

**Freedom of Information request reference number:** 5089.2

**Date of response:** 28 February 2022

**Request and response:**

*"Please provide all information including any statutory notices and correspondence held by you relating to: Lapwing Heights, Waterside Way, N17 9GP."*

**Fire Safety Audit Information**

The results of the last, completed fire safety audit which took place at Lapwing Heights in June 2020 confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued by the LFB.

I have attached a copy of the June 2020 Fire Safety Audit Report for Lapwing Heights to this response. It can be found on pages 3 to 12 of this document.

Please note, personal data has been redacted from the report under [section 40 of the FOIA – Personal Information](#).

In addition, information provided to us by the Responsible Person (RP) for the premises has been redacted from the report under [Section 31 of the FOIA](#) ("law enforcement" – Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

We clearly understand that there is public interest and concern about knowing about the fire safety of the buildings in which people live, work or visit however we need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place. It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

**Correspondence on Fire Safety record**

Internal Correspondence

Summary of internal correspondence held on the fire safety record for Lapwing Heights, N17:

1. 24 February 2021 - An internal LFB email noting a change to Simultaneous Evacuation and a waking watch employed.
2. 25 February 2021 - An internal LFB email noting the waking watch has been removed.
3. 01 March 2021 - An internal LFB email with a Notification of Fire Safety Information form attached. I have attached a copy of the Notification of Fire Safety Information form to this response. It can be found on pages 13 to 14 of this document.

Please note, personal data has been redacted from the Notification of Fire Safety Information form under [section 40 of the FOIA – Personal Information](#).

Information provided to us by the Responsible Person (RP) for the premises has been redacted from the document under [Section 31 of the FOIA](#) ("law enforcement" – Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

We need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place. It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

#### External correspondence

There is one external email held on the fire safety record for Lapwing Heights, N17. This is an email between Gresham SMS and Pinnacle Group, dated 12 November 2020.

Information provided to the LFB by the Responsible Person (RP) for the premises is withheld from disclosure under [Section 31 of the FOIA](#) ("law enforcement" – Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

We need to maintain a balance between the public interest in safety and the Brigade's ability to work with responsible persons in a safe space where honest, frank and meaningful discussions can take place. It is important that enforcing authorities are assisted in their investigations if witnesses and those responsible for compliance with regulations are willing to cooperate with the investigation on a voluntary basis and investigators are able to take full contemporaneous notes (that are recorded on the audit forms) and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to the appropriate action to take.

#### **Other files on Fire Safety record**

1. A copy of a '*Gresham SMS Ltd - Fire Evacuation Strategy for Pinnacle Group Ltd, Hale Village*' PDF file, dated November 2020.

As above, information provided to the LFB by the Responsible Person (RP) for the premises is withheld from disclosure under [Section 31 of the FOIA](#) ("law enforcement" – Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

2. '*Residential Buildings with a Temporary Simultaneous Evacuation in place*' PDF file. This is an internal LFB document dated 04 November 2021. I have attached a copy of to this response. It can be found on pages 15 to 15 of this document.

I hope you find the information we have been able to provide of use. If you have any further questions please contact [InformationAccess@london-fire.gov.uk](mailto:InformationAccess@london-fire.gov.uk).

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** Withheld under section 40 of the FOIA – Personal Information.  
**Audit Completed** 26 June 2020

### Location summary

**File No** 31/233718  
**UPRN** 10090480088  
**Building Name** LAPWING HEIGHTS  
**Address** LAPWING HEIGHTS  
 WATERSIDE WAY  
 TOTTENHAM  
 LONDON  
 N17 9GP  
**Borough** Haringey  
**Use** D - Purpose Built Flats >=4 floors  
**Responsible Team** FSR Enfield Haringey & Barnet  
**Station Ground** A33 - Tottenham  
**Site Risk Score** 4.50  
**Total Floors** 10 **Basement floors** 1  
**Estimated number of sleeping** 150  
**Special Features**

**Additional detail** Due to cladding ( HPL )issue the managing agent has a waking watch system in place at the moment.  
 DRM

**Premises Description** Residential block of flats of recent construction. 10 floors, single staircase from ground to 10th floor and separate staircase from ground to basement. 71 flats. Plant and bin room located in basement. Basement car park area covers the footprint of the estate.

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date**

**Heritage Building** No

**Petroleum redevelopment?** No

**Known firesetting in area?** No

**Site lone worker risk**

**Property Detail (DEFAULT PROPERTY)**

<b>Occupier Contact Address</b>	Default Property LAPWING HEIGHTS WATERSIDE WAY TOTTENHAM LONDON N17 9GP
<b>Responsible team</b>	FSR Enfield Haringey & Barnet
<b>Occupancy Type</b>	Sole Occupier
<b>Property Use</b>	D - Purpose Built Flats >=4 floors
<b>Valuation Office</b>	R3 - Flats/Mais 4 Flrs and over PB
<b>Original Risk Score</b>	<u>4.50</u>
<b>Reinspection Date</b>	N/A (SAMPLE)
<b>Last Inspection</b>	19 February 2020
<b>Total Capacity</b>	0
<b>Maximum number of people</b>	<u>&gt;100</u>
<b>Property Size for use</b>	Medium 5001m <sup>2</sup> to 8300m <sup>2</sup>
<b>Environmental Risks</b>	NONE
<b>Occupant Mobility</b>	Average
<b>Fire Loading</b>	Average
<b>Additional detail</b>	

**Specific lone worker risk**

**Primary Authority Partnership** N/A

**Protection Data (SHARED)**

<b>Fire Protection &amp; Warning</b>	Adequate
<b>Unwanted fire signals count</b>	0
<b>AFD remote monitoring</b>	No
<b>Smoke ventilation</b>	Mechanical
<b>Covers MOE/Common areas?</b>	Yes
<b>Sprinklers Installed?</b>	No
<b>Access for fire-fighting</b>	Average
<b>Water supplies</b>	Average
<b>Special Features</b>	
<b># Fire fighting shafts</b>	0
<b>Engineered solution?</b>	No
<b>Trade off measures?</b>	No
<b>Evacuation type</b>	Simultaneous Evacuation
<b>History of fires?</b>	No

**Contacts**

**Occupier**

**Name** Default Property  
**Address** LAPWING HEIGHTS  
 WATERSIDE WAY  
 TOTTENHAM  
 LONDON  
 N17 9GP

**Owner/Co-Owner - NEW**

**Name** Pinnacle Group  
**Responsible Person** CEO  
**Position** CEO  
**Address** 21st Floor  
 Euston Tower  
 286 Euston Road  
 London  
 NW1 3DP  
**URL** www.pinnaclegroup.co.uk

**Managing Agent**

**Name** Pinnacle Places  
**Responsible Person** Withheld under section 40 of the FOIA – Personal  
**Position** Estate Manager  
**Address** Ground Floor  
 6 St. Andrews Street  
 London  
 EC4A 3AE  
**Telephone** Withheld under section 40 of the FOIA – Pe  
**Email** Withheld under section 40 of the FOIA – Personal Information.

**Enforcement history**

**Articles**

**Article 9 - Risk assessment**

**SAFETY CRITICAL**  
**Safety Evaluation**  
 Broadly Compliant

**Observations**

Type 1 FRA Dec 2019, visual compartmentation survey, action plans with timescales. Suitable & sufficient.

**Article 11 - Fire Safety Arrangements**

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

**Observations**

There are effective management systems in place to manage fire safety. This is recorded where required. All records held centrally at Head Office. FRA, Test certs emailed.

**Article 13 - Detection and warning**

**SAFETY CRITICAL  
Safety Evaluation**  
Broadly Compliant

Verbal Advice Given

**Observations**

AFD in common areas to control AOVs in staircase and corridors. Override ff switches and main panel located in ground floor lobby area. Due to cladding issue the managing agent has a waking watch system in place at the moment which they seem to be controlling well, [REDACTED]  
Withheld under Section 31 of the FOIA ("law enforcement" – Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

**Article 14 - Emergency routes and exits**

**SAFETY CRITICAL  
Safety Evaluation**  
Low Risk

Verbal Advice Given

**Observations**

There are some issues with the riser cupboard fire doorsets that have excessive gaps on most levels . This has identified and actioned in the FRA, [REDACTED]  
Withheld under Section 31 of the FOIA ("law enforcement" – Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

**FAILURE**

**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 fire doorsets to the riser cupboards on most floors were not adequately FIRE RESISTANT due to excessive gaps between door and frames.

**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

**Article 14**  
(continued)

times. This can be achieved by ensuring all FIRE DOORSETS can achieve 30 minutes FIRE RESISTANCE.

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

**SAFETY CRITICAL**  
**Safety Evaluation**  
Broadly Compliant

**Observations**

The residents are aware of the emergency plan for the premises, Sim evacuation policy with a waking watch in place, Fan's displayed throughout the premises.

**Article 17 - Maintenance**

**SAFETY CRITICAL**  
**Safety Evaluation**  
Low Risk

Verbal Advice Given

**Observations**

There is a management system in place for dealing with routine maintenance. There is evidence to support this, such as maintenance records and contracts. Where issues requiring remedial works have been identified, these are addressed in action plan with dates/timescales for completion. [REDACTED]

Withheld under Section 31 of the FOIA ("law enforcement" – Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

[REDACTED] The intumescent strip/smoke seal on the 5th floor riser cupboard fire door was damaged and may need replacing.

**FAILURE**

**Article 17(1) Facilities/equipment not maintained**

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 the intumescent strip/smoke seal to one of riser cupboard fire doors on the 5th floor was damaged and may need replacing.

**REMEDY**

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 repairing or replacing intumescent strip and smoke seal.

**Article 21 - Training**

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<b>SAFETY CRITICAL Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 8 - General fire precautions**

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<b>Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	FRA States that compartmentation is compliant with either current Building Regulations or the Regulations at the time of construction.

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

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 13 - Fire Fighting Equipment**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None



**Article 18 - Safety assistance**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 19 - Provision of information to employees**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 22 - Co-operation and co-ordination**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 23 - General duties of employees at work**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 37 - Fire fighters switches for luminous tube signs**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

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

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 24 - Power to make regulations**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 27 - Powers of inspectors**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 29 - Current alterations notices**

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<b>Safety Evaluation</b>	<b>Observations</b>
Not Applicable	None

**Article 30 - Current enforcement notices**

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<b>Safety Evaluation</b>	<b>Observations</b>
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**

Low Risk

**Management compliance level**

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

**Audit Conclusion**

26/06/2020 17:42

Demand led audit, spoke to Withheld under section 40 of the FOIA - Personal Information Estate Manager, and explained that we are to visit the premises to carry out a fire safety audit, FRA Certs requested FRA test certs emailed. IO Withheld under section 40 of the FOIA & myself met with Withheld under section 40 of the FOIA Estate Manager & Withheld under section 40 of the FOIA Operations Manager. They explained that they have a waking watch system in place at the moment due to HPL cladding. Withheld under section 40 of the FOIA

Withheld under Section 31 of the FOIA ("law enforcement" - Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

Withheld under section 40 of the FOIA Advised regarding art 14, 17, Informed these issues are to be dealt with asap. No other issues Verbal action. For the purpose of the audit all floors were inspected. Unable to access riser cupboards. Covid 19

26/06/2020 17:40

Initial Expectation: 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**

<b>Compliance Level</b>	1 - Well above average
<b>Property Risk Group</b>	B - Sleeping familiar or Licensed Premises
<b>Life Risk</b>	-2.1
<b>Actual Risk Score</b>	4.7
<b>Risk Score</b>	4.75

**Audit Timings**

**Audit Duration**  
240

**Travel Time**  
160

**Post Audit Processing Duration**  
60



LONDON FIRE BRIGADE

## Notification of fire safety information - to station

To: **Station Commander** A33 Tottenham  
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Team Leader Enfield, Barnet & Haringey**  
Email: **Withheld under section 40 of the FOIA – Personal Information.**

FS file number :

31/231738 31/233714  
31/233716 31/233717  
31/233718 31/224127

Tel: **Withheld under section 40 of the FOIA – Personal Information.**

Date: 1/3/2021

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below and further information can be obtained from the officer dealing.

**Inspecting officer dealing:** **Withheld under section 40 of the FOIA – Personal Information.**

**Tel:** **Withheld under section 40 of the FOIA – Personal Information.**

**Address of premises: All on Waterside Way, N17**

**Crane Heights – 31/231738**  
**Merlin Heights – 31/233714**  
**Egret Heights – 31/233716**  
**Kingfisher Heights – 31/233717**  
**Lapwing Heights – 31/233718**  
**Eagle Heights – 31/224127**

### Detail of information or risk:

- Dangerous substances present
- Cylinders present
- Timber frame construction site
- Sprinklers/dry rising main/wet rising main/other fixed installation present
- Complex fire safety systems present (detail below)
- Complex/unusual evacuation strategy used
- Prohibition notice served (copy attached)
- Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- High-risk to firefighters present (detail below)
- Premises information box installed (Gerda or similar)
- External access problems present
- Pollution risks (waste management sites etc.)
- Structural building elements / failures leading to fire spread (give details below)
- Failure of fire-fighting installations contributing to fire spread (give details below)
- Other (detail below)

These blocks of flats have changed there evacuation strategy from a stay put to a simultaneous evacuation, due to cladding ( HPL ) issue, the managing agent has had a waking watch system in place,

Withheld under Section 31 of the FOIA ("law enforcement" – Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

[Redacted content]

**Action recommended by fire safety:**

- Joint visit with fire safety
- Visit by local station
- Add premises to 'Outside duty master schedule'
- Check contents of premises information box installed
- Information only, circulate to local station(s)
- Other (detail below)

Local stations to visit premises to familiarise themselves, add to ORD.

*This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)*

**Note to FSR admin**

*Copy must be placed on e-FSF*

**Residential Buildings with a Temporary Simultaneous Evacuation in place**

To Watch Officers,

After the initial completion of this form, checks on Sim Evac premises are still required on the allocated frequencies specified by your Station or Group Commander. A new form is to be submitted following each subsequent visit.

**Date of form completion: 04/11/2021**

**Premises Address:**

<p><b>Lapwing Heights Waterside Way London N17 9GP File Number 31/233718</b></p>
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How many storey's is the building (G + 4 = 5 storey's): 10

Is the building still in Sim Evac? Yes

Does the building/s have a waking watch with personnel on site? No

If Yes, How many people? [Click or tap here to enter text.](#)

Does the building have a fire alarm system but has **NO** responsible person/ supervisor permanently on site? Yes

Does the building have a fire alarm system with a responsible person/ supervisor permanently on site reacting to that alarm system? No

Does the building have a record of persons with PEEPs (Personal Emergency Evacuation Plan)? No

Has the ORD been updated? Yes

Has the PRA been updated? Yes

Upon completion please attach and email form to **Withheld under section 40 of the FOIA** no later than the **30<sup>th</sup> November 2021**

Thank you for your assistance.