

**Freedom of Information request reference number:** 7382.1

**Date of response:** 10 May 2023

**Request:**

*Is it possible to obtain a copy of the fire safety report produced by the London Fire Service for Discovery Dock Apartments East, E14 9RU?*

**Response:**

The results of the fire safety audit which took place at Discovery Dock Apartments East in April 2023, confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO).

As a result the premises was deemed broadly compliant. I attach a copy of the Fire Safety Audit Report to this response. It can be found on pages 2 to 10 of this document.

Please note, personal data has been removed from the attached 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](#)



## Fire Safety Audit Report

### Audit Information

**Audited By** [REDACTED]  
**Audit Completed** 14 April 2023

### Location summary

**File No** 05/015084  
**UPRN** 6357340  
**Building Name** Discovery Dock East  
**Address** DISCOVERY DOCK APARTMENTS EAST  
 3 SOUTH QUAY SQUARE  
 LONDON  
 E14 9RZ  
**Borough** Tower Hamlets  
**Use** D - Purpose Built Flats >=4 floors  
**Responsible Team** FSD B&D-CITY-NEW-THAM  
**Station Ground** F22 - Poplar  
**Site Risk Score** 4.75  
**Building Height band** 30-50  
**Total Floors** 18 **Basement floors** 4  
**Estimated number of sleeping** 0  
**Special Features**  
**Additional detail** Fire exit from the basement is shared with the residential part of the building.

#### Premises Description

Goodman restaurant occupies part of the ground and basement floor of Discovery Dock Apartments East residential building. Entry is gained via South Quay Walk. Building is brick & steel constructed. Seating is located on the ground floor and outside. Basement area contains staff area, kitchen prep, goods lift and chemical storage.

AOV's

1 stair and 2 lifts=1 Firefighter. Dry riser. 24hr concierge.

**Exterior Wall Cladding** N/A

**Exterior Wall Insulation** N/A

**Cladding/Insulation details confirmed by** NOT CONFIRMED

**Environmental Risks** NONE

**Features assisting fire spread** NONE

**Site Reinspection date**

**Heritage Building** No

**Balconies present?** Yes

**Gas Supply present?** No

**Petroleum redevelopment?** No

**Known firesetting in area?** No

## Site lone worker risk

## Property Detail (DEFAULT PROPERTY)

<b>Occupier Contact Address</b>	Default Property DISCOVERY DOCK APARTMENTS EAST 3 SOUTH QUAY SQUARE LONDON E14 9RZ
<b>Responsible team</b>	FSD B&D-CITY-NEW-THAM
<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>4.25</u>
<b>Reinspection Date</b>	N/A (SAMPLE)
<b>Last Inspection</b>	7 February 2023
<b>Total Capacity</b>	0
<b>Maximum number of people</b>	<u>&gt;100</u>
<b>Property Size for use</b>	Very Large 10301m <sup>2</sup> to 12600m <sup>2</sup>
<b>Environmental Risks</b>	NONE
<b>Occupant Mobility</b>	Average
<b>Fire Loading</b>	Average

## Additional detail

## 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>	Natural
<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>	Defend in place -Stay Put
<b>History of fires?</b>	No

## Contacts

### Occupier

<b>Name</b>	Default Property
<b>Address</b>	DISCOVERY DOCK APARTMENTS EAST 3 SOUTH QUAY SQUARE LONDON E14 9RZ

### Owner/Co-Owner

<b>Name</b>	Fedamore Ltd
<b>Position</b>	Owners of Building
<b>Address</b>	Fedamore Ltd

### Managing Agent

<b>Name</b>	Harrods Estates Limited
<b>Person</b>	[REDACTED]
<b>Position</b>	Estates Manager
<b>Address</b>	Discovery Dock East South Quay Square London E14 9RU
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]@discovery.dock.co.uk

## Enforcement history

## Articles

### Article 9 - Risk assessment

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

#### Observations

The risk assessment has been seen and covers all expected areas and is therefore suitable and sufficient.

It was last done by [REDACTED] Ark Workplace Risk on 28/2/22.

It does have a review date and is being reviewed.

It does have some significant findings that are completed apart from the cladding.

It does cover compartmentation.

It confirms stay put.

A separate report has been seen for the cladding with confirms A3 and RP awaiting government funds to remove

### Article 11 - Fire Safety Arrangements

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

#### Observations

Good management is in place.

Up to date test records for all fire safety systems.

All areas are kept clear.

Concierge has been trained.

Risers were locked and fire stopped.

**Article 11**  
(continued)

Separate report for external cladding.  
SIB via 24hr concierge.  
New door checks have started.  
All shows good management.

### Article 13 - Detection and warning

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

**Observations**

Detection in common parts for the AOV's  
Flats have hard wired alarms monitored by concierge on ground floor.  
Shops on ground floor have own alarms.

### Article 14 - Emergency routes and exits

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

**Observations**

All escape routes were checked and found to be clear at the time of the inspection.  
EL in place.  
Escape signs in place.  
Risers were locked and fire stopped.  
AOV's to clear heat and smoke.  
Flats have hard wired alarms for early warning.  
Flat doors and other doors are checked and new checks started.  
Floors are numbered and way finding in place.  
Alternative escape via other block.

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

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

**Observations**

Stay put in place despite cladding issues.  
Notices displayed.  
All flats have alarms.

### Article 17 - Maintenance

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

**Observations**

Up to date test records seen for all fire safety systems.

### Article 21 - Training

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

**Observations**

QA took place of the on site concierge and building manager.  
A good response was given showing a good understanding of fire safety.  
Records for training were not seen.

Verbal Advice Given

### Article 8 - General fire precautions

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**Safety Evaluation**  
Broadly Compliant

**Observations**

Good precautions in place internally.

<b>Article 8</b> (continued)	The external cladding has still to be removed but waiting for government funding. Concerns over vending units in side road is being dealt with by local authority and outside of our control. The cylinders are being stored correctly in secure cages.
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### Article 10 - Principles of prevention to be applied

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<b>Safety Evaluation</b> Broadly Compliant	<b>Observations</b> In place as confirmed by the FRA.
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### Article 12 - Elimination or reduction of risks from dangerous substances

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<b>Safety Evaluation</b> Not Applicable	<b>Observations</b> None
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### Article 13 - Fire Fighting Equipment

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<b>Safety Evaluation</b> Broadly Compliant	<b>Observations</b> Only in plant rooms and in test date
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### Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

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<b>Safety Evaluation</b> Not Applicable	<b>Observations</b> None
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### Article 18 - Safety assistance

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<b>Safety Evaluation</b> Broadly Compliant	<b>Observations</b> Persons are in place to assist in all areas of fire safety
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### Article 19 - Provision of information to employees

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<b>Safety Evaluation</b> Broadly Compliant	<b>Observations</b> Provided by the FRA and staff training.
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### Article 20 - Provision of information to employers and the self employed from outside undertakings

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<b>Safety Evaluation</b> Not Applicable	<b>Observations</b> None
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**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 CRITICAL Safety Evaluation</b>	<b>Observations</b>
Broadly Compliant	Tested dry riser in place. Firefighters lift in place. EL and AOV's to assist. Floors are numbered.

**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**

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

**Article 32 - Offences**

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

**Overall safety standard**

Broadly Compliant

**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****Date audit carried out**

13/4/23

**Time of audit**

12;30

**Reason for audit;**

Possible AFR from member of the public.

This concerned cladding to the side of the building with street vendors close.

Main issue is the smell and possible youth issues at night.

Cladding is due to be removed when funding is sorted.

10.04 Reactive

**Conclusion**

Verbal action only.

All internal issues are correct.

Cladding due to be removed.

Outside issue with traders being looked at by local authority that have give license to them.

No issues when cladding removed.

Flats have hard wired alarms so will have early warning in case of fire.

**Extent of premises audited**

All common parts and escape routes were checked.

All risers were checked.

**Justification of audit outcome**

Very good FRA seen.

Met building manager on site and inspected all areas,

All test records were up to date.

Staff have good understanding of fire safety.

No areas of concern when cladding removed.

**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>	E - High Rise Residential Building (HRRB specific)
<b>Life Risk</b>	1
<b>Actual Risk Score</b>	5.03
<b>Risk Score</b>	5.00

**Audit Timings**

**Audit Duration**  
150

**Travel Time**  
90

**Post Audit Processing Duration**  
90