

Freedom of Information request: Reference number FOI2025/00424

Date of request: 25th April

Request:

Please could I request a copy of the following documents:

- *the most recent fire safety audit reports*
- *any associated notice of deficiency's*
- *default predetermined attendance information*

for each of the venues below:

*National Theatre - Se1 9px
Southbank Centre - Se1 8xx
Royal Opera House - WC2E 9DD
Royal Albert Hall - SW7 2AP
Tobacco Dock - E1W 2SF
Shakespeares Globe - SE1 9DT*

Response:

I can confirm that our records show we have completed a fire safety audit at these premises. The results of this audit confirmed that no significant failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found. In these situations, the premises are deemed to be "broadly compliant" with no enforcement action needed. This means that no enforcement notices (either formal or informal) were issued.

Exempt information - personal information

Some information has been withheld or redacted as it contains personal data. [Section 40\(2\) of the Freedom of Information Act](#) exempts the personal data of third parties (anyone other than the requester) where complying with the request would breach any of the principles in the UK GDPR.

Please see a copy of the most recent audit where available attached below.

National Theatre - Se1 9px – Fire Safety Audit 07/12/2016 – resulted as broadly compliant therefore no associated notices.

Southbank Centre - Se1 8xx – Fire Safety audit 07/12/2018 – not on the Southbank Centre, but on associated premises. This was also broadly compliant therefore no associated notices. 29/11/2018 – a broadly compliant audit of Hayward Gallery at Southbank. 20/09/2022 – a broadly compliant audit at Giraffe (restaurant on Southbank Centre grounds). 20/09/2022 – broadly compliant audit of Cote Restaurant on the grounds of Southbank.

Royal Opera House - WC2E 9DD – 11/12/2018 – broadly compliant audit.

Royal Albert Hall - SW7 2AP 28/03/2018 – broadly compliant audit.

Tobacco Dock - E1W 2SF –An enforcement notice was issued in 2024 but has been withdrawn. A copy of the withdrawal letter is attached. There is currently an open audit for this building.

Shakespeares Globe - SE1 9DT – 08/2022 – *broadly compliant audit.*

LFB policy number '0412 - *mobilising policy*' holds the Pre-Determined Attendances for all incident types attended by the LFB.

A redacted version of policy number '0412 - *mobilising policy*', was provided to the Grenfell Tower inquiry and can be accessed via the following link: [Exhibit - LFB Mobilising Policy 412 Reviewed 15 July 2016 - LFB00001531 | Grenfell Tower Inquiry.](#)

We consider the redacted information you are seeking, from this policy, exempt from disclosure under the FOIA via [Section 24 – National Security](#). Although we believe this exemption applies, the Brigade is required, under the Freedom of Information Act (FOIA), to consider the public interest. This requires us to consider whether the public interest in withholding the information outweighs the public interest in disclosing it. Whilst we acknowledge there is a public interest in knowing that the London Fire Brigade has adequate procedures in place to deal with any emergency incident involving public safety, the disclosure of these details would, or would be likely to, provide anyone wanting to carry out acts of terrorism with a detailed plan of our pre-planned emergency response and in turn damage the Brigade's ability to respond efficiently and effectively, and placing public safety at risk. It is for this reason we conclude that the public interest in withholding the information, outweighs the public interest in disclosure.

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



Fire Safety Audit Report

Audit Information

Audited By

Audit Completed

24 August 2022

Location summary

File No

91/000013

UPRN

200003377200

Building Name

SHAKESPEARES GLOBE THEATRE

Address

SHAKESPEARE GLOBE THEATRE

21 NEW GLOBE WALK

LONDON

SE1 9DT

Borough

Southwark

Use

P - Other Premises open to public

Responsible Team

FSR Fire Engineering Group

Station Ground

A28 - Dowgate

Site Risk Score

4.00

Building Height band

18-25

Total Floors

6

Basement floors 1

Estimated number of sleeping

0

Special Features

Additional detail

Thatched roof to main theatre, protected by a water drencher system above and sprinklers below

Open Air theatre is a 20 sided polygon (Icosagon) 3- tiers 4 Staircases with a 1570-person capacity

Indoor theatre (Sam Wanamaker Playhouse) 3- tiers 4 Staircases with a 340-person capacity

100-seater auditorium/ lecture theatre in the basement.

Carpentry workshop and costume storage in the basement.

Basement is also shared with the swan bar and restaurant.

Costume and set design workshop on the ground floor by the stage door.

Stage door features Fire Control Centre

Premises Description

Open Air Theatre, Indoor Theatre, Café Restaurant Workshops and Offices
Circa 1997

6 floors = Basement, Ground, Piazza and 3 floors

Approximately 2500m²

Open Air Theatre is timber framed (Oak Beam), lime plaster walls and water reed thatched roof

Indoor Theatre is brick mortar and concrete shell around an oak frame
2x Lifts (1 Goods Lift).

Exterior Wall Cladding

Render system, Other

Exterior Wall Insulation

Other

Cladding/Insulation details confirmed by NOT CONFIRMED**Environmental Risks** NONE**Features assisting fire spread** * Other**Site Reinspection date****Heritage Building** No**Balconies present?** Unknown**Gas Supply present?** Unknown**Petroleum redevelopment?** No**Known firesetting in area?** No**Site lone worker risk****Property Detail (OCCUPIER PROPERTY)**

Occupier Contact Shakespear's Globe
Address SHAKESPEARE GLOBE THEATRE
21 NEW GLOBE WALK
LONDON
SE1 9DT

Responsible team FSR Fire Engineering Group
Occupancy Type Occupier - multi occupancy
Property Use P - Other Premises open to public
Valuation Office LT3 - Theatre
Original Risk Score 3.25
Reinspection Date N/A (SAMPLE)
Last Inspection 16 August 2022
Total Capacity 1481
Maximum number of people >100
Property Size for use Extremely Large
>8001m²

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 YES
Smoke ventilation Mechanical
Covers MOE/Common areas? Yes
Sprinklers Installed? Yes
Sprinkler Type Dry Pipe

Coverage %	70
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	<u>YES</u>
Trade off measures?	No
Evacuation type	<u>Simultaneous Evacuation</u>
History of fires?	No

Contacts

Occupier

Name	Shakespear's Globe
Responsible Person	[REDACTED]
Position	Finance and Chief operations Officer
Address	Shakespeare Globe Trust Ltd 21 New Globe Walk LONDON SE1 9DT
Telephone	[REDACTED]

Owner/Co-Owner - NEW

Name	Shakespeare Globe Trust (The)
Responsible Person	[REDACTED]
Position	Director
Address	21 New Globe Walk Bankside London SE1 9DT
Telephone	[REDACTED]

On Site Representative

Name	Shakespeare Globe Trust (The)
Responsible Person	[REDACTED]
Position	Head of Building Operations
Address	21 New Globe Walk Bankside London SE1 9DT
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@shakespearesglobe.com

Other relevant contact - NEW

Name	Shakespeare Globe (The)
Responsible Person	[REDACTED]
Position	Acting Operations Manager
Address	21 New Globe Walk Bankside London SE1 9DT
Telephone	[REDACTED]
Email	[REDACTED]@shakespearesglobe.com

Enforcement history

Licensing

Type Licensing Act 2003

Next Reinspection date N/A

Next FS inspection date N/A

Notes

Articles

Article 9 - Risk assessment

SAFETY CRITICAL

Safety Evaluation

Broadly Compliant

Verbal Advice Given

Observations

At the time of the Audit, the fire risk assessment was viewed to be suitable and sufficient.

The fire risk assessment was carried out by [REDACTED] of LFCDA Fire Safety Management dated 26/07/2021 with a review date scheduled and annotated on current fire risk assessment as July 22. This has been organised and plans to be undertaken in the forthcoming weeks.

The hazards onsite have been identified, the people at risk have been considered.

The fire safety measures onsite fully support that a fire risk assessment has been carried out.

The significant findings have been identified and recorded.

The fire risk assessment has evidently been subject to regular review.

The underglobe and Sam Wanamaker theatre employ candles during performances. The Globe theatre on occasion employs pyrotechnics. Advice was provided to the Responsible Person to ensure that a separate fire risk assessment is undertaken to cover each of these activities when they are in effect as an additional oversight and control.

Compliant under this article.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL

Safety Evaluation

Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit, it was demonstrated that suitable and sufficient management systems are in place

A proactive attitude to fire safety was evident by the Manager and staff, with robust management systems in place to manage fire safety.

A clear, suitable and sufficient fire risk assessment and emergency plan is in place, reviewed regularly.

Managerial oversight is provided by the globe theatres fire control room named ' Stage Door'.

Fire alarm, sprinklers and ventilation systems are connected with the Swan Bar and Restaurant.

Documentation related to fire safety systems are organised and were available to review upon request

Daily Visual weekly and monthly inspections of the fire safety systems are carried out. Records viewed

Maintenance issues are managed promptly with a competent person appointed.

Article 11
(continued)

Clear and effective fire safety signage.
 Fire alarm tested every weekly, evidenced
 Fire drills undertaken 6 monthly, recorded as e-mails. Advice provided to maintain separate records.
 Effective systems are in place to manage Unwanted Fire Signals.
 Advice was provided in relation to the wedging open of fire doors. The maintenance manager declared that regular and ongoing discussions are had with personnel in this respect and regular walk round inspections are undertaken by him to remedy non-compliance. Consideration is also being given, where appropriate, to installing magnetic hold open devices/ door guards where this behaviour continues to be frequent.
 Therefore, effective management is viewed to be in place
 Compliant under this article.

Article 13 - Detection and warning**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

At the time of the audit, there was a suitable and sufficient system in place for detection and warning.
 A fire alarm was installed with call points, smoke detection throughout the premises and all were located appropriately.
 Fully addressable alarm panel.
 Visual Beacons in certain areas
 Sprinklers
 VESDA in the basement and in the Sam Wanamaker theatre.
 Public Address Voice Alarm System (PAVAS) Voice evacuation.
 Viewed as in accordance with BS5839-1.
 The fire alarm is configured to delay full evacuation by 5 minutes should one detector actuate, allowing trained staff to investigate the cause and prevent unwanted fire signals/ full evacuation occurring.
 Main Fire Alarm Panel is located in the Stage Door Fire Control Room and displayed no visible faults.
 Advice was provided to review employing provisions for persons who may be working in remote locations and maybe unable to hear the alarm actuating.
 Compliant under this article.

Article 14 - Emergency routes and exits**SAFETY CRITICAL**
Safety Evaluation
Broadly Compliant**Observations**

At the time of the audit, all escape routes were viewed as clear, available and able to convey all the relevant persons to a place of ultimate safety
 All fire doors reported in good condition with identifying signage displayed, self-closing devices operating effectively and the intumescent strips and smoke seals intact.
 Magnetic Hold Open Devices and Free Swing Devices sampled. Effective.
 All escape routes were sufficiently illuminated with emergency lighting, displaying an LED and were seen as operational.
 The Fire Exit doors operated by a push function. Effective.
 A number of fire doors were wedged open. This was discussed with the responsible person, and addressed as advisory under article 11.
 Suitable Emergency Voice Communication (EVC) refuges provided.

Article 14

(continued)

Directional signage viewed as appropriate.

Conditions observed support the escape of relevant persons quickly in an emergency.

Compliant under this article.

Article 15 - Procedures for serious and imminent danger and for danger areas**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

At the time of the audit, there were appropriate procedures in place for evacuation in case of fire.

There was a simultaneous evacuation strategy in place.

Fire safety drills are undertaken 6 monthly to manage and practice evacuation

Fire marshals and wardens are trained and available

Evacuation aids/ chairs are positioned by Refuge Points/ Emergency Voice Communication (EVC) and were appropriate

Sufficient Fire Action Notices were displayed at Storey Exits and Final Exits

Emergency plan viewed as suitable for the premises.

Staff are trained to open their assigned exit door and to direct members of the public to the nearest exit in an emergency.

Knowledge skills and understanding under this article confirmed through staff responses.

Advice was provided to ensure that the Actors are aware of the emergency plan, evacuation strategy and actions to adopt in the event of an emergency occurring to supplement the Public Address System announcements.

Compliant under this article

Article 17 - Maintenance**SAFETY CRITICAL****Safety Evaluation**

Broadly Compliant

Observations

At the time of the audit, the fire safety provisions on site were viewed as subject to a suitable and sufficient system of maintenance.

Facilities, equipment and devices provided in connection with general fire precautions were all found to be maintained in an efficient state in efficient working order, in good repair and/or with maintenance planned/ in effect.

Fire Safety Systems include the Fire Alarm, VESDA, Sprinklers, Fire Doors Emergency Lighting, Portable Fire-fighting Equipment and ANSUL.

Regular testing and maintenance is carried out by a competent person.

Evidence of testing and maintenance is available upon request.

There were no other fire safety provisions which fall under the oversight of this article.

Compliant.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, suitable and sufficient fire safety training was viewed to be in place.

Basic information on fire safety and fire procedure for the Globe Theatre is being delivered in accordance with Company Policy.

All training is received on induction with periodic refreshers. (6 Monthly).

Web based training packages are completed by all staff covering all aspects of fire safety, the emergency plan, fire triangle, hazard identification and risk reduction.

Fire Warden and Marshall training is also provided to a selective number of staff to ensure that trained persons are on duty at all times.

Training in the use of evacuation chairs/ aids is in effect.

Training is delivered by competent person.

Evidence of training is available upon request. (Viewed on the IT systems and certificates in the office)

Compliant under this article.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

At the time of the Audit, there were no visible breaches gaps or holes identified in compartmentation.

All penetrations of compartment walls and floors viewed were effectively/ professionally fire stopped.

Compliant under this article

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

At the time of the audit the preventative and protection measures in place were in accordance with the hierarchy principles found in schedule 1 part 3.

No smoking policy in effect

ECIR and Portable Appliance Testing (PAT) in effect.

Closing procedure/ night-time checklist is employed to ensure all electrical items are turned off and potential sources of ignition are eliminated.

All high-risk rooms are kept locked shut to prevent unauthorized access.

Monitored CCTV.

Staffed and monitored 24 hours by on-site security.

Integrated powder fire suppression system in the plant room.

Dust extraction from the on-site carpentry workshop managed.

Safe use of extension cables discussed.

Hazards and risks associated with the charging E-Bikes, E-Scooters and Lithium Ion Batteries (LIBs) discussed.

Article 10
(continued)

A number of Portable Battery Packs were being used/ charged in the eaves of the globe theatre. Advice was provided to review this activity with a recommendation to charge and store these devices in a more suitable location preferably within 30min fire resisting construction, protected by AFD and or where they can be actively monitored.

These measures mitigate, remove and reduce the chance of fire so far as is reasonably practicable (SFAIRP)

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Broadly Compliant

Observations

Pyrotecnics in a dedicated storeroom
In 2 x Large ISO metal cabinet boxes.
Locked and identifying signage
Compliant under this article

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit suitable and sufficient
Portable fire- fighting equipment reported present, correct and in appropriate locations.
ANSUL system provided in both kitchens in the basement (Swan bar and restaurant)
Sprinkler room and shut off valves suitably signed.
Integrated powder fire suppression system in the plant room.
Knowledge and confidence to deploy portable firefighting equipment effectively was established with on-site staff.
Compliant under this article.

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

Safety Evaluation

Broadly Compliant

Observations

Please refer to article 12.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, overall standard of the fire safety measures and fire risk assessment is evidence that sufficient competent persons are appointed to assist the responsible person in the undertaking of preventative and protective measures.

All appointed competent persons hold the requisite industry standard accreditations.

Fire Risk Assessment has been carried out by a IFE accredited individual utilizing the PAS 79 methodology.

Compliance has therefore viewed to have been achieved under this article

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

At the time of the Audit, the information provided to all employees was viewed as suitable and sufficient

Information is provided to all employees regarding the procedures and measures to be taken in the event of an emergency.

Evident that staff were knowledgeable and well informed of fire safety procedures.

Information Signage viewed throughout the site and on staff notice boards fully supports the requirements of this article

Compliant.

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

Safety Evaluation

Broadly Compliant

Observations

All outside contractors are provided a full induction and information on the actions to take in an emergency and are appointed from an approved list.

As part of that commissioning process, contractors are informed of any risks specific to the site, actions to take in the event of fire, the nearest exit to their location and the location of the fire extinguishers.

Hot works are controlled on site by permits

Required to sign in and out on a visitors electronic attendance system and logbook with record of their intended location and reason for visit.

Signage and notice present sufficient as supplement in meeting the particulars of this article.

Compliant.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There is suitable and sufficient co-operation and co-ordination observed to be in place between the swan bar and restaurant and the globe theatre and Sam Wanamaker playhouse.

Shared escape routes exits and basement together with fire alarm, evacuation procedures and sprinklers.

Compliant under this article.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

At the time of the audit, it was evident that reasonable care was being taken by employees to prevent harm to others, who may be affected by their acts or omissions at work.

Employees inform their employer if there are fire safety issues identified

Article 23
(continued)

Employees co-operate with their employer to enable compliance with any duty or requirement
Any hazards or risks identified by the employee are reported to their manager.
Viewed as being in respect to articles 19, 20 & 21.
In accord with Health and Safety at Work Act (HSWA) 1974.
Compliant under this article.

Article 37 - Fire fighters switches for luminous tube signs**Safety Evaluation**
Not Applicable**Observations**
Not applicable**Article 38 - Maintenance of measures provided for protection of fire fighters****Safety Evaluation**
Not Applicable**Observations**
Not applicable**Article 24 - Power to make regulations****Safety Evaluation**
Not Applicable**Observations**
None**Article 27 - Powers of inspectors****Safety Evaluation**
Not Applicable**Observations**
None**Article 29 - Current alterations notices****Safety Evaluation**
Not Applicable**Observations**
None**Article 30 - Current enforcement notices****Safety Evaluation**
Not Applicable**Observations**
None**Article 31 - Current prohibition notices****Safety Evaluation**
Not Applicable**Observations**
None**Article 32 - Offences****Safety Evaluation**
Not Applicable**Observations**
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**

15/08/2022

Time of audit

12:00

Reason for audit;

This was a Reactive inspection following on from a Demand-Led inspection at the adjoining Swan Bar & Restaurant.

Had not been audited in the last 3 years

Conclusion

The inspection comprised of three parts: Pre-Audit Research, Physical Audit, and debrief.

Pre-Audit research comprised of checking
Primary Authority Business Group (PABG)
I-Mapping
Farynor
Google Maps,
Companies House,
Previous Audits via the Fire Safety Portal
Incident Monitoring Process (IMS)

There was good fire appliance access and availability of hydrants.

Open Air Theatre, Indoor Theatre, Café Restaurant, Workshops and Offices.

6 floors comprised of Basement, Ground, Piazza and 3 floors

Theatres have 3 storeys each.

Open air Theatre features thatched roof and is a modern reconstruction of the original 1599 amphitheatre which occupied that site.

Indoor Theatre is called the Sam Wanamaker Theatre.

Underglobe in the basement is a standing assembly area and a small seated auditorium

Total Capacity of the premises approximately 2,500 persons

Sprinklers and drenchers

Simultaneous evacuation strategy.

Means of escape led to a place of ultimate safety.

No compartmentation issues identified.

Suitable and sufficient managerial oversight viewed as in place.

Extent of premises audited

A full inspection of the site was undertaken in the presence of the on-site representative [REDACTED] and maintenance manager [REDACTED]

I inspected the exterior and interior of this premises, in terms of access and the effectiveness of its preventative and protective measures.

Justification of audit outcome

Advisories

- 1) Separate fire risk assessments were recommended to cover the use of Pyrotechnics in the Globe Theatre and the use of Candles in the Sam Wanamaker Theatre and Underglobe when they are in effect as an additional oversight and control.
- 2) Wedging open of fire doors in some locations/ areas. Advised review of compliant alternatives which were already being considered. Not pervasive enough to record as failures under articles 11 & 14.
- 3) Recommended to ensure Actors are aware of the emergency plan, evacuation strategy and actions to adopt in the event of an emergency occurring to supplement the Public Address System announcement.
- 4) Recommended review of Portable Battery Packs which were being used/ charged in the eaves of the globe theatre. Advice was provided to consider charging and storing these devices in a more suitable location preferably within 30min fire resisting construction and protected by AFD.

Verbal discussion was held with the responsible person [REDACTED] (De-brief).

A debrief e-mail was also sent to the Responsible Person [REDACTED] following the inspection reporting the advisories noted, the outcome of the inspection with scope provided for question and discussion.

Conditions onsite were viewed as evidence of being in earnest to the fire safety order.

The overall safety standard was viewed as Broadly Compliant.

Extant General Fire Precaution reported that Relevant Persons may be most likely at minimal risk in case of fire.

The general fire precautions provided were found as well managed and maintained in a sustainable manner therefore reducing the risk to relevant persons from fire as intended by the fire safety system to as low as is reasonably practicable (ALARP) so far as is reasonably practicable (SFAIRP).

My initial expectation is that this premises achieves Verbal Action.

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	C - Public unfamiliar
Life Risk	1
Actual Risk Score	4.04
Risk Score	4.00

Audit Timings

Audit Duration
180

Travel Time
80

Post Audit Processing Duration
360

Potential Ops Risks**Identified Potential Issues**

Timber frame construction site
Sprinklers/riser/fixed installation present
Complex fire safety systems



Fire Safety Audit Report

Audit Information

Audited By	
Audit Completed	20 September 2022

Location summary

File No	09/013732	
UPRN	10090198178	
Building Name		
Address	THE SOUTH BANK CENTRE BELVEDERE ROAD LONDON SE1 8XX	
Borough	Lambeth	
Use	L - Licensed Premises	
Responsible Team	FSD LAM- WAND- WEST	
Station Ground	H22 - Lambeth	
Site Risk Score	4.75	
Total Floors	1	Basement floors 0
Estimated number of sleeping	0	
Special Features		
Additional detail	NONE	

Premises Description	A double fronted restaurant with 196 covers. Two entrances plus rear access to loading area and further Emergency Exit. Part of the Royal Festival Hall. Linked alarm to RFH. The restaurant is part of the sprinkler system in the RFH
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Exterior Wall Cladding	N/A
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Exterior Wall Insulation	N/A
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Cladding/Insulation details confirmed by	NOT CONFIRMED
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Environmental Risks	NONE
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Features assisting fire spread	NONE
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Site Reinspection date	
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Heritage Building	No
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Balconies present?	No
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Gas Supply present?	No
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Petroleum redevelopment?	No
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Known firesetting in area?	No
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Site lone worker risk	LOW
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Property Detail

Occupier Contact COTE RESTAURANT
Address UNIT 10
ROYAL FESTIVAL HALL, SOUTH BANK
LONDON
SE1 8XX

Responsible team FSR South West South
Occupancy Type Occupier - multi occupancy
Property Use L - Licensed Premises
Valuation Office CR - Restaurant-Licensed
Original Risk Score 4.00
Reinspection Date N/A (SAMPLE)
Last Inspection 16 September 2022
Total Capacity 0
Maximum number of people >100
Property Size for use Medium
401m² to 700m²

Environmental Risks NONE
Occupant Mobility Average
Fire Loading Average

Additional detail

Specific lone worker risk LOW

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning Adequate
Unwanted fire signals count 0
AFD remote monitoring YES
Smoke ventilation Natural
Covers MOE/Common areas? Yes
Sprinklers Installed? Yes
Sprinkler Type Wet Pipe
Coverage % 100
False activations in past 3 years 0
Fire activations in past 3 years 0
Access for fire-fighting Average
Water supplies Average
Special Features AFD and Sprinklers part of Royal Festival Hall
Fire fighting shafts 0
Engineered solution? No
Trade off measures? No
Evacuation type Simultaneous Evacuation
History of fires? No

Contacts**Occupier**

Name	COTE RESTAURANT
Responsible Person	██████
Position	Manager
Address	UNIT 10 ROYAL FESTIVAL HALL, SOUTH BANK LONDON SE1 8XX
Telephone	██████████

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

It was clear on the day of the audit that a Fire Risk Assessment (FRA) had taken place due to the amount of fire safety provisions in place. I am currently still waiting for the RP to send me the FRA as an electronic copy via email. As I am confident in the fire safety provisions that were in place I will be scoring this article as Broadly Compliant.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The manager of the restaurant on the day of the audit, Thiago, had a good attitude toward fire safety and was very helpful on the day of the audit.

No minor or major issues found on the day of the audit.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There was a suitable and sufficient fire alarm system provided throughout the premises including smoke detectors throughout and heat detectors in the kitchen. The system was complete with a fire alarm panel located at the front of the premises showing no faults.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The exit routes were kept clear on the day of the audit. All fire doors were unblocked and closed completely into their frames from the use of the door closers. Sprinklers were provided for 100% of the property. 3 Final exits including one leading out the rear of the property to the linked escape route with other shops included as part of the Royal Festival Hall. Emergency lighting and signage provided throughout the means of escape.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Fire Action Notices Provided throughout the premises with all parts filled in, including the meeting point which was known by all staff questioned on the day of the audit.

Fire drills conducted on a 6 monthly basis.

Fire Marshals are provided and there will always be one or more on site at any one time.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Weekly testing of the Fire alarms - Records seen.

Monthly testing of the emergency lighting - Records seen.

Extinguishers all in date, last checking in 2022 - Records seen.

Fire Alarm Panel (FAP) showing no faults, RP aware what to do if the faults are being shown.

Extraction system looked clean on the day of the audit - awaiting cleaning records from the RP.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Inductions and training provided to all new staff when they start at the restaurant. Records to show that the training has been done are kept. Managers provided with fire extinguisher training.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

No compartmentation issues were discovered on the day of the audit.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

CCTV provided throughout the store and the outside of the premises. Reduces chance of arson.

No smoking policy. Reduces chance of a fire starting from cigarette use.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Broadly Compliant

Observations

No dangerous substances were stored at this premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

Adequate fire extinguishers were provided on site and were in good condition on the day of the audit. Records for their maintenance was seen on the day of the audit.

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

Safety Evaluation

Broadly Compliant

Observations

No dangerous substances were stored at this premises.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

It was clear on the day of the audit competent persons are provided to conduct FRA and maintenance of all preventative and protective measures in place.

Sufficient training is provided to the management and the staff.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

Inductions, training and fire action notices provided.

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

Safety Evaluation

Broadly Compliant

Observations

Inductions, training and fire action notices provided. Managers with training available on site to provide immediate help.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

No shared escape routes with neighbouring premises.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

Any issues found by employees can be raised to their manager who will arrange for the issues to be actioned immediately.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

None

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation

Not Applicable

Observations

None

Article 29 - Current alterations notices

Safety Evaluation

Not Applicable

Observations

None

Article 30 - Current enforcement notices

Safety Evaluation

Not Applicable

Observations

None

Article 31 - Current prohibition notices

Safety Evaluation

Not Applicable

Observations

None

Article 32 - Offences

Safety Evaluation

Not Applicable

Observations

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**

15/09/2022

Time of audit

12:00

Reason for audit;

The audit took place in line with Operation London Bridge. No pre-audit research was carried out before this reactive job took place.

Conclusion

The audit was found to be broadly compliant due to no minor/major issues being found on the day of the audit. A discussion was held with the responsible person (RP) on site, the manager, [REDACTED]. I answered any small questions the RP had on the day of the audit and provided him with my work details in case he had any further question.

Extent of premises audited

I was able to inspect the entire premises and check inside all cupboards. This included the kitchen area and all staff areas.

Justification of audit outcome

Verbal action will be a suitable outcome for this premises. The manager had a good attitude toward fire safety. Due to the lack of any issues throughout the premises I am confident this audit outcome is correct, broadly compliant.

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	B - Sleeping familiar or Licensed Premises
Life Risk	-22.1
Actual Risk Score	2.66
Risk Score	2.75

Audit Timings

Audit Duration
60

Travel Time
30

Post Audit Processing Duration
150

Management Review**Reviewed By**

Satisfied.



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 20 September 2022

Location summary

File No	09/013732	
UPRN	10090198178	
Building Name		
Address	THE SOUTH BANK CENTRE BELVEDERE ROAD LONDON SE1 8XX	
Borough	Lambeth	
Use	L - Licensed Premises	
Responsible Team	FSD LAM- WAND- WEST	
Station Ground	H22 - Lambeth	
Site Risk Score	4.75	
Total Floors	1	Basement floors 0
Estimated number of sleeping	0	
Special Features		
Additional detail	NONE	
Premises Description	A double fronted restaurant with 196 covers. Two entrances plus rear access to loading area and further Emergency Exit. Part of the Royal Festival Hall. Linked alarm to RFH. The restaurant is part of the sprinkler system in the RFH.	
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?	Yes	
Petroleum redevelopment?	No	
Known firesetting in area?	No	
Site lone worker risk	Nil	

Property Detail

Occupier Contact	GIRAFFE
Address	UNITS 1 AND 2 ROYAL FESTIVAL HALL, SOUTH BANK LONDON SE1 8XX
Responsible team	FSD LAM- WAND- WEST
Occupancy Type	Occupier - multi occupancy
Property Use	L - Licensed Premises
Valuation Office	CR - Restaurant-Licensed
Original Risk Score	<u>4.00</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	16 September 2022
Total Capacity	0
Maximum number of people	<u>>100</u>
Property Size for use	Medium 401m ² to 700m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk	Nil
Primary Authority Partnership	N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	YES
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	100
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Average
Special Features	AFD and Sprinklers part of Royal Festival Hall
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts**Occupier**

Name	GIRAFFE
Responsible Person	██████████
Position	Manager
Address	UNITS 1 AND 2 ROYAL FESTIVAL HALL, SOUTH BANK LONDON SE1 8XX
Telephone	██████████

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

It was clear on the day of the audit that a Fire Risk Assessment (FRA) had taken place due to the amount of fire safety provisions in place. I am currently still waiting for the RP to send me the FRA as an electronic copy via email. As I am confident in the fire safety provisions that were in place I will be scoring this article as Broadly Compliant.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The manager of the restaurant on the day of the audit, ██████████ had a good attitude toward fire safety and was very helpful on the day of the audit.

No minor or major issues found on the day of the audit.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

There was a suitable and sufficient fire alarm system provided throughout the premises including smoke detectors throughout and heat detectors in the kitchen. The system was complete with a fire alarm panel located at the rear of the premises showing no faults.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The exit routes were kept clear on the day of the audit. All fire doors were unblocked and closed completely into their frames from the use of the door closers.

Sprinklers were provided for 100% of the property.

Article 14
(continued)

3 Final exits including one leading out the rear of the property to the linked escape route with other shops included as part of the Royal Festival Hall.

Emergency lighting and signage provided throughout the means of escape.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

Fire Action Notices Provided throughout the premises with all parts filled in, including the meeting point which was known by all staff questioned on the day of the audit.

Fire Marshals are provided and there will always be one or more on site at any one time.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

Weekly testing of the Fire alarms - Records seen.

Monthly testing of the emergency lighting - Records seen.

Extinguishers all in date, last checking in 2022 - Records seen.

Fire Alarm Panel (FAP) showing no faults, RP aware what to do if the faults are being shown.

Extraction system looked clean on the day of the audit - awaiting cleaning records from the RP.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant**Observations**

Inductions and training provided to all new staff when they start at the restaurant. Records to show that the training has been done are kept.

Fire Marshall training to management and other members of staff. This includes fire extinguisher training.

Refresher training is provided to all members of staff on a yearly basis. - No records seen for this.

Fire Drills currently carried out on a yearly basis, verbal action provided to increase this to 6 monthly due to amount of people that can be in the premises at any one time.

Verbal Advice Given

Article 8 - General fire precautions

Safety Evaluation

Broadly Compliant

Observations

No compartmentation issues were discovered on the day of the audit.

Article 10 - Principles of prevention to be applied

Safety Evaluation

Broadly Compliant

Observations

CCTV provided throughout the store and the outside of the premises. Reduces chance of arson.

No smoking policy. Reduces chance of a fire starting from cigarette use.

Trunking provided to contain cabling. Reduces chance of cables falling in the event of a fire.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation

Broadly Compliant

Observations

No dangerous substances were stored at this premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation

Broadly Compliant

Observations

Adequate fire extinguishers were provided on site and were in good condition on the day of the audit. Records for their maintenance was seen on the day of the audit.

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

Safety Evaluation

Broadly Compliant

Observations

No dangerous substances were stored at this premises.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

Fire Marshalls are always available on site to aid the RP with evacuating members of staff and the public.

It was clear on the day of the audit competent persons are provided to conduct FRA and maintenance of all preventative and protective measures in place.

Sufficient training is provided to the management and the staff.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

Inductions, training and fire action notices provided. Fire Marshalls available on site to provide immediate help.

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

Safety Evaluation

Broadly Compliant

Observations

Fire action notices provided and Fire Marshalls available on site to provide immediate help.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

There is Co-operation and Co-ordination provided in order to allow neighbouring premises to use a shared escape at the rear of the premises. The escape is always kept clear and there is a linked alarm system with the neighbouring premises. The alarm is first triggered and alerts a team within Royal Festival Hall who will get in contact or come to check out what is happening. If there is a fire risk the Royal Festival Hall team will raise the alarm to all the neighbouring premises for a full evacuation.

Article 23 - General duties of employees at work

Safety Evaluation

Broadly Compliant

Observations

Any issues found by employees can be raised to their manager who will arrange for the issues to be actioned immediately.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

None

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

Safety Evaluation

Not Applicable

Observations

None

Article 24 - Power to make regulations

Safety Evaluation

Not Applicable

Observations

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**

15/09/2022

Time of audit

10:00

Reason for audit;

Reactive Audit, conducted in line with Operation London Bridge. This audit was conducted without pre-audit research.

Conclusion

The audit was found to be broadly compliant due to no minor/major issues being found on the day of the audit. A discussion was held with the responsible person (RP) on site, the manager, [REDACTED]. I answered any small questions the RP had on the day of the audit and provided him with my work details in case he had any further question.

Extent of premises audited

I was able to inspect the entire premises and check inside all cupboards. This included the kitchen area and all staff areas.

Justification of audit outcome

Verbal action mentioned under article 21, training. Currently the Fire drills are only done yearly and due to the size of the premises I recommended this is increased to be every 6 months. The manager had a good attitude toward fire safety. Due to the lack of any issues throughout the premises I am confident this audit outcome is correct, broadly compliant.

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-22.1
Actual Risk Score	2.66
Risk Score	2.75

Audit Timings**Audit Duration**

60

Travel Time

60

Post Audit Processing Duration

150

Management Review**Reviewed By**

Satisfied.

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
Audit Completed 11 December 2018

Location Summary

File No: 01/021838
UPRN: 10033547198
Building Name: ROYAL OPERA HOUSE
Address: ROYAL OPERA HOUSE
COVENT GARDEN
LONDON
WC2E 9DD
Use: L - Licensed Premises
Borough: Westminster
Responsible Team: FSR Westminster
Station Ground: A24 - Soho
Risk Score: 9
Number of Floors: Total: 15 Basement: 2
No. of Beds: 0
Special Features:
Additional Detail:
Environmental Risks: • 5
Site Reinspection Date: 1991-04-04
Heritage Building:
Petroleum Redevelopment:
Fire Fighter Risk: Medium

Inspected property summary

Occupier Contact:
Address: ROYAL OPERA HOUSE
COVENT GARDEN
LONDON

Responsible Team:	WC2E 9DD FSR Westminster
Occupancy Type:	Sole Occupier
Use:	P - Other Premises open to public
Valuation Office:	LT3 - Theatre
Risk Score:	4
Total Capacity:	2600
Maximum Number of people:	100 - 999
Property Size for Use:	Extremely Large In M²: >8001
Environmental Risks:	<ul style="list-style-type: none"> Explosive
Building features that may assist fire spread:	
Flammable Materials	
Stored:	
Type:	1 x 96kg Acetylene cylinder in cage in ground floor goods entrance loading bay. 4 x 84kg Argon and 1 x Oxy-Acetylene pack in Props Department at S+6. 3 x 1kg Butane and 3 x 1 kg Propane cylinders in S-2 Russell St Mechanical Store.

Contacts

Contact Type	Occupier
Sole Supplier Risk	
Name	Royal Opera House
Responsible Person	
Position	
Address	ROYAL OPERA HOUSE COVENT GARDEN LONDON WC2E 9DD
Telephone	020 7212 9596
Fax	
Email	
URL	
Contact Type	On Site Representative

Sole Supplier Risk

Name

Responsible Person

Position

Fire Safety Manager

Address

Royal Opera HouseCovent GardenLondonWC2E 9DD

Telephone

02072129771

Fax

Email

@roh.org.uk

URL

Enforcement History

Articles

Article 9 - Risk Assessment

SAFETY CRITICAL

Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?

"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"

Compliance Level: Broadly Compliant Observations: 11/12/2018 17:22:FRA in place and reviewed

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL

Is there effective Fire Safety Management?

"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"

Compliance Level: Broadly Compliant Observations: 11/12/2018 17:23:Fire safety management systems in place.

Article 17 - Maintenance

SAFETY CRITICAL

Are fire safety provisions being adequately maintained?

"Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance, in an efficient state, in efficient working order and in good repair"

Compliance Level: Broadly Compliant

Observations: 11/12/2018 17:25:Facilities subjected to testing/service regime and appeared to be in working order.

Article 21 - Training

SAFETY CRITICAL

Are employees being effectively trained?

"The responsible person must ensure that his employees are provided with adequate safety training"

Compliance Level: Broadly Compliant

Observations: 11/12/2018 17:29: Staff trained with frequent fire drills being carried out. A full evac with public is carried out once a year.

Article 14 - Emergency routes and exits

SAFETY CRITICAL

Is effective means of escape provided and maintained?

"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits, and exits, are kept clear at all times and where required, to be adequately illuminated by emergency lighting"

Observations: 11/12/2018 17:24: Several fire doors in kitchen area wedged open and fire roller shutter was impeded with objects in the kitchen area. Issues discussed with management at time of inspection.

Compliance Level: Minor deficiency; Non-Compliant

Article 14 Issues with emergency routes or exits

At the time of the audit the emergency routes or exits were inadequate.

Remedy:

Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times.

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL

Are effective fire warning arrangements provided?

"Where necessary, the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"

Compliance Level: Broadly Compliant

Observations: 11/12/2018 17:23: AFD in place, panel seen

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

SAFETY CRITICAL

Are there adequate procedures for serious and imminent danger and for danger areas?

"The responsible person must establish & where necessary give effect to, procedures, to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"

Compliance Level: Broadly Compliant

Observations: 11/12/2018 17:24: EP in place and staff aware of it when asked

Overall Safety Standard

Low Risk

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action

Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion: 11/12/2018 17:47

This was a Peak Activity Inspection carried out during business operating hours.

I inspected 100% MOE and final exits, public area, kitchen and office area.

All issued discussed with RP at time of inspection.

No issues with capacity or fire exits at time of inspection

11/12/2018 17:29

Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance Level: 1 - Well above average

Property Risk Group: C - Public unfamiliar

Life Risk: -3.3

Relative Risk: 3.52

Signature of Occupier:

Date Completed

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
Audit Completed 28 March 2018

Location Summary

File No: 01/020202
UPRN: 100023378047
Building Name: THE ROYAL ALBERT HALL
Address: ROYAL ALBERT HALL
KENSINGTON GORE
LONDON
SW7 2AP
Use: P - Other Premises open to public
Borough: Westminster
Responsible Team: FSR Westminster West
Station Ground: A24 - Soho
Risk Score: 9
Number of Floors: Total: 10 Basement: 5
No. of Beds: 0
Special Features: Premises Information Box (PIB)
Additional Detail: Extensive basements with 4 sub basement levels.
Environmental Risks:
Site Reinspection Date: 1991-04-04
Heritage Building: Grade I
Petroleum Redevelopment:
Fire Fighter Risk: Medium

Inspected property summary

Occupier Contact:
Address: ROYAL ALBERT HALL
KENSINGTON GORE
LONDON

Responsible Team:	SW7 2AP FSR Westminster West
Occupancy Type:	Occupier - multi or single occupancy
Use:	P - Other Premises open to public
Valuation Office:	LT3 - Theatre
Risk Score:	4
Total Capacity:	6500
Maximum Number of people:	100 - 999
Property Size for Use:	Extremely Large In M²: >8001
Environmental Risks:	
Building features that may assist fire spread:	
Flammable Materials	
Stored:	
Type:	

Contacts

Contact Type	Occupier
Sole Supplier Risk	
Name	Classical Spectacular
Responsible Person	
Position	
Address	Royal Albert HallKensington GoreLondonSW7 2AP
Telephone	
Fax	
Email	
URL	
Contact Type	Owner/Co-Owner
Sole Supplier Risk	
Name	Corporation of the Hall of Arts and Sciences

Responsible Person [REDACTED]

Position

Address Royal Albert HallKensington GoreWestminsterLondonSW7 2AP

Telephone 020 7589 3203

Fax

Email

URL

Contact Type On Site Representative

Sole Supplier Risk

Name Royal Albert Hall

Responsible Person [REDACTED]

Position

Address Kensington GoreLondonSW7 2AP

Telephone [REDACTED]

Fax

Email

URL

Enforcement History

Licensing:

Type	Next Reinspection Date	Next FS Inspection Date	Notes
Licensing Act 2003	2025-10-25		

Articles

Article 9 - Risk Assessment

SAFETY CRITICAL

Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?

"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"

Compliance Level: Broadly Compliant Observations:

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL

Is there effective Fire Safety Management?

"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"

Compliance Level: Broadly Compliant

Observations:

Article 17 - Maintenance

SAFETY CRITICAL

Are fire safety provisions being adequately maintained?

"Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance, in an efficient state, in efficient working order and in good repair"

Compliance Level: Broadly Compliant

Observations:

Article 21 - Training

SAFETY CRITICAL

Are employees being effectively trained?

"The responsible person must ensure that his employees are provided with adequate safety training"

Compliance Level: Broadly Compliant

Observations:

Article 14 - Emergency routes and exits

SAFETY CRITICAL

Is effective means of escape provided and maintained?

"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits, and exits, are kept clear at all times and where required, to be adequately illuminated by emergency lighting"

Compliance Level: Broadly Compliant

Observations:

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL

Are effective fire warning arrangements provided?

"Where necessary. the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"

Compliance Level: Broadly Compliant

Observations:

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

SAFETY CRITICAL

Are there adequate procedures for serious and imminent danger and for danger areas?

"The responsible person must establish & where necessary give effect to, procedures, to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"

Compliance Level: Broadly Compliant

Observations:

Overall Safety Standard

Broadly Compliant

Observations:

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal Action

Considered EMM

Confirmed Action: Verbal Action

Audit Conclusion: 28/03/2018 10:55

Classical Spectacular at Royal Albert Hall. Full RAMS and FRA in place. Co ordination and co operation between Production Company / Theatre Management. Special effects demo carried out all necessary control measures detailed in place.

28/03/2018 10:52

Initial Expectation: Verbal action

Specific instructions for Admin to action**Audit Calculation & Signature**

Management Compliance Level: 1 - Well above average

Property Risk Group: C - Public unfamiliar

Life Risk: 1

Relative Risk: 4.04

Signature of Occupier:

Date Completed

The Company Secretary
[REDACTED]
3rd Floor, Chancery House
St. Nicholas Way
Sutton, Surrey
SM1 1JB

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

Date 6th February 2025
Our Ref 05/011528/[REDACTED]

Dear Sir/Madam

ENFORCEMENT NOTICE SERVED UNDER ARTICLE 30 OF THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (AS AMENDED)

I refer to our enforcement notice in respect of **Tobacco Dock, 50 Porters Walk, London E1W 2SF** served on **12th November 2024**.

As part of ongoing quality assurance and review, we have identified an error in that notice which is hereby withdrawn. The premises will be re-audited.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

[REDACTED]

for Assistant Commissioner (Fire Safety)

Directorate of Operations
FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [REDACTED]
Direct T 0208 555 1200 [REDACTED]

Cc: [REDACTED], Local Conservation Officer – [REDACTED]@towerhamlets.gov.uk

[REDACTED], Local Conservation Officer – [REDACTED]@towerhamlets.gov.uk

[REDACTED], Historic England – [REDACTED]@historicengland.org.uk

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION
PREMISES INSPECTION AND DATA COLLECTION FORM

Date Added	Payroll	Added By	Message Detail
22/12/2016			

1. Location Detail Tab

File No: 09/012452

UPRN: 200000480096

Building Name: ROYAL NATIONAL THEATRE

Address: ROYAL NATIONAL THEATRE
SOUTH BANK
LONDON
SE1 9PX

Use: Other Premises open to public

Borough: Lambeth

Borough Fire Safety Team: FSR Lambeth & Wandsworth

Station Ground: H22 - Lambeth

Risk Score: 4.25

SIC Code:

Number of Floors: Total: 4 Basement: 1

Floor Area (m2): Total 12480 Average: 3000

No. of Protected Staircases: 10

No. of Beds: 0

% Open Plan: 60

Special Features: 12

Additional Detail: Theatre complex with multiple performance areas and exhibition spaces

Environmental Risks:

Reinspection Date:

Heritage Building:

Petroleum Redevelopment:

Fire Fighter Risk: Low

Unwanted Fire Signals Count: 0

2. Protection Tab

Fire Alarm

Alarm Type:AFA with AFD

Management Standard:Above Standard

BS Compliance

Material Deviations from Brigade preferred standard

Call Point Type:Break Glass

Sounder Type:Bell/Sounder

Power Supply Type:Mains

Automatic Fire Detection

Type:VESDA

Management Standard:Above Standard

Remotely Monitored

BS Compliance

Smoke Ventilation

Type:Mechanical

Management Standard:Standard

BS Compliance

Sprinklers

Type:Wet Pipe

Management Standard:Standard

% Covered80

Domestic Installation

BS Compliance

General

Fire Instructions Displayed

Fire Drills And Training

Brigade Appliance Access

Special Features: 3 Theatres, Offices, Shops, Underground Car Park

Number of Firefighting Shafts: 3

BS Applies

Engineering Solution Applies

Trade Off Measures

Other Legislation: Licensing Act 2003

3. Alias Tab

Alias Address

4. Property Detail Tab

Occupier Contact:

Address:	ROYAL NATIONAL THEATRE UPPER GROUND LONDON SE1 9PP
Responsible Team:	FSR Lambeth & Wandsworth
Occupancy Type:	Occupier - multi or single occupancy
Use:	Other Premises open to public
Valuation Office:	Theatre
Risk Score:	4.25
Re-inspection Date:	
Total Capacity:	3000
Floor Capacity:	1000
Property Size for Use:	Extremely Large In M ² : >8001
Is Non Ambulant:	
Occupancy Times:	24 Hours
Exceptional Value:	
Environmental Risks:	<ul style="list-style-type: none">Explosive

Flammable Materials

Stored:

Type: Explosives - 1.3 = 10kg, 1.4 = 30kg

Number of PAI due: 1

Next PAI Due Date: 2017-11-01

5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	0 < 20	0 < 20
04:00 - 08:00	0 < 20	0 < 20
08:00 - 12:00	100 - 999	> 1000
12:00 - 16:00	100 - 999	> 1000
16:00 - 20:00	> 1000	> 1000
20:00 - 24:00	> 1000	> 1000

6. Contacts Tab

Contact Type Occupier

Sole Supplier Risk

Name National Theatre

Responsible Person [REDACTED]

Position Fire Safety Manager

Address National Theatre South Bank Waterloo London SE1 9PX

Telephone 020 7452 3337

Fax

Email

URL

Abstracts

Part B - Fire Safety Audit

Article 9 - Risk Assessment

SAFETY CRITICAL

Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?

"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"

Compliance Level: Broadly Compliant

Observations: A risk assessment has been carried out and is suitable and sufficient. Reviews are carried out regularly.

Article 10 - Principles of prevention to be applied

SAFETY CRITICAL

Have any preventative and protecting measures been implemented?

"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"

Compliance Level: Broadly Compliant Observations: F/S arrangements managed to a high standard

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL

Is there effective Fire Safety Management?

"The responsible person shall make . appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"

Compliance Level: Broadly Compliant Observations: Management of this premises is of a good standard, management utilise good recording and monitoring systems to ensure a constant standard is achieved.

Article 17 - Maintenance

SAFETY CRITICAL

Are fire safety provisions being adequately maintained?

"Where necessary in order to safeguard the safety of relevant persons the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance in an efficient state in efficient working order and in good repair"

Compliance Level: Broadly Compliant Observations: Maintenance of the fire safety provisions is carried out by in house competent persons where able as well as externally appointed competent persons. Competent persons have also been appointed for ducting cleaning.

Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

SAFETY CRITICAL

Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?

"Where necessary to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure facilities, equipment and devices provided use by or protection of fire-fighters suitable system of maintenance maintained working order and in good repair"

Compliance Level: Broadly Compliant Observations: Dry risers and fire fighting lifts are maintained by competent persons.

Article 19 - Provision of information to employees

Is adequate provision made to provide information to employees?

"The responsible person must provide his employees with comprehensible and relevant information"

Compliance Level:Broadly Compliant	Observations: Information is provided to employees as required by this Article and is comprehensible, relevant and sufficient
Article 20 - Provision of information to employers and the self-employed from outside undertakings	
Is adequate information provided to employers and employees from outside undertakings?	<i>"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"</i>
Compliance Level:Broadly Compliant	Observations: External staff are appointed to undertake works at the premises. These staff receive the same fire warden training as the staff employed by the theatre. A co-ordinator is also employed, who will manage said staff during an evacuation.
Article 22 - Co-operation and co-ordination	
Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?	<i>"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"</i>
Compliance Level:Not Applicable	Observations: N/A
Article 21 - Training	
SAFETY CRITICAL	
Are employees being effectively trained?	<i>"The responsible person must ensure that his employees are provided with adequate safety training"</i>
Compliance Level:Broadly Compliant	Observations: All staff are trained as fire wardens and receive regular refresher training and evacuation training.
Article 12 - Elimination or reduction of risks from dangerous substances	
SAFETY CRITICAL	
Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?	<i>"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"</i>
Compliance Level:Broadly Compliant	Observations: An armourer is in charge of the explosives. All explosives are kept locked in a secure armoury. Propane cylinders are kept in a secure cage on the roof.
Article 16 - Additional emergency measures in respect of dangerous substances	
Are there suitable additional emergency measures provided to safeguard all relevant persons	<i>"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable warning and other communication systems are established, escape</i>

from an accident, incident or emergency related to dangerous substances in or on the premises? *facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"*

Compliance Level: Broadly Compliant Observations: Procedures for dangerous substances are in place. An armourer is employed to manage this risk.

Article 18 - Safety assistance

Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures? *"The responsible person must appoint competent persons to assist him in undertaking preventive and protective measures"*

Compliance Level: Broadly Compliant Observations: The responsible person or representative has a good understanding of the need and requirement for competent persons.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Is effective means of escape provided and maintained? *"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits . and exits are kept clear at all times and where required, to be adequately illuminated by emergency lighting"*

Compliance Level: Broadly Compliant Observations: All emergency routes were clear, available and suitable at the time of the inspection.

Article 8 - General Fire Precautions

SAFETY CRITICAL
Are employers carrying out their general fire precaution responsibilities? *"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"*
(see Article 4, meaning of general fire precautions)

Compliance Level: Broadly Compliant Observations: The majority of articles have been broadly complied with and little risk to relevant persons is created by the deficiencies found

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL
Are effective fire warning arrangements provided? *"Where necessary the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"*

Compliance Level: Broadly Compliant Observations: A combination of VESDA and detection is installed in the premises. No false alarms have been recorded and management of heat and smoke detection locations is consistently monitored.

Article 13 - Fire Fighting Equipment

Are effective fire fighting equipment arrangements provided?

"Where necessary the responsible person must ensure that the premises are equipped with appropriate fire-fighting equipment"

Compliance Level: Broadly Compliant

Observations: Fire extinguishing media is suitable and sufficient. The building is equipped with sprinkler protection covering 80% of the premises.

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

SAFETY CRITICAL

Are there adequate procedures for serious and imminent danger and for danger areas?

"The responsible person must establish & where necessary give effect to procedures to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"

Compliance Level: Broadly Compliant

Observations: Robust procedures are in place regarding evacuation. A seek and search procedure is in force. Staff carry hand held radios and utilise an LED system. Assembly points are managed using marking posts and an evacuation kit is available for all fire marshals in the event of an evacuation. Bomb/terrorism procedures have also been created.

Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches?

"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"

**"Prescribed voltage" means:
1000v AC or 1500v DC
between two conductors.
600 v AC or 900 v Dc
between conductor and
earth**

Note This article does not apply to licensed premises authorised to for the exhibition of a film

Compliance Level: Not Applicable

Observations: N/A

Article 23 - General duties of employees at work

Are employees carrying out their general duties while at work?

"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"

Compliance Level: Broadly Compliant

Observations: Employees are fully complying with their duties

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken

No (Compliant)

Article 29 - Current alterations notices

Has the Responsible Person failed to comply with any alterations notice served on the premises where a prosecution has **not** been taken

Not Applicable

Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken

Not Applicable

Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken

Not Applicable

Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken

Not Applicable

Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions

Not Applicable

Management Compliance Level

Management Compliance Level: 1 - Well above average

Initial Expectation: Verbal action

Considered EMM

Confirmed Action: Verbal action

Audit Conclusion: Programmed Inspection carried out, 70% of premises inspected.

Met with on site representative (Fire safety manager [REDACTED] who was very knowledgeable in relation to LFB procedures. The management of the theatre is of a high standard.

The premises houses workshops, bars, restaurants and theatres which are all separated with suitable construction. Smoke ventilation is installed in areas where required (complicated escape, proscenium arch). The building is covered with sprinkler protection over 80%. A vesda detection system is also utilised in workshop areas.

This is a well managed premises with an abundance of fire safety measure in place to reduce risk to all persons.

Confirmed Verbal action level one, no further action.

Pre Audit research

BRDO, ORD, IMS, BOSS, farynor, Companies house, efsf, Website, imapping

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works

Peak Activity Inspections required: 1

General Notes

(eg Instructions to Admin)

Please complete job Theatre to be added to PAI workload.

Non-Farynor required detail:

History Of Fires	Fire Setting In Area
Appliance Access:Select...AverageAbove AverageBelow Average	Water Supplies:Select...AverageBelow AverageAbove Average
Occupants Predominant Type:Select...Average MobilityAtypically MobileUntypically Vulnerable	Fire Warning System:Select...AdequateMore Than AdequateLess Than Adequate
Fire Loading: Select...AverageLower than averageHigher than average	Features Assisting Fire Spread: Atrium Unprotected Voids Unprotected Ducts Other

Audit Calculation & Signature

Management Compliance Level:

1 - Well above average

Property Risk Group:	C - Public unfamiliar
Life Risk:	-3
Relative Risk:	3.56
Signature of Occupier:	
Date Completed	14 December 2016