW

Name	M Q SERVICES (UK) LTD
Position	The Company Secretary
Address	Samples Farm, Ashfield Green, Wickhambrook, Newmarket, Suffolk, CB8 8UZ

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Verbal Advice Given

Observations

The fire risk assessment (FRA) is recorded and was undertaken on the 15th July 2024 by [REDACTED] of Worksafe Solutions Consultancy Ltd. It was evidenced FRA is subject to regular review, current document suggests review in July 2025. The FRA identifies the responsible person and provides UK address for them, considers persons at risk and persons especially at risk 'There are a total of 16 people who have been identified with requiring assistance with evacuation and their details are located in the ground floor riser cupboards and also held by the Waking Watch staff.', evaluates likelihood of fire (medium)/consequence of fire (moderate) via a risk matrix, evaluates fire hazards/potential ignition sources, identifies general fire precautions taken and preventative and protective measures installed to premises, it also identifies temporary measures implemented to support the change in evacuation strategy until compartmentation/cladding issues are remediated. There is an action plan provided towards the end of the document identifying deficiencies and offering timescales based on priority, there is a matrix to explain how to utilise the action plan.

Advised to ensure when completing actions these are updated and annotated in the action plan, currently updates are being annotated throughout the risk assessment area of the document.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit I found the RP and competent persons enlisted to support the RP to have a good understanding of the premises and it was evidenced digital records are kept and utilised to track the progress of ongoing works. I found the team generally proactive in the management of the premises. There was a large scope of works to be undertaken but these were being addressed in order of priority and temporary mitigations have been put in place to manage the risk. Though I didn't see servicing documents for planned protective maintenance by external contractors, I was provided multiple maintenance/remedial documents that evidenced maintenance has been carried out to the alarm system, AOVs, a fire door survey has been undertaken and a programme of works is in place, building has several issues which RP is working through and has organised for competent persons to assist him.

I did offer verbal advice on recording remedials on action plan in FRA appropriately and on the emergency lighting in the means of escape.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

As per 2024 FRA: 'The general expectation for a block of flats such as this is that it operates a stay put policy and therefore no communal fire alarm system is provided. Smoke detection is provided in the common parts to operate the automatic opening vents. However there are a number of concerns due to compartmentation issues and external wall issues. It is not likely the building will support a stay put strategy until the recommendations are completed. Therefore a fire alarm system has been installed to support an interim simultaneous evacuation strategy of the affected block. There is a fire alarm panel in each entrance and call points and sounders provided in the common parts including the car park and ancillary rooms. There are heat detectors/sounders in the flats. It is understood that the system is designed and installed to BS 5839-1 and is configured to facilitate a Simultaneous Evacuation.' At the time of the audit I saw detection and manual call points throughout the common parts. The premises is also staffed 24/7 and staff carry out routine patrols of the premises.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

Routes to fire exits and exits are kept clear and exits lead directly as possible to a place of ultimate safety. Emergency doors are not locked or fastened, doors that are, are provided with manual override buttons. Fastenings on fire exits door are easily and immediately openable by any person. Fire exits indicated by signs. Wayfinding signage on the stairs is not in the stairwell and is instead by the door leading into the corridors serving the flats, this means on the stairwell, there is no signage to assist operational teams in the event of emergency to identify which storey they are on, this had been identified as a sitewide issue and a programme of works is in place to remediate.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Due to ongoing remedial works premises is currently subject to a temporary evacuation strategy supported by a suitable detection and warning system and 24/7 patrolling evacuation management team. Fire action notices provided throughout the premises. Information sent to residents periodically, passive reminders throughout the premises. Though I did not speak to any residents at the time of this audit, I have visited the premises in 2024 and spoke to several residents in the Greenfell Mansions, all of whom confirmed they were aware of the emergency procedure at that time and verified they do receive regular communications and updates from the RP regarding fire safety.

As per 2024 FRA: 'Staff have received general fire safety training and training on the emergency procedures for the site. Records of this were available. Waking Watch staff are employed by Madigan Gill and are trained in the procedures to follow. A fire drill should be completed for the communal facilities at staff level (for Waking Watch staff) and the results recorded. (WS) – First fire drill completed on 28/03/2024 (CY)'.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit the fire alarm panel was visually in a good state of repair and emergency lighting, where provided, was energised. Manual call points tested in house weekly (Thursdays 10am) and logged on spreadsheet. The premises is also staffed 24/7 and staff carry out routine patrols of the blocks. It was noted that in this block, it couldn't be determined if emergency lighting only serves the corridors leading to the stairwell, the stairs themselves had domestic wall sconces. The day time borrowed lighting would be sufficient but I could not confirm if this would be the case at night time.

Internal testing arrangements evidenced through physical and digital logs for:

- Manual call points
- Emergency door releases
- Fire/riser doors
- Emergency lighting

Issues with fire doors throughout all blocks, RP is aware, a fire door survey has been undertaken and a programme of works is in place, building has several issues which RP is working through in order of priority.

Due to the fact RP is in progress with works I do not consider it reasonable to fail this article.

Advised RP to confirm suitability of emergency lighting arrangements with a competent person.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

Following the walkthrough of the premises, supplementary questions were asked to 3 nominated competent persons, it was evident through the responses received that there was a suitable level of understanding of fire safety, in addition to the roles and responsibilities held by each party in the day to day operations and in the event of an emergency.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit compartmentation issues were identified, expanding pink foam had been used to seal in holes and pipework in a number of riser cupboards, there are ongoing cladding issues and further compartmentation breaches have been identified following an intrusive survey by BB7. Evidence was provided post audit via email to demonstrate there is a programme of works in place to address and remedy the faults found. Due to the fact RP is in progress with works I do not consider it reasonable to fail this article.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

No smoking policy in place for the building supported with supplementary signage in common parts.
CCTV throughout premises.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

Not applicable for premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Not Applicable

Observations

Not applicable for premises.

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

Safety Evaluation
Not Applicable

Observations

Not applicable for premises.

Article 18 - Safety assistance

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, it was evidenced there are a sufficient number of internal and external competent persons in place to assist the RP in undertaking preventative and protective measures.

Article 19 - Provision of information to employees

Safety Evaluation
Broadly Compliant

Observations

It was identified at the time of the audit adequate provision had been made to provide information to residents in light of the change to the evacuation strategy, preventative and protective measures implemented, risks to them identified by FRA. The FRA identifies the information provided to residents.

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

Safety Evaluation
Broadly Compliant

Observations

Fire action notices throughout, visitors would check in with the lodge prior to carrying out work.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations

Not applicable for premises.

Article 23 - General duties of employees at work

Safety Evaluation
Broadly Compliant

Observations

Clear lines of responsibility relating to fire safety, internal checks carried out in daily walk arounds.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations

Not applicable for premises.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There is no drop key access. At the time of the audit arrangements were on-going regarding provision of the SIB, currently the riser cupboard on the stairwell to LG houses zone plans/documents/PEEPs as per the advice of the local fire station.

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

07:01:2025

Time of audit

10:00

Reason for audit;

Operation High Tower, audit [REDACTED] - Write Up [REDACTED] (supervised)

Conclusion

We attended the premises in 2024 as part of operation High Tower, due to workload constraints, the audit form expired. As there was a programme of works in place at the time of the 2024 visit, we reattended in 2025 to ascertain the current status of the premises.

I attended the premises with DTL [REDACTED] and we met with [REDACTED] we presented ID, explained the audit process and verbally discussed articles 9, 13, 15, 17, 21, 38. We were supplied with key fobs to the blocks and walked through the premises covering the means of escape, final exits and car park. In Thistley Court it was identified the emergency lighting didn't appear to extend to the stairwell, and the riser cupboard at LG was being used as a SIB. Following the walkthrough, we returned to the lodge where we summarised our findings with [REDACTED] and the other nominated competent persons. It was identified the provision of the SIB was still ongoing and that the lighting in Thistley Court may not be sufficiently covered by borrowed lighting in the event of a power failure at night time.

Whilst this form has timed out, this write up offers a snapshot of what the building was like at the time of audit and as the audit scored broadly compliant no notice would have been incurred off the back of this visit. I spoke to enforcement support officer [REDACTED] regarding this, who advised I carry out an FS14 to follow up on progress of works and ensure we have up to date and relevant information for the premises.

A station notification form was sent following submission of this form, and if necessary a further station notification form will be sent following the FS14.

30/6/25 - This audit write up has been checked approved by DTL [REDACTED] who attended and undertook the audit with [REDACTED]

Extent of premises audited

Full audit of common parts and means of escape associated with Flats 26-37 Thistley Court.

Justification of audit outcome

RP has extensive programme of works in place covering most identified issues.

Verbal Advice Given

Advice given on article(s) 9, 11, 17, 14

Verbal advice given in article 9, 11, 14, 17

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**
240**Travel Time**
120**Post Audit Processing Duration**
360

The Company Secretary
M Q Services (UK) Ltd
Samples Farm
Ashfield Green
Wickhambrook
Newmarket CB8 8UZ

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

Date 3 September 2025
Our Ref 94/236296/SH

Dear Sir/Madam

**REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED):
NOTIFICATION OF FIRE SAFETY DEFICIENCIES**

Premises: Flats 1-28 Greenfell Mansions, Glaisher Street, Deptford SE8 3EU

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 Fire Safety Order (as amended) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with the Fire Safety Order (as amended).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **2 September 2026**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order (as amended); or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's website jkat www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order (as amended) can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order (as amended).

Yours faithfully,

[REDACTED]

for Assistant Commissioner (Fire Safety)
Directorate of Operations

Reply to Inspecting Officer [REDACTED]
Direct T 0208 555 1200 ext [REDACTED]
E [REDACTED]@london-fire.gov.uk

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: [REDACTED]@mquays.com

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms 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 again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you 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 this 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.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

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, (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).

SCHEDULE

PREMISES: Flats 1-28 Greenfell Mansions, Glaisher Street, Deptford SE8 3EU

FILE NUMBER: 94/236296

This schedule should be read in conjunction with the Commissioner's letter dated 3 September 2025.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, 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 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. Sampled flat front door number 13 was fitted with a single Perko device which was not closing the door fully into its frame. The PROTECTED ROUTE has been	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.

compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.	
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*****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.