

Freedom of Information request reference number: 6175.3

Date of response: 14 March 2022

Request:

Bailey House (SE18), Bush House (SE18) and Butterfield House (SE18).

1. *What 'Broadly compliant' meant within the context?*
2. *What do we need to do to become 100% compliant? resolve the internal issue you have reported to the responsible person?*
3. *How do we get rid of WW?"*

Response:

Please see my response to each of your queries in turn below:

What 'Broadly compliant' meant within the context?

Typically there are three outcomes that could occur following a fire safety audit conducted by the LFB. 'Broadly Compliant' is one of these options. If a building is broadly compliant, this means the result of the fire safety audit confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found. This means that no enforcement action (informal or formal) was required as a result and no notices were issued by the LFB.

The LFB publish information about our legal enforcement responsibilities on our website. This information can be accessed via the following link: <https://www.london-fire.gov.uk/about-us/what-we-do/enforce-fire-safety-legislation/>

The table below details the three typical fire safety result audit outcomes (including 'Broadly Compliant') and the what this means for the Responsible Person (RP) for the building:

Outcome of Fire Safety Audit	What this means
Broadly Compliant	The result of the fire safety audit 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.
Non-Compliant and an informal notification of (fire safety) deficiencies (NOD) is issued for the premises	<p>The result of the audit confirmed that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for the premises.</p> <p>When issuing a NOD the expectation is that the issues are minor enough that they can be rectified without needing any formal intervention from the LFB (which is different to an Enforcement Notice). As such, it would be for the Responsible Person(s) of the premises to be satisfied the deficiencies noted are addressed appropriately and within the recommend time frame. The LFB will then check these issues when the property is visited at the next routine inspection (according to the level of risk).</p>
Non-Compliant and an Enforcement Notice (EN) is served on the premises	<p>The result of the audit confirmed failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and, as a result, an enforcement notice was served on the premises.</p> <p>Copies of Enforcement Notices issued are published online and can be accessed via the following link: https://www.london-fire.gov.uk/community/public-notices/</p>

What do we need to do to become 100% compliant? resolve the internal issue your have reported to the responsible person?

When the LFB issues a notice to the Responsible Person (RP) for the building, this will include a schedule which specifies the steps which need to be taken by the RP in order for them to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO).

How do we get rid of WW?

Waking watches in unsafe buildings are not imposed by the fire service, they are put in place by the person responsible for fire safety in each building, such as the building owner or manager, based on the findings and recommendations of a competent fire safety person and should be captured as part of their Fire Risk Assessment.

While the Brigade has a role in enforcing fire safety legislation, it does not make a decision on which interim measures are put in place in a building. However, the Brigade's fire safety inspectors will not leave an unsafe building without any safety measures in place due to the significant risk to residents. The Brigade accepts that in some cases a waking watch is the only viable option until a common alarm is fitted, other than evacuating the whole building.

Further information can be found on the LFB website, here: <https://www.london-fire.gov.uk/news/2022-news/january/brigade-clarifies-implementation-of-waking-watches-and-other-interim-fire-safety-measures/>

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/>