

Freedom of Information request reference number: 6953.1

Date of response: 08/11/2022

Request:

*Back in 2018 / 2019 I have an inspector visit our commercial areas at The Baynards.
 She inspected the area of 1 Chepstow Place, W2 4TE, 27 Hereford Road W2 4TQ and 29 Hereford Road W2 4TF*

We need to confirm when the fire service last attended the commercial areas and when the most recent formal inspection took place.

Can you please supply this to me.

Response:

The table below shows the dates that our Fire Safety Regulatory (FSR) team last (formally) audited the buildings surrounding Baynards and the outcome of the audit:

Premises	LFB file number	Date of most recent Fire Safety Audit	Outcome of most recent Fire Safety Audit	Enforcement action
27 HEREFORD ROAD, W2	01/191624	7 July 2020	Broadly compliant	None
29 HEREFORD ROAD, W2	01/191625	13 July 2020	Broadly compliant	None
BAYNARDS HOUSE, 1 CHEPSTOW PLACE, W2	01/174718	11 November 2011	Broadly compliant	None
BAYNARD HOUSE 127-131 WESTBOURNE GROVE, W2	01/023779	31 May 2022	Broadly compliant	None

I have attached a copy of the audit reports for the most recent audit to take place for each of the premises listed above to this response. Personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

LFB fire station crews have also attended 27 and 29 Hereford Road to conduct operational familiarisation visits on the following dates:

Type	Address	Date of Visit	Job type	Status
Station Visit	29 HEREFORD ROAD, W2 4TF	11/03/2020	Potential High Rise Premises 7(2)d	Completed
Station Visit	27 HEREFORD ROAD, W2 4TQ	09/03/2020	Potential High Rise Premises 7(2)d	Completed

We also have a record of attending the following incidents at these addresses since 2015:

Type	Address	Time of call	Description
Fire	BAYNARD HOUSE, 127-131 WESTBOURNE GROVE, W2	24/02/2022	Primary Fire
False Alarm	29 HEREFORD ROAD, W2	23/10/2021	False alarm - Good intent
False Alarm	BAYNARDS HOUSE, 1 CHEPSTOW PLACE, W2	03/11/2019	False alarm - Good intent
Fire	BAYNARDS HOUSE, 1 CHEPSTOW PLACE, W2	19/10/2018	Primary Fire
Fire	127-131 WESTBOURNE GROVE, W2	17/05/2015	Secondary Fire

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 PREMISES INSPECTION AND DATA COLLECTION FORM

1. Location Detail Tab

File No:	01/174718		
UPRN:	100023482067		
Building Name:			
Address:	BAYNARDS HOUSE 1 CHEPSTOW PLACE LONDON W2 4TE		
Use:	Purpose Built Flats >=4 floors		
Borough:	Westminster		
Borough Fire Safety Team:	FSR Paddington		
Station Ground:	G48 - Paddington		
Risk Score:	5		
SIC Code:			
Number of Floors:	Total: 5	Basement: 1	
Floor Area (m2):	Total: 1800	Average: 300	
No. of Protected Staircases:	3		
No. of Beds:	0		
% Open Plan:	5		
Special Features:	2		
Additional Detail:			
Environmental Risks:			
Reinspection Date:	2011-09-08		
Heritage Building:	<input type="checkbox"/>		
Petroleum Redevelopment:	<input type="checkbox"/>		
Fire Fighter Risk:	Low		
Unwanted Fire Signals Count:	0		

2. Protection Tab

Fire Alarm

Alarm Type: AFA with AFD

Management Standard: Standard

BS Compliance

Material Deviations from Brigade preferred standard

Call Point Type: Break Glass

Sounder Type: Bell/Sounder

Power Supply Type: Mains

Automatic Fire Detection

Type: Combination

Management Standard: Standard

Remotely Monitored

- BS Compliance

Smoke Ventilation

Type: Mechanical

Management Standard: Standard

- BS Compliance

Sprinklers

Type: Dry Pipe

Management Standard: Standard

% Covered

- Domestic Installation
- BS Compliance

General

- Fire Instructions Displayed
- Fire Drills And Training
- Brigade Appliance Access

Special Features:

Number of Firefighting Shafts:

- BS Applies
- Engineering Solution Applies
- Trade Off Measures

Other Legislation:

3. Alias Tab

Alias Address

4. Property Detail Tab

Occupier Contact:

Address:	<input type="text" value="Flat 1
1 Chepstow Place
London
W2 4TE"/>
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Responsible Team: FSR Paddington
Occupancy Type: Sole Occupier
Use: Purpose Built Flats >=4 floors
Valuation Office: Flats/Mais 4 Flrs and over PB
Risk Score: 5
Re-inspection Date: 2011-09-08
Total Capacity: 0
Floor Capacity: 0
Property Size for Use: Very Small
In M²: 1400 to 3000
Is Non Ambulant:
Occupancy Times: 24 Hours
Exceptional Value:
Environmental Risks:

- Air

Flammable Materials

Stored:

Type:

5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	100 - 999	100 - 999
04:00 - 08:00	100 - 999	100 - 999
08:00 - 12:00	100 - 999	100 - 999
12:00 - 16:00	100 - 999	100 - 999
16:00 - 20:00	100 - 999	100 - 999
20:00 - 24:00	100 - 999	100 - 999

6. Contacts Tab

Contact Type	Occupier
Sole Supplier Risk	
Name	Baynards
Responsible Person	[REDACTED]
Position	MANAGER
Address	1 Chepstow PlaLONDONW2 4TE
Telephone	[REDACTED]
Fax	
Email	
URL	
Contact Type	On Site Representative
Sole Supplier Risk	
Name	Baynards
Responsible Person	[REDACTED]
Position	Estate Manager
Address	1 Chepstow PlaceWestminsterLONDONW2 4TE
Telephone	[REDACTED]
Fax	
Email	
URL	

Abstracts

Part B - Fire Safety Audit

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:

Article 10 - Principles of prevention to be applied

SAFETY CRITICAL *"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"*
Have any preventative and protecting measures been implemented?

Compliance Level: Broadly Compliant Observations:

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Is there effective Fire Safety Management?

Compliance Level: Broadly Compliant

"The responsible person shall make . appropriate arrangements.for the effective planning, organisation control, monitoring & review of preventive and protective measures"

Observations:

Article 17 - Maintenance

SAFETY CRITICAL
Are fire safety provisions being adequately maintained?

Compliance Level: Broadly Compliant

"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"

Observations:

RECORDS REVIEWED

Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

SAFETY CRITICAL
Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?

Compliance Level: Not Applicable

"Where necessary.to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure.facilities, equipment and devices provided.use by or protection of fire-fighters.suitable system of maintenance.maintained.working order and in good repair"

Observations:

Article 19 - Provision of information to employees

Is adequate provision made to provide information to employees?

Compliance Level: Broadly Compliant

"The responsible person must provide his employees with comprehensible and relevant information"

Observations:

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

Is adequate information provided to employers and employees from outside undertakings?

"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"

Compliance Level: Broadly Compliant

Observations:

Article 22 - Co-operation and co-ordination

Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?

"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"

Compliance Level: Not Applicable

Observations:

Article 21 - Training

**SAFETY CRITICAL
Are employees being effectively trained?**

"The responsible person must ensure that his employees are provided with adequate safety training"

Compliance Level: Broadly Compliant

Observations:

Article 12 - Elimination or reduction of risks from dangerous substances

**SAFETY CRITICAL
Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?**

"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"

Compliance Level: Not Applicable

Observations:

Article 16 - Additional emergency measures in respect of dangerous substances

Are there suitable additional emergency measures provided to safeguard all relevant persons from an accident, incident or emergency related to dangerous substances in or on the premises?

"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable warning and other communication systems are established, escape facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"

Compliance Level: Not Applicable

Observations:

Article 18 - Safety assistance

Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?

"The responsible person must appoint competent persons to assist him in undertaking preventive and protective measures"

Compliance Level: Broadly Compliant

Observations:

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:

ALL ESCAPE ROUTES CLEAR AND USABLE

Article 8 - General Fire Precautions

SAFETY CRITICAL
Are employers carrying out their general fire precaution responsibilities?

"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"
(see Article 4, meaning of general fire precautions)

Compliance Level: Broadly Compliant

Observations:

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:

Article 13 - Fire Fighting Equipment

Are effective fire fighting equipment arrangements provided?

"Where necessary the responsible person must ensure that the premises are equipped with appropriate fire-fighting equipment"

Compliance Level: Broadly Compliant

Observations:

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?

Compliance Level: Broadly Compliant

"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"

Observations:

Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches? "Prescribed voltage"

means:

1000v AC or 1500v DC between two conductors. 600 v AC or 900 v Dc between conductor and earth

Compliance Level: Not Applicable

"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"

Note This article does not apply to licensed premises authorised to for the exhibition of a film

Observations:

Article 23 - General duties of employees at work

Are employees carrying out their general duties while at work?

Compliance Level: Broadly Compliant

"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"

Observations:

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken
No (Compliant)

Article 29 - Current alterations notices

Has the Responsible Person failed to comply with any alterations notice served on the premises where a prosecution has **not** been taken
Not Applicable

Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken
Not Applicable

Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken
Not Applicable

Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken
Not Applicable

Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions
Not Applicable

Management Compliance Level

Management Compliance Level:

1 - Well above average

Initial Expectation: Verbal action

Considered EMM

Confirmed Action: Verbal action

Audit Conclusion:

100% audit of communal areas and moe all satisfactory

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works

Peak Activity Inspections required:

General Notes
(eg Instructions to Admin)

Non-Farynor required detail:

History Of Fires

Fire Setting In Area

Appliance Access:

Water Supplies:

Average

Average

Occupants Predominant Type:

Fire Warning System:

Average Mobility

Adequate

Fire Loading:

Average

Features Assisting Fire Spread:

- Atrium
- Unprotected Voids
- Unprotected Ducts
- Other

Audit Calculation & Signature

Management Compliance Level:	1 - Well above average
Property Risk Group:	B - Sleeping familiar or Licensed Premises
Life Risk:	-8
Relative Risk:	4.12
Signature of Occupier:	
Date Completed	21 November 2011



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 31 May 2022

Location summary

File No 01/023779
UPRN 10033548523
Building Name BAYNARDS GREEN
Address BAYNARD HOUSE
 127-131 WESTBOURNE GROVE
 LONDON
 W2 4UP
Borough Westminster
Use N - Shop
Responsible Team FSD LAM- WAND- WEST
Station Ground A21 - Paddington
Site Risk Score 9.00
Building Height band Unknown
Total Floors 2 **Basement floors** 1
Estimated number of sleeping 0
Special Features

Additional detail

This is a 5-storey building plus a basement, privately owned flats above: file number: 01/174718. Space.NK Apothecary occupies the ground floor and basement only, which at the time of this audit is not being used, except for staff to use the WCs. Customers are not allowed at basement level. The ground floor consists of the sales/customer area, a small stock room and a staff office. Space.NK Apothecary used to sublease the basement area to Margaret Dabbs [Foot Clinic and Nail Spa company] but Margaret Dabbs currently sits within the Space.NK Apothecary store at rear of ground floor [five treatment rooms, reception desk, and a waiting area]. Margaret Dabbs is a separate company that hires a portion of the ground floor space from Space.NK Apothecary. Ground floor exits: from the main front entrance at Westbourne Grove and side exit off Chepstow Place. Also, a rear ground floor exit, via Margaret Dabbs's space. There is an accommodation staircase to the basement and single separate fire exit from the basement, that leads to a carpark for flats above.

Premises Description **NONE**

Exterior Wall Cladding N/A

Exterior Wall Insulation N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks * Air

Features assisting fire spread NONE

Site Reinspection date 4 April 1991

Heritage Building No

Balconies present? No

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (OCCUPIER PROPERTY)

Occupier Contact Space NK Apothecary
Address BAYNARD HOUSE
 127-131 WESTBOURNE GROVE
 LONDON
 W2 5RU

Responsible team FSD LAM- WAND- WEST
Occupancy Type Occupier - multi or single occupancy
Property Use N - Shop
Valuation Office CS4 - Kiosk or Shop
Original Risk Score 4.75
Reinspection Date N/A (SAMPLE)
Last Inspection 8 April 2022
Total Capacity 0
Maximum number of people 20-100
Property Size for use Small
 131m² to 200m²

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 None
Covers MOE/Common areas? Yes
Sprinklers Installed? Yes
Sprinkler Type None
Coverage % 0
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	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Space NK Apothecary
Responsible Person	[REDACTED]
Position	Branch Manager
Address	BAYNARD HOUSE 127-131 WESTBOURNE GROVE LONDON W2 5RU
Telephone	[REDACTED]
Email	[REDACTED]@spacenk.com

On Site Representative - NEW

Name	Space NK Limited
Responsible Person	The Company Secretary
Position	The Company Secretary
Address	5th Floor Shropshire House 11-20 Capper Street London WC1E 6JA

Other relevant contact - NEW

Name	Space NK Apothecary
Responsible Person	[REDACTED]
Position	Assistant Manager
Address	BAYNARD HOUSE 127-131 WESTBOURNE GROVE LONDON W2 5RU
Telephone	[REDACTED]
Email	[REDACTED]@spacenk.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the audit, there was a fire risk assessment provided, carried out inhouse on 28/06/2021 and is reviewed yearly. The fire risk assessment provided information about the significant findings, deadlines for actions to be completed by and provided evidence that all risks had been covered and how to mitigate them.

Article 11 - Fire Safety Arrangements

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

During the audit, there was evidence to support that there is effective and proactive fire safety management on the premises. The RP stated she does the following, and records were shown to evidence this: AFD and call points – testing/checks are done once a week. Daily checks of the Fire Alarm Panel. Emergency light – testing/checks are done once a month. Daily checks of means of escape and exits daily checks of all fire doors. During the audit, combustibles were found, in a small room at basement level where servicing/ pipes run through. Advice given to RP to remove this.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Detection was seen in every room/area. Upon visual inspection, detection looked to be in good working order showing no evidence of faults or defects. The FAP was found to be in good working order, also showing no evidence of faults. FAP is located on the ground floor shop area.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit the means of escape was clear from obstruction. Final exits had exit signs. Directional signs were clearly and suitable placed throughout the premises, emergency lighting was throughout the premises.

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Verbal Advice Given

Observations

Space.NK Apothecary has a simultaneous evacuation strategy; where people will be awake and where the staff and the manager on duty will facilitate the simultaneous evacuation. Staff will raise the alarm, usher all staff and customers out of the store, go to the assembly point and call 999. The assistant manager stated their assembly point is across the road. Advice given to her to reconsider their assembly point to a side street in order to reach the assembly point without crossing the potential busy road and subsequent changing FAN and training of staff/letting staff know the location of the new assembly point, if considered and implemented.

This is a post fire audit. According to the assistant manager an electrical heater was plugged in for a "very long time", on the ground floor. The appliance started to excrete smoke, which was noticed by a staff member straight away, who then raised the alarm and called 999. There was no flame and smoke damage was limited to the item first damaged. The RP stated electrical heaters will not be used in the store any longer.

Not all call points had a fire action notice next to or near them – advice given to RP to correct this.

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

At the time of the audit, visual inspections of general fire precautions and records showed that they are being maintained on a regular basis by competent persons. An emergency lighting at ground floor rear exit was not working upon visual inspection but it was stated that this is part of planned maintenance and the servicing company has been notified and works to fix it will be done a day after the audit.

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

10 people are currently employed at this branch; about 3-5 work per day. New staff members are trained during their induction; they read through their staff training manual (which includes fire safety). Training entails making sure employees know what to do in the event of an emergency, how to raise the alarm, the locations of all the means of escape and the nearest exit, the location of the assembly point and the emergency service to call. Refresher training and drills are conducted every 12 months.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

No ducting extraction system in the premises. During the audit, there was evidence that significant findings of the risk assessment have been implemented/actioned. No compartmentation issues found during the audit.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations

The fire risk assessment is present and has identified appropriate risks of the premises and the action plan provides measures to reduce, remove or replace risks within the premises. Evidence of PAT testing was seen and done 08/06/21 and is done annually. Fixed Electrical testing certificate seen, also done in 2021, and was satisfactory.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations

Cleaning material is stored in a suitable area, not impacting on the means of escape.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Verbal Advice Given

Observations

The premises has firefighting equipment throughout and were found to be suitable and sufficient. One Co2 extinguisher was incorrectly signed – advice given to correct this.

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

Safety Evaluation

Not Applicable

Observations

Not applicable; no additional measures are needed.

Article 18 - Safety assistance

Safety Evaluation

Broadly Compliant

Observations

The fire risk assessment identifies the need to appoint competent persons to assist in undertaking the preventive and protective measures.

Article 19 - Provision of information to employees

Safety Evaluation

Broadly Compliant

Observations

See articles 15 and 21.

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

Safety Evaluation

Broadly Compliant

Observations

There is a process in place for outside bodies to sign-in and sign-out with staff members on the premises.

Article 22 - Co-operation and co-ordination

Safety Evaluation

Broadly Compliant

Observations

The RP stated the alarm system is not linked to the flats above. Space.NK Apothecary has responsibility for the maintenance of the life safety systems on the ground and basement levels. Space.NK Apothecary also has responsibility to lock the branch; they stay open for business a few hours longer than Margaret Dabbs each day. Space.NK Apothecary have shared their fire risk assessment with the owners of the building and Margaret Dabbs.

Article 23 - General duties of employees at work

Safety Evaluation

Not Applicable

Observations

None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation

Not Applicable

Observations

This article is not applicable.

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

Safety Evaluation	Observations
Not Applicable	This article is not applicable.

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

31/05/2022 12:24

Pre audit checks: Farynor, IMS, Companies House, BOSS, Primary Authority, the portal, google street view, Power BI, Imapping. This was a post fire audit and consisted of the basement and ground floor Space.NK Apothecary space only, and the ground floor and basement exits/means of escape. The audit was with Assistant Manager [REDACTED], accompanied by FSA [REDACTED], and there was a brief conversation with myself and Space.NK Apothecary's Property Manager [REDACTED] after the audit, to summarise the findings of the audit with him.

Issues were found that needs to be addressed. I believe there is a proactive attitude to fire safety from the assistance manager and [REDACTED], who took notes during the audit walkaround, and she stated advice given will be raised by her to the branch manager and their HQ.

Space.NK Apothecary's FRA considers the fire risks if the ground floor and the basement levels. The FRA of the Margaret Dabbs would consider the fire risks of the treatment rooms and/or operations of their business. Arrangement to be made to conduct a separate audit of Margaret Dabbs, requesting the fire risk assessment and enquiring about what is the fire safety arrangements of the Spa company. Contact information given and a GN_66 sent to [REDACTED]@margaretdabbs.co.uk after the audit.

Confirmed action: Verbal action.

31/05/2022 12:23

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

Compliance Level	1 - Well above average
Property Risk Group	C - Public unfamiliar
Life Risk	-4
Actual Risk Score	4.2
Risk Score	4.25

Audit Timings

Audit Duration

150

Travel Time

90

Post Audit Processing Duration

420



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 7 July 2020

Location summary

File No 01/191624
UPRN 100023617785
Building Name
Address 27 HEREFORD ROAD
 LONDON
 W2 4TQ
Borough Westminster
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Westminster
Station Ground A21 - Paddington
Site Risk Score 4.00
Total Floors 7 **Basement floors** 1
Estimated number of sleeping 0
Special Features
Additional detail Purpose built flats linked at basement level car park with 29 Hereford Rd and 1 Chepstow Place
Premises Description **NONE**
Environmental Risks * Air
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)

Occupier Contact Baynards Green Management Ltd
Address 27 HEREFORD ROAD
 LONDON
 W2 4TQ
Responsible team FSR Westminster
Occupancy Type Occupier - multi occupancy
Property Use D - Purpose Built Flats >=4 floors
Valuation Office R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score **4.00**
Reinspection Date N/A (SAMPLE)

Last Inspection	11 March 2020
Total Capacity	0
Maximum number of people	<u>20-100</u>
Property Size for use	Small 3001m ² to 5000m ²
Environmental Risks	* Air
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?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Alternate
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**

Name	Baynards Green Management Ltd
Responsible Person	[REDACTED]
Position	Estate Manager
Address	1 Chepstow Place Westminster London W2 4TE
Telephone	[REDACTED]
Email	[REDACTED]@bgml.co.uk

Managing Agent

Name	Baynards Green Management Limited
Responsible Person	[REDACTED]
Position	Estate Manager
Address	1 Chepstow Place Westminster London W2 4TE
Telephone	[REDACTED] - Estate Manager

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FRA carried out annually, most recently 7/17 by CS Todd and internally reviewed. Significant findings and action plan are clear and addressed by RP. FRA considers provision and maintenance of FS systems, use of premises and risk to relevant persons. Individual risk assessments carried out where necessary. Stay put policy which is suitable for purpose built flats

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FS managed on site by premises manager with support from 24 hour staff and management company . FS measures- AFD,AOVs EL, and FFE (where supplied) are all serviced and tested regularly with internal checks and audits to ensure good maintenance . Fire strategy is suitable for premises , supported by regular staff training Fire doors in communal areas have been replaced within the last year and fire stopping within riser cupboards has been upgraded. Escape routes were clear and available. On site team of concierges who walk escape routes and checks for any issues with fire safety measures. Proactive and efficient fire safety management

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Stay put policy . Alarm is supplied but not required in common parts- AFD in corridors and staircase to operate the smoke ventilation systems in each lobby and staircase. Control panels are fitted at Chepstow Pace entrance. Stay put policy . Alarm not required in common parts- AFD in corridors and staircase to operate the smoke ventilation systems . Control panels are fitted at Chepstow Pace entrance. Alarm provided with sounders in concierge areas , gym and car park and evacuate strategy operates in these areas.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Premises is a residential block with basement and five floors . There is a single main staircase which is covered by an automatic ventilation system. Flat front doors and staircase doors are fire resisting and self closing .EL and fire exit signage provided ..Front doors have electronic locks with manual override. Escape routes are well maintained , clear and available and checked regularly by concierge

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Stay put strategy in residential areas with AFD operating AOVs. Alarm provided with sounders in concierge areas , gym and car park and evacuate strategy operates in these areas

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Good maintenance of FS measures. Service contracts in place for fire alarm, provided in car park and concierge areas , and emergency lighting . Weekly fire alarm tests carried out and serviced by external company. . Means of escape and escape routes were well maintained and available . Fixed wiring and lightning protection systems checked regularly , most recently 2019. Concierge on site 24 hours to assist with maintenance of FS measures, fire alarm tests, regular patrols etc

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is a team of 24 hour concierges on site plus estate management team .All staff are trained at induction and at regular intervals with external fire marshal training.

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations
None

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
FFE provided for staff use only.

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

Safety Evaluation
Not Applicable

Observations
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
Broadly Compliant	External employees in concierge team may be agency staff who receive induction and operate policy that there should always be experienced staff member . Contractors must sign into site etc.

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Broadly Compliant	Co-operation with other blocks , managed from Chepstow Place.

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	DRM provided and adequately maintained.

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

07/07/2020 18:54

Premises audited as part of re-inspection programme and team plan work . This premises is a small apartment block of 7 floors in total and forms part of larger development including 29 Hereford Rd , 01/191625 and 1 Chepstow Place , 01/23779. Well managed with adequate fire safety systems including EL , fire alarm in common parts to operate AOV ,and one escape routes serving upper floors which has ventilation system in corridors and staircase. Large car park in basement underneath all blocks - these areas have sprinklers and an evacuate fire strategy. . Good maintenance and service records available. Escape routes well maintained, clear and available. Met with estate manager, [REDACTED]. Scored broadly compliant .

07/07/2020 18:50

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	-5.1
Actual Risk Score	4.32
Risk Score	4.25

Audit Timings

Audit Duration
180

Travel Time
60

Post Audit Processing Duration
60



Fire Safety Audit Report

Audit Information

Audited By [REDACTED] ([REDACTED])
Audit Completed 13 July 2020

Location summary

File No 01/191625
UPRN 100023617786
Building Name
Address 29 HEREFORD ROAD
 LONDON
 W2 4TF
Borough Westminster
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Paddington
Station Ground A21 - Paddington
Site Risk Score 4.00
Total Floors 6 **Basement floors** 1
Estimated number of sleeping 0
Special Features
Additional detail 38 Flats- one of three blocks - main entrance is situated at 1 Chepstow Place , also linked to 27 Hertford Rd , shared car park in basement
Premises Description **NONE**
Environmental Risks * Air
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)

Occupier Contact Baynards Green Management Ltd
Address 29 HEREFORD ROAD
 LONDON
 W2 4TF
Responsible team FSR Westminster
Occupancy Type Occupier - multi or single occupancy
Property Use D - Purpose Built Flats >=4 floors
Valuation Office R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score 4.00
Reinspection Date N/A (SAMPLE)

Last Inspection	11 March 2020
Total Capacity	0
Maximum number of people	<u>>100</u>
Property Size for use	Very Small 1400m ² to 3000m ²
Environmental Risks	* Air
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?	Yes
Sprinkler Type	Alternate
Coverage %	15
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**

Name	Baynards Green Management Ltd
Address	29 Hereford Road Westminster London W2 4TF

Managing Agent

Name	Baynards Green Management Ltd
Responsible Person	[REDACTED]
Position	Managing Agent
Address	1 Chepstow Place Westminster London W2 4TE
Telephone	[REDACTED]
Email	[REDACTED]@bgml.co.uk

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FRA carried out annually, most recently 7/17 by CS Todd and internally reviewed. Significant findings and action plan are clear and addressed by RP. FRA considers provision and maintenance of FS systems, use of premises and risk to relevant persons. Individual risk assessments carried out where necessary. Stay put policy which is suitable for purpose built flats

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FS managed on site by premises manager with support from 24 hour staff and Grosvenor head office. FS measures- AFA, AFD, EL, and FFE are all serviced and tested regularly with internal checks and audits to ensure good maintenance. Fire strategy is suitable for premises, supported by regular staff training. Fire doors in communal areas have been replaced within the last year and fire stopping within riser cupboards has been upgraded. Escape routes were clear and available. On site concierge who walks escape routes, removes rubbish and checks for any issues with fire safety measures. Proactive and efficient fire safety management.

Article 13 - Detection and warning

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Stay put policy . Alarm not required in common parts- AFD in corridors and staircase to operate the smoke ventilation systems . Control panels are fitted at Chepstow Pace entrance. Alarm provided with sounders in concierge areas , gym and car park and evacuate strategy operates in these areas.

Article 14 - Emergency routes and exits

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Premises is a residential block with basement and five floors . There is a single main staircase which is covered by an automatic ventilation system. Flat front doors and staircase doors are fire resisting and self closing .EL and fire exit signage provided ..Front doors have electronic locks with manual override. Escape routes are well maintained , clear and available and checked regularly by concierge

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

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Stay put strategy in residential areas with AFD operating AOVs. Alarm provided with sounders in concierge areas , gym and car park and evacuate strategy operates in these areas

Article 17 - Maintenance

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

Good maintenance of FS measures. Service contracts in place for fire alarm, provided in car park and concierge areas , and emergency lighting . Weekly fire alarm tests carried out and serviced by external company. . Means of escape and escape routes were well maintained and available . Fixed wiring and lightning protection systems checked regularly , most recently 2019. Concierge on site 24 hours to assist with maintenance of FS measures, fire alarm tests, regular patrols etc

Article 21 - Training

**SAFETY CRITICAL
Safety Evaluation**
Broadly Compliant

Observations

There is a team of 24 hour concierges on site plus estate management team .All staff are trained at induction and at regular intervals with external fire marshal training.

Article 8 - General fire precautions

Safety Evaluation
Not Applicable

Observations
None

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations
None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations
None

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations

FFE provided in car park and staff areas, appropriate to risk and serviced regularly.

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
Broadly Compliant	Good co -ordination with other blocks in this development , 27 Hereford Rd and 1 Chepstow Place

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
Not Applicable	None

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

13/07/2020 15:31
 Travel time shared with audit 2009199.
 13/07/2020 15:29
 Premises audited as part of re-inspection programme and team plan work . This premises is a small apartment block of 7 floors in total and forms part of larger development including 27 Hereford Rd , 01/191624 and 1 Chepstow Place , 01/23779. Well managed with adequate fire safety systems including EL , fire alarm in common parts to operate AOV ,and one escape routes serving upper floors which has ventilation system in corridors and staircase. Large car park in basement underneath all blocks - these areas have sprinklers and an evacuate fire strategy. . Good maintenance and service records available. Escape routes well maintained, clear and available. Met with estate manager, [REDACTED] . Scored broadly compliant .
 13/07/2020 15:28
 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	-8.2
Actual Risk Score	4.11
Risk Score	4.00

Audit Timings

Audit Duration
15

Travel Time
150

Post Audit Processing Duration
90