

Freedom of Information request reference number: 6370.1

Date of response: 14 March 2021

Request:

Ariel Court - SE11, Dumain Court - SE11 and Hamlet Court SE11. I understand that the Fire Brigade recently inspected them and was wondering what the outcome of their findings were.

Response:

Our Fire Safety Regulatory team have confirmed that the most recent Fire Safety Audits took place at the Ariel Court, Dumain Court and Hamlet Court on the following dates:

Building:	Date of most recent Fire Safety Audit	Outcome of Fire Safety Audit
Ariel Court	05 September 2017	Broadly Compliant
Dumain Court	06 September 2017	Broadly Compliant
Hamlet Court	21 September 2020	Broadly Compliant

The results of the audits confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises were deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.

I have included copies of the Fire Safety Audit reports for these audits to this response. Please note, personal data has been removed from the documents under [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](#).

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
Audit Completed 5 September 2017

Location Summary

File No: 09/221758
UPRN: 100023675952
Building Name:
Address: ARIEL COURT
OPAL STREET
LONDON
SE11 4HS
Use: D - Purpose Built Flats >=4 floors
Borough: Lambeth
Responsible Team: FSR Lambeth & Wandsworth
Station Ground: H22 - Lambeth
Risk Score: 4.25
Number of Floors: Total: 9 Basement: 0
No. of Beds: 0
Special Features:
Additional Detail: There is a dry riser inlet at ground floor level adjacent to the lifts and staircase. The dry riser outlets are only on the top 2 floors.

Environmental Risks:
Site Reinspection Date:
Heritage Building:
Petroleum Redevelopment:
Fire Fighter Risk:

Inspected property summary

Occupier Contact:
Address: ARIEL COURT
OPAL STREET
LONDON
SE11 4HS
Responsible Team: FSR Lambeth & Wandsworth
Occupancy Type: Sole Occupier
Use: D - Purpose Built Flats >=4 floors
Valuation Office: R3 - Flats/Mais 4 Flrs and over PB
Risk Score: 4.25
Total Capacity: 0
Maximum Number of people: 100 - 999
Property Size for Use: Very Large
In M²: 10301 to 12600
Environmental Risks:
Building features that may assist fire spread:

Flammable Materials

Stored:
Type: _____

Contacts

Contact Type Occupier
Sole Supplier Risk

Name	Default Property-Cottingham Close TMO
Responsible Person	[REDACTED]
Position	Estate Manager
Address	Cottingham Close Tenant Management Co-01 Opal Street London SE11 4HZ
Telephone	[REDACTED]
Fax	
Email	
URL	

Enforcement History

Articles

Article 9 - Risk Assessment

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

Compliance Level: Broadly Compliant

Observations:

05/09/2017 10:33: There are no deficiencies noted under Article 9 which means there should be a minimal risk to persons in case of fire.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL *"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"*
Is there effective Fire Safety Management?

Compliance Level: Broadly Compliant

Observations:

05/09/2017 10:34: There are no deficiencies noted under Article 11 which means there should be a minimal risk to persons in case of fire.

Article 17 - Maintenance

SAFETY CRITICAL *"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"*
Are fire safety provisions being adequately maintained?

Compliance Level: Broadly Compliant

Observations:

05/09/2017 10:41: The residents person was not available to discuss the maintenance of the emergency escape lighting.

Article 21 - Training

SAFETY CRITICAL *"The responsible person must ensure that his employees are provided with adequate safety training"*
Are employees being effectively trained?

Compliance Level: Not Applicable

Observations:

Article 14 - Emergency routes and exits

SAFETY CRITICAL *"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"*
Is effective means of escape provided and maintained?

Compliance Level: Broadly Compliant

Observations:

05/09/2017 10:36:There are no deficiencies noted under Article 14 which means there should be a minimal risk to persons in case of fire. There is adequate emergency escape lighting through the common parts and all the front doors to the flats are new.

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:

05/09/2017 10:35:There are no deficiencies noted under Article 13 (fire detection) which means there should be a minimal risk to persons in case of fire. There is no fire alarm or fire detection system on the premises and is not required.

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:

05/09/2017 10:40:There are no deficiencies noted under Article 15 which means there should be a minimal risk to persons in case of fire. The residents have a stay put procedure.

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:

05/09/2017 10:24
The audit was carried out 4th September 2017 on the back of a Station Alert PRA.

Premises: Nine storey purpose built block of flats. One enclosed central staircase leading to open air balconies and front doors to flats. Two lifts (with fire control switches) service alternate floors. Ground floor also has individual sheds and access to dry riser.

Means of escape was found to adequate. There was no fire alarm or fire detection system within the common parts and the residents have a stay put procedure.

Audit: 100% Common areas only.

Action: Verbal.

05/09/2017 10:24
Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance Level:	1 - Well above average
Property Risk Group:	B - Sleeping familiar or Licensed Premises
Life Risk:	1
Relative Risk:	5.03
Signature of Occupier:	
Date Completed	

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION

Fire Safety Audit Summary

Audit Information

Audited By [REDACTED]
Audit Completed 6 September 2017

Location Summary

File No: 09/184944
UPRN: 100023675953
Building Name: DUMAIN COURT
Address: DUMAIN COURT
OPAL STREET
LONDON
SE11 4SB
Use: D - Purpose Built Flats >=4 floors
Borough: Lambeth
Responsible Team: FSR Lambeth & Wandsworth
Station Ground: H22 - Lambeth
Risk Score: 5
Number of Floors: Total: 9 Basement: 0
No. of Beds: 0
Special Features:
Additional Detail: Nine storey purpose built block of flats. One central staircase leading to open air balconies and front doors to flats. Two lifts (with fire control switches) service alternate floors. Ground floor also has individual sheds and access to dry riser.
2016-12-02
Environmental Risks:
Site Reinspection Date:
Heritage Building:
Petroleum Redevelopment:
Fire Fighter Risk: Low

Inspected property summary

Occupier Contact:
Address: DUMAIN COURT
OPAL STREET
LONDON
SE11 4SB
Responsible Team: FSR Lambeth & Wandsworth
Occupancy Type: Occupier - multi or single occupancy
Use: D - Purpose Built Flats >=4 floors
Valuation Office: R3 - Flats/Mais 4 Flrs and over PB
Risk Score: 5
Total Capacity: 0
Maximum Number of people: 100 - 999
Property Size for Use: Large
In M²: 8301 to 10300
Environmental Risks:
Building features that may assist fire spread:
Flammable Materials
Stored:
Type: _____

Contacts

Contact Type Managing Agent

Sole Supplier

Risk Name Cottington Close TMO
Responsible Person [REDACTED]
Position Estate Manager
Address Cottington Close Tenant Management Co-o1 Opal StreetKenningtonLONDONSE11 4HZ
Telephone [REDACTED]
Fax
Email
URL
Contact Type Occupier
Sole Supplier Risk Name Default Property
Responsible Person
Position
Address DUMAIN COURTOPAL STREETLONDONSE11 4SB
Telephone
Fax
Email
URL

Enforcement History

Articles

Article 9 - Risk Assessment

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

Compliance Level: Broadly Compliant

Observations:

05/09/2017 10:09:There are no deficiencies noted under Article 9 which means there should be a minimal risk to persons in case of fire. 05/09/2017 10:08:The responsible person was not on site at the time of the audit. However, the premises were found to be satisfactory.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL *"The responsible person shall make appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"*
Is there effective Fire Safety Management?

Compliance Level: Broadly Compliant

Observations:

05/09/2017 10:10:There are no deficiencies noted under Article 11 which means there should be a minimal risk to persons in case of fire.

Article 17 - Maintenance

SAFETY CRITICAL *"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"*
Are fire safety provisions being adequately maintained?

Compliance Level: Broadly Compliant

Observations:

05/09/2017 10:14:The responsible person was not available to discuss the maintenance of the emergency escape lighting.

Article 21 - Training

SAFETY CRITICAL *"The responsible person must ensure that his employees are provided with adequate safety training"*
Are employees being effectively trained?

Compliance Level: Not

Observations:

Applicable

05/09/2017 10:15:N/A

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:

05/09/2017 10:12:There are no deficiencies noted under Article 14 which means there should be a minimal risk to persons in case of fire.

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:

05/09/2017 10:11:There was no fire alarm or fire detection within the common parts and not required.

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:

05/09/2017 10:13:There are no deficiencies noted under Article 15 which means there should be a minimal risk to persons in case of fire. The residents have a stay put policy.

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:

05/09/2017 10:22

The audit was carried out 4th September 2017 on the back of a Station Alert PRA.

Premises: Nine storey purpose built block of flats. One enclosed central staircase leading to open air balconies and front doors to flats. Two lifts (with fire control switches) service alternate floors. Ground floor also has individual sheds and access to dry riser.

Means of escape was found to adequate. There was no fire alarm or fire detection system within the common parts and the residents have a stay put procedure.

Audit: 100% Common areas only.

Action: Verbal.

05/09/2017 10:16

Initial Expectation: Verbal action

Specific instructions for Admin to action

Audit Calculation & Signature

Management Compliance Level:	1 - Well above average
Property Risk Group:	B - Sleeping familiar or Licensed Premises
Life Risk:	-2.1
Relative Risk:	4.7
Signature of Occupier:	
Date Completed	



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 21 September 2020

Location summary

File No
UPRN
Building Name Hamlet Court
Address Hamlet Court,
 Opal Street,
 London,
 SE11 4RR
Borough Lambeth
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Lambeth & Wandsworth
Station Ground H22 - Lambeth
Site Risk Score 0.00
Total Floors 9 **Basement floors** 0
Estimated number of sleeping 0
Special Features
Additional detail

Purpose built flats comprised of 9 floors with predominantly brick and concrete construction; Owned and managed by Lambeth Council. Single storey flats, five per floor. Ground floor access to some flats with open air balcony escape routes on upper floors. single central protected stair. serving balconies. Stay put policy cited. Short travel distances with new GERDA fire doors to all flats and windows above 1100mm.

Premises Description Purpose built flats comprised of 9 floors with predominantly brick and concrete construction; Owned and managed by Lambeth Council. Single storey flats, five per floor. Ground floor access to some flats with open air balcony escape routes on upper floors. single central protected stair. serving balconies. Stay put policy cited. Short travel distances with new GERDA fire doors to all flats and windows above 1100mm.

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

Occupier Contact Address	Lambeth Council Hamlet Court, Opal Street, London, SE11 4RR
Responsible team	FSR Lambeth & Wandsworth
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	0.00
Reinspection Date	N/A (SAMPLE)
Total Capacity	0
Maximum number of people	>100
Property Size for use	Very Small 1400m ² to 3000m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	No
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Defend in place -Stay Put
History of fires?	YES

Contacts

Occupier - NEW

Name Lambeth Council
Responsible Person The Chief executive
Position The Chief executive
Address Lambeth Town Hall,
 1 Brixton Hill,
 London,
 SW2 1RW
Email [REDACTED]

Owner/Co-Owner - NEW

Responsible Person [REDACTED]
Position Project Manager-FRA team
Address London Borough of Lambeth
 Civic Centre,
 4th Floor,
 6 Brixton Hill,
 London,
 SW2 1EG
Telephone [REDACTED]
Email [REDACTED] / [REDACTED]

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

FRA carried out by Lambeth and located online for review. Dated 9/10/18. Cites stay put policy. Suitable and sufficient with no significant failings.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Managed by Lambeth Council. Contracts in place and premises in good order with evidence of monitoring and review.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

No common parts AFA; Not required due to external escape routes and stay put policy.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Purpose built flats comprised of 9 floors with predominantly brick and concrete construction. Single storey flats, five per floor. Ground floor access to some flats with open air balcony escape routes on upper floors. single central protected stair. serving balconies. Short travel distances with new GERDA fire doors to all flats and windows above 1100mm. Emergency lighting provided in stair.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Lambeth 'Stay Put' fire action notice displayed. Suitable and sufficient wording in accordance with policy, with appropriate caveats.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Maintained by Lambeth Council. Contracts in place with evidence of monitoring on site. new fire doors and emergency lighting in good order.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Not Applicable

Observations

None

Article 8 - General fire precautions

Safety Evaluation	Observations
Not Applicable	None

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

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

Safety Evaluation	Observations
Broadly Compliant	Fire control on lifts working at time of visit.

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

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

Audit Conclusion

08/09/2020 17:22
 Audit Conclusion:- Verbal action only- No major concerns

Post fire audit inc; 090611

10% of premises audited (common Parts)

BRDO not pertinent; ORD, IMS, Portal and Farynor checked.

Audited on 2/9/20

08/09/2020 17:14
 Initial Expectation: Verbal action

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	-6.9
Actual Risk Score	4.19
Risk Score	4.25

Audit Timings

Audit Duration
110

Travel Time
80

Post Audit Processing Duration
110