

## SCHEDULE OF FIRE SAFETY AUDIT OBSERVATIONS

FILE 02/251811  
REFERENCE:

OCCUPIER/AGENT: Default Property

ADDRESS: 4 HANDEL STREET  
LONDON  
WC1N 1PB

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 (The Order) in London.

This schedule should be read in conjunction with the Commissioner's notice/letter dated +.

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 #	Issue	Action(s) to be taken
Article 11 FS arrangements not maintained	At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required. It was found that: 1) No evidence could be provided that it had been organised to test the fire alarm system on a weekly basis in accordance with BS5839 or equivalent. 2) No evidence could be provided that it had been organised to maintain the fire alarm system on a six monthly basis in accordance with BS5839 or equivalent. 3) No evidence could be provided that it had been organised to maintain the powder fire extinguisher on the second floor in accordance with BS5306 or equivalent. 4) Items on the means of escape had not been monitored or controlled, there was a table on first floor adjacent to Flat C. 5) It had not been organised to provide effective means of warning for residents in the event of a fire. 6) It had not been organised to install emergency escape lighting in accordance with BS5266 or equivalent. 7) It had not been organised to install	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

	adequate 30 minute fire doors to Flats D and E. Both of these doors contained gaps between the door and the frame and large gaps at the bottom of the doors when closed. 8) It had not been organised to complete any of the fire safety related actions within the fire risk assessment dated 2/1/2018 within the specified timescales.	
Article 13(1) Fire detection residential	At the time of the audit you had not provided an appropriate method of fire detection and warning within your premises. It was found that: 1) There was battery powered single point detection throughout the premises.	Provide an appropriate means of fire detection and giving warning in the common parts of the premises. This can be achieved by: 1) Installing a Grade D Category LD3 system in accordance with BS5839 Part 6. Recommendation: Although not a requirement of this notice it is strongly recommended that hard wired smoke detectors are installed in all flats.
Article 14 Issues with emergency routes or exits	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) There was no emergency escape lighting along the means of escape in accordance with BS5266 or equivalent. 2) There was a table on the means of escape on the first floor adjacent to Flat C. 3) The utility room fire door between the ground and first floor had a gap between the door and the frame when closed. 4) The utility room fire door between the ground and first floor had a large gap at the bottom of the door. 5) The utility room fire door between the ground and first floor had no intumescent strips and smoke seals. 6) The utility room fire door between the first and second floor had a gap between the door and the frame when closed. 7) The utility room fire door between the first and second floor had a large gap at the bottom of the door. 8) The utility room fire door between the first and second floor had no intumescent strips or smoke seals. 9) The three electric cupboards in the hallway at ground floor level were not lockable. 10) The final exit door had two key locks, one of which had been covered with expanding foam.	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. This can be achieved by: 1) Installing emergency escape lighting along the means of escape in accordance with BS5266 or equivalent. 2) Keeping the means of escape clear and sterile at all times. 3-8) Ensure that adequate fire doors are provided to utility rooms in order to protect the means of escape. 9) Ensure that the three electric cupboards in the hallway at ground floor level are kept locked at all times. 10) Ensure that there are no key locks on the final exit door.
Article 15(1)No emergency plan created/implemented	At the time of the audit your procedures to be followed in the event of serious and imminent danger were	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by: 1) Providing a

	<p>inadequate. It was found that:</p> <p>1) A suitable emergency plan had not been provided to be followed in the event of serious or imminent danger.</p>	<p>suitable emergency plan to be followed in the event of serious or imminent danger.</p>
<p>Article 17(1) Facilities/equipment not maintained</p>	<p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that: 1) No evidence could be provided that the fire alarm system had been tested on a weekly basis in accordance with BS5839 or equivalent. 2) No evidence could be provided that the fire alarm system had been maintained on a six monthly basis in accordance with BS5839 or equivalent. 3) No evidence could be provided that the powder fire extinguisher on the second floor had been maintained on an annual basis in accordance with BS5306 or equivalent. 4) The utility room fire door between the ground and first floor had a large gap at the bottom of the door. 5) The utility room fire door between the ground and first floor had a gap between the door and the frame. 6) The utility room fire door between the first and second floor had a large gap at the bottom of the door. 7) The utility room fire door between the first and second floor had a gap between the door and the frame.</p>	<p>Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by: 1) Testing the fire alarm system on a weekly basis in accordance with BS5839 or equivalent. 2) Maintaining the fire alarm system on a six monthly basis in accordance with BS5839 or equivalent. 3) Maintaining the powder fire extinguisher on an annual basis in accordance with BS5306 or equivalent. 4-7) Maintain utility room fire doors throughout the premises to ensure that they have no gaps when closed.</p>
<p>Article 17(1) Flat doors-Common parts exit routes</p>	<p>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 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. The fire door to Flat D had a gap between the door and the</p>	<p>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</p>

	<p>frame and a large gap at the bottom of the door when closed. The fire door to Flat E had a gap between the door and the frame and a large gap at the bottom of the door when closed. The PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.</p>	<p>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.</p>
Article 8 FR Separation	<p>At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that: 1) Within the electric cupboard in the entrance hallway nearest to the front door there was cabling passing into the ceiling that had not been adequately fire stopped.</p>	<p>Provide suitable FIRE RESISTING separation by: 1) Ensuring that all inadequate fire stopping throughout the building passing through compartment elements is rectified.</p>
Article 8 FRA findings not implemented	<p>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: 1) None of the fire safety related findings contained within the fire risk assessment dated 2/1/2018 had been completed within their specified timescales.</p>	<p>Implement the significant findings of your fire risk assessment, in particular: 1) Complete all of the actions within your fire risk assessment dated 2/1/2018 within the specified timescales.</p>
Article 9(1) FRA not suitable or sufficient	<p>At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that: 1) The fire risk assessment failed to identify an open riser adjacent to the front door that led straight up through the building via resident's flats. 2) The fire risk assessment failed to consider a lack of ventilation on the single stair of this four storey building. 3) The fire risk assessment failed to consider that the final exit had two key locks. 4) The fire risk assessment failed to identify that the utility room door between the ground and first floor and the utility room door between the first and second floor did not have intumescent strips and smoke seals. 5) The fire risk assessment failed to identify that the utility room door between the ground and first floor and the utility room door between the first and second floor had a gap between the door and the frame and a large gap at the</p>	<p>The fire risk assessment should be reviewed, with specific consideration given to: 1) Review the fire risk assessment with particular attention to providing a suitable protection to the means of escape (See Article 14). 2) Review the fire risk assessment with particular consideration to ventilation conditions (See Article 14). 3) Review the fire risk assessment with particular attention to the suitability of the final exit door (See Article 14). 4-5) Review the fire risk assessment with particular attention to fire doors to ancillary accommodation along the means of escape (See Article 14).</p>

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