

Freedom of Information request reference number: 8186.2

Date of response: 18 March 2024

Request:

*... Vernon House
1 Holt Gardens
Tooting
London
SW17 7FX*

The address forms part of a development known as The 1840, developed by City & Country. We understand the development was recently inspected by LFB in response to concerns raised by residents, including ourselves. We understand the officer at LFB that coordinated that inspection wasattached to Westminster, Lambeth & Wandsworth Fire Safety.

Given the concerns we and other residents raised, we are keen to receive a copy of any reports that were issued by LFB to the developer and/or managing agent in connection with that inspection, including any deficiencies that were identified therein, even if the development as a whole was given a rating of broadly compliant. We understand such reports are not published on the LFB website but, in light of LFB's published strategic goal of increasing accessibility and the confidence of residents post-Grenfell, we are therefore submitting this request.

Could we kindly enquire as to the length of time that would be usual to wait before resubmitting a request for a report that is not yet complete? We note that 6 weeks have passed, which feels like a reasonable length of time,

Response:

The results of the fire safety audit which took place at Vernon House in January 2024, confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO).

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 attach a copy of the Fire Safety Audit Report to this response. It can be found on pages 3 to 12 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 63141C [REDACTED]
Audit Completed 22 January 2024

Location summary

File No 10/267753
UPRN 10096183672
Building Name VERNON HOUSE
Address VERNON HOUSE
 1 HOLT GARDENS
 LONDON
 SW17 7FX
Borough Wandsworth
Use D - Purpose Built Flats >=4 floors
Responsible Team FSD LAM- WAND- WEST
Station Ground H35 - Tooting
Site Risk Score 4.25
Building Height band <18
Total Floors 4 **Basement floors** 1
Estimated number of sleeping 0
Special Features
Additional detail **NONE**

Premises Description Flats 24-31 (7 flats) Purpose built block of flats constructed pre 1960 with brick and concrete. Four floors including ground floor. One internal staircase with one exit. Automatic fire detection in the common parts to activate the automatic opening vent at the head of the stairs. All flats are lobbied except the flat on the top floor. Dry riser inlet on the floor by the path by the entrance to the estate with the outlet leading out of the staircase. Lift opening onto the lobbies and into the penthouse. Sprinkler system within the flats.

Exterior Wall Cladding Brick

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 YES - Grade II

Balconies present? No

Gas Supply present? No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact Address	Default Property VERNON HOUSE 1 HOLT GARDENS LONDON SW17 7FX
Responsible team	FSD LAM- WAND- WEST
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	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	19 October 2023
Total Capacity	0
Maximum number of people	<20
Property Size for use	Small 3001m ² to 5000m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average

Additional detail

Specific lone worker risk

Primary Authority Partnership Direct - Lancashire Fire & Rescue Service

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	YES
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	Yes
Sprinkler Type	Wet Pipe
Coverage %	90
False activations in past 3 years	0
Fire activations in past 3 years	0
Access for fire-fighting	Average
Water supplies	Poor
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	Default Property
Address	VERNON HOUSE 1 HOLT GARDENS LONDON SW17 7FX

Owner/Co-Owner - NEW

Name	TOWN AND COUNTRY LIMITED
Person	[REDACTED]
Address	Riverside House, Axford, Marlborough, Wiltshire, SN8 2HA
Email	[REDACTED]@cityandcountry.co.uk

Managing Agent - NEW

Name	Warwick Estates Property Management Ltd
Person	[REDACTED]
Position	Senior Property Manager
Address	7 Astra Centre, Edinburgh Way Harlow Essex CM202BN
Telephone	0800 888 6768
Email	[REDACTED]@warwickestates.net

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

Fire risk assessment carried out by [REDACTED] on 20/03/2023. The fire risk assessment includes the fire evacuation policy, compartmentation, fire doors, maintenance and significant findings.

The fire risk assessment was not suitable and sufficient as it did not check any flat entrance doors and only checked them in a closed position and consideration was not made on the means of escape for the residents in the flat on the lower ground having to escape out of their flat into their front garden and then into the communal area with the use of a key.

FAILURE

Article 9(1) FRA not suitable or sufficient

At the time of the audit the fire risk assessment for your premises was not suitable and sufficient. It was found that

(1) the suitability of the flat entrance doors opening onto the means of escape was not checked as the fire risk assessor only checked the flat entrance doors in a closed position.

(2) consideration was not made on the means of escape for the residents in the flat on the lower ground having to escape out of their flat into their front garden and then into the communal area with the use of a key.

REMEDY

The fire risk assessment should be reviewed, with specific consideration given to fire separation and the means of escape.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
 Low Risk

Verbal Advice Given

Observations

-The fire detection system, automatic opening vent, emergency lighting and lifts are tested weekly.

- Do not use lift in an event of a fire symbol displayed by lift.

- No fire action notice displayed. Confirmed by property manager that they have been displayed by email on 09/1/2023.

- Items stored outside flat 31 including storage for Footware and furniture restricting the means of escape.

- No electric signage to electric cupboard advice given to display a sign.

- Annual fire safety information sent to residents, however it did not have clear instructions on how to report a fire (e.g. use of 999 or 112, the correct address to give to the fire and rescue service, etc.) The information does say it has a stay put policy and explains what residents should do if a fire was in a neighbouring flat or on the means of escape, however no clear instruction if it was inside a residents flat.

FAILURE

Article 11 FS arrangements not maintained

At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required. It was found that

(1) removing furniture and residents personal items away from the means of escape was not planned, organised or monitored.

(2) ensuring the residents on the lower ground reaches a final exit without the use of a key was not reviewed.

(3) providing clear instructions in the annual fire safety information letter on what a resident should in an event of a fire in their flat was not reviewed.

REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Automatic fire detection in communal area to operate the automatic opening vent. The building has a stay put policy with adequate compartmentation between flats, which does not require sounders. The panel is located by the entrance with no faults displayed.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Verbal Advice Given

Observations

Manual override with fail safe mechanism on exit door. All flat entrance doors are confirmed to be FD30s. Footware storage on the means of escape outside the entrance of the penthouse (flat 31) and free standing shelves on the means of escape. At the time of the audit the flat front doors was not checked due to residents requesting 24 hours notice to enter a flat, however a video was sent showing flat 28's door closing into its frame with a perko with strips and seals. Visual check was carried on the flat front doors, while they were closed.

Advice given to remove furniture or have it permanently fixed onto the wall. It was also found that there was a door leading outside from the lower ground which leads to another flat front door. Advice was also given to ensure all fire escape doors must be opened from the inside without relying on the use of a key. Make sure that the resident with the garden can escape to a place of safety without having to use a key to open any fire exit door.

The management company provided the following information to residents in their annual information leaflet "Ensure that the main entry door of your residence meets the required minimum half hour fire resistance and complies with the requirements of BS EN 1634-1:2014 (30-minute rated door / self-closing/ intumescent strips & cold smoke seals), and that any original internal fire rated doors are still present or have been replaced with an equivalent BS EN 1634-1:2014 fire rated door."

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

- (1) personal items was stored outside flat 31 and furniture on the means of escape.
- (2) the residents in the flat on the lower ground will leave their flat through their front garden and back into the communal area using a key to reach a place of ultimate safety.

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 times. This can be achieved by

- (1) ensuring the means of escape is kept clear from combustible material and this is communicated with all residents.
- (2) making sure that the resident with the garden from the lower ground can escape to a place of safety without having to use a key to open any fire exit door.

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

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The building has a stay put policy being built with appropriate compartmentation. The annual information to residents states that the building has a stay put policy and that residents should familiarise themselves with the fire action notices, however at the time of the audit there was no fire action notices displayed around the building.

Email on 09/1/2023 sent by Property Manager confirming that Fire Action Notices have been displayed.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The fire alarm system and emergency lighting was maintained by future fire system on 04/05/2023.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

The responsible person confirmed that the managing agent and staff on site are fire safety trained.

Article 8 - General fire precautions

Safety Evaluation
 Broadly Compliant

 Verbal Advice Given

Observations

No voids or compartmentation issues were observed in the building at the time of the audit, however advice was given to make contact with the fire risk assessor on the exact location to ensure they are filled with fire resisting construction.

Article 10 - Principles of prevention to be applied

Safety Evaluation
 Broadly Compliant

Observations

The electrical installation certificate was carried out by Certbox and Charnock o 12/10/2022.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
 Not Applicable

Observations

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 CRITICAL
Safety Evaluation
 Broadly Compliant

Observations

Dry riser outlet on the staircase and the inlet is by the path on the street.

Verbal Advice Given

AOV and dry riser was maintained by future fire system on 04/05/2023.

Advice given to display signage for crews to know the location of the dry riser inlet on arrival and to show which premises it relates to as it is located before the building by the path. Crews have also carried out a familiarisation visit prior to the audit and should be aware of the location.

There are sprinklers in the flats, however they are not required. Maintenance records show that they were commissioned on 22/10/2022.

Article 24 - Power to make regulations

Safety Evaluation
 Not Applicable

Observations

None

Article 27 - Powers of inspectors

Safety Evaluation
 Not Applicable

Observations

None

Article 29 - Current alterations notices

Safety Evaluation
 Not Applicable

Observations

None

Article 30 - Current enforcement notices

Safety Evaluation
 Not Applicable

Observations

None

Article 31 - Current prohibition notices

Safety Evaluation
 Not Applicable

Observations

None

Article 32 - Offences

Safety Evaluation
 Not Applicable

Observations

None

Overall safety standard

Low Risk

Management compliance level

Management Compliance Level	2 - Above average
Initial Expectation	Notification of Minor Deficiencies
Considered EMM?	Yes
Confirmed Action	Verbal action

Reason for deviation

Deficiencies were found under A9, 11, 14. There are current issues with my MWD providing incorrect outcomes. As the score is 17 the confirmed action has been downgraded to broadly compliant verbal action as per fsign 203.

Audit Conclusion**Date audit carried out**

19/10/2023

Time of audit

13:30

Reason for audit;

We had received a complaint from a resident through the LFB water team regarding the FRA and maintenance of fire safety systems.

Conclusion

- Audit was carried out on 19th October 2023 where full audit was carried out on the MOE.
- Deficiencies were found under Article 9 fire risk assessment, 11 management and 14 means of escape.
- Met with [REDACTED] from City and Country and [REDACTED] from Warwick Estates with IO [REDACTED]
- Times include
 - Pre audit checks 1 hour
 - Reading FRA 1.5 hours
 - On site 2 hours
 - Travel to and from Paddington FS 2 hours
 - Time spent completing audit form, including booking audit, emails to RP and phone calls to IO and Partnership 12 hours

Extent of premises audited

Full audit carried out on escape route.

Justification of audit outcome

There was only deficiencies under A 9 , 11 and 14, which has a score of 18, which leads to it broadly compliant.

Verbal Advice Given

None recorded

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

Broadly compliant reduce the risk score by 0.25

Compliance calculation & signature

Compliance Level	2 - Above average
Property Risk Group	E - High Rise Residential Building (HRRB specific)
Life Risk	-9.8
Actual Risk Score	4.03
Risk Score	4.00

Audit Timings

Audit Duration
120

Travel Time
120

Post Audit Processing Duration
870