

Freedom of Information request: Reference number FOI2026/00768

Date of request: 2nd July 2026

Request:

The Quant Building, 6 Church Hill, London, E17 3AG

Please provide:

- Full FRA logged in January (The LFB inspector stated that the Fire Risk Assessment (FRA) scrutinised, was dated January 2025 and was seen to be suitable and sufficient).
- Confirmation that there is a log of inspection reports / correspondence between yourselves and Hilton Grove from May 2023 to date.
- Any action plans issued resulting from these assessments.

Response:

Further to your request, the LFB Fire Safety team were contacted for information held regarding The Quant Building, 6 Church Hill, London, E17 3AG. A Fire Safety Audit report was completed on the 29th August 2025. The outcome of the audit was Low Risk. As a result, verbal action was given. Personal data has been redacted in accordance with [section 40 of the FOIA – Personal Information](#).

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



Fire Safety Audit Report

Audit Information

Audited By 635958 [REDACTED]
 Audit Completed 29 August 2025

Location summary

File No	13/001972
UPRN	100022978378
Building Name	QUANT BUILDING
Address	QUANT BUILDING 6 CHURCH HILL WALTHAMSTOW E17 3AG
Borough	Waltham Forest
Use	H - Other sleeping accommodation
Responsible Team	FSD HACK-ISL-HAV-RED-WF
Station Ground	F36 - Walthamstow
Site Risk Score	3.50
Building Height band	<18
Total Floors	5 Basement floors 1
Estimated number of sleeping	140
Special Features	Secure Information Box (PIB)
<u>Additional detail</u>	Property is brick and cement with aluminium cladding - ESW1 confirms that remedial works are not required (A2 rating)
	Domestic sprinkler installed in some of the ground floor flats.
Premises Description	Residential conversion of 70 flats with a private gym area in the basement.
Exterior Wall Cladding	Other Metal Composite
<u>Exterior Wall Insulation</u>	Unknown
Cladding/Insulation details confirmed by Fire engineers report	
Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	No
Gas Supply present?	Unknown
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Hilton Grove Ltd
Address	QUANT BUILDING 6 CHURCH HILL WALTHAMSTOW E17 3AG
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Sole Occupier
Property Use	H - Other sleeping accommodation
Valuation Office	R2 - Flats/Maiso up to 3 Flrs PB
Original Risk Score	<u>2.50</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	17 January 2025
Total Capacity	0
Maximum number of people	<u>>100</u>
Property Size for use	Large 361m ² to 1500m 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	Mechanical
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	10
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?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	No

Contacts**Occupier - CHANGED**

Name	Hilton Grove Ltd
Person	[REDACTED]
Position	Building manager
Address	6 Church Hill Walthamstow London E17 3RX
Telephone	[REDACTED]
Mobile	[REDACTED]
Email	[REDACTED]@hiltongrove.co.uk

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit I was presented with a suitable and sufficient type 1 fire risk assessment that was dated January 2025.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

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

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit it was found that an automatic detection and warning system was in place across all communal areas for the activation of the AOV.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

An effective means of escape is provided and maintained at the block, relevant persons can escape quickly and safely in event of a fire; emergency lighting is provided along escape route and inevitably to a place of ultimate safety. All escape routes were kept clear and provided adequate widths for the number of people using them; wayfinding signage was consistent throughout as well as directional exit signage.

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

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit it was found that the block operates with a stay-put policy, the procedure for serious and imminent danger is listed on a notice board at the entrance to the block and across all floors in communal areas, this states: 'If there is a fire in your flat, evacuate immediately. If the fire is elsewhere in the block, remain in your flat.' This procedure is suitable and sufficient and falls in line with the fire risk assessment.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit I was presented with maintenance documents for the following:

Emergency lighting - 08/02/25

Automatic opening vents - 15/02/25

Dry rising main - 09/06/25

Sprinkler system - 21/07/25

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations

Not applicable.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

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

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

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

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

There are no dangerous substances at the premises.

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Broadly Compliant	Not applicable.

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

Safety Evaluation	Observations
Broadly Compliant	There are no dangerous substances at the premises.

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	Not applicable.

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

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	Not applicable.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	Not applicable.

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

Safety Evaluation	Observations
Broadly Compliant	At the time of the audit suitable arrangements were in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters were maintained in an efficient state, working order and in good repair.

Article 24 - Power to make regulations

Safety Evaluation	Observations
No (Compliant)	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
No (Compliant)	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
No (Compliant)	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
No (Compliant)	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
No (Compliant)	None

Article 32 - Offences

Safety Evaluation	Observations
No (Compliant)	None

Overall safety standard

Low Risk

Management compliance level

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

Audit Conclusion**Date audit carried out**

12:08:2025

Time of audit

12:00

Reason for audit;

Demand lead FS01

Conclusion

Date of inspection: 12:08:2025

Reason for audit: Demand lead FS01 audit

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

I carried out the inspection alongside [REDACTED] and [REDACTED]. The premises was found to be of low risk with no verbal advice required.

Extent of premises audited

Flat front doors sampled, all escape routes, all risers

Justification of audit outcome

Agreed as per EMM

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	A - Sleeping Unfamiliar
Life Risk	1
Actual Risk Score	4.32
Risk Score	4.25

Audit Timings

Audit Duration
150

Travel Time
90

Post Audit Processing Duration
120