



**100%
RECYCLED**

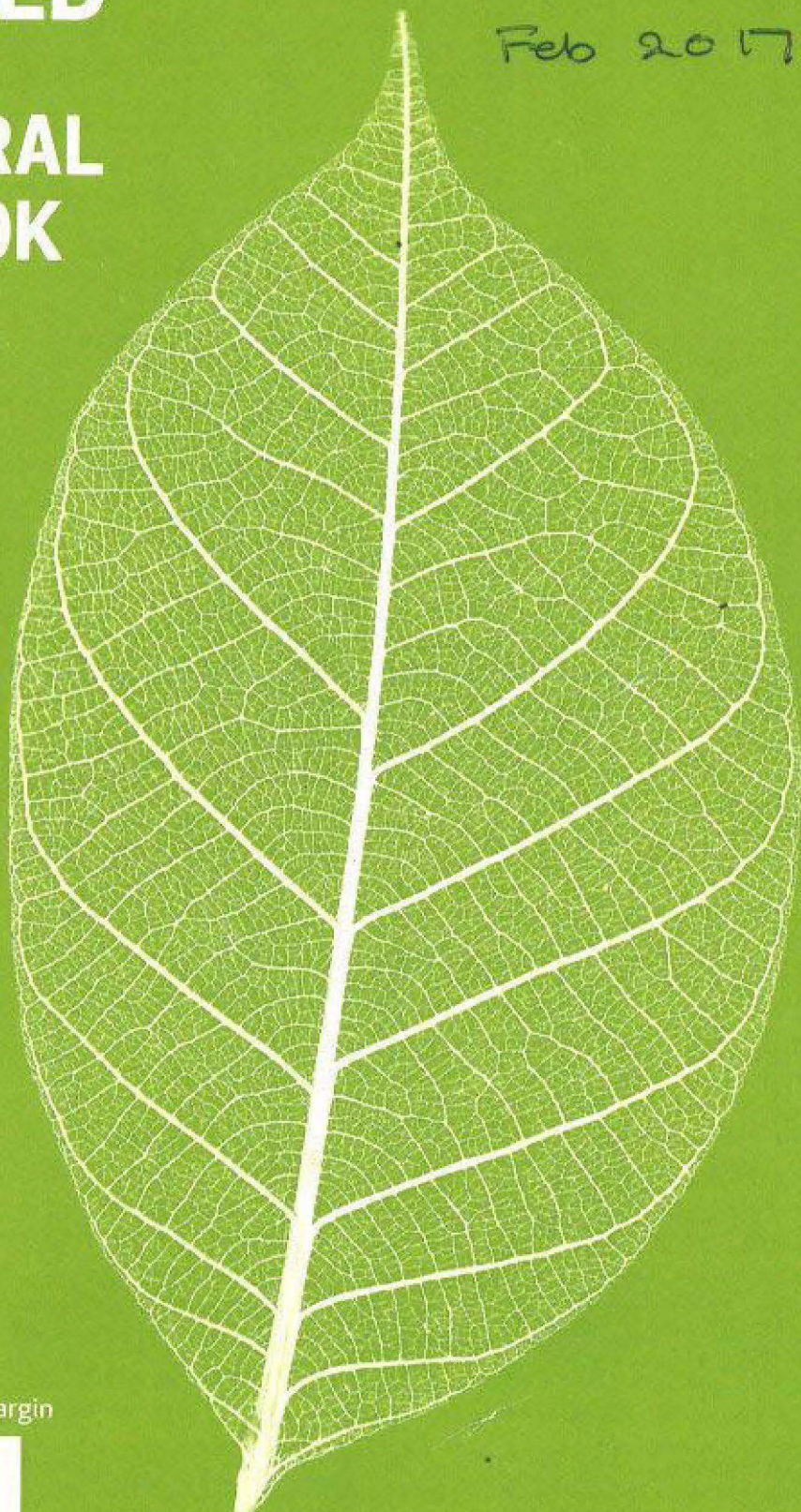
**SIDE SPIRAL
NOTEBOOK**

Michele McHugh

Audits

24-10-2016 →

Feb 2017



- A4
- 100 pages
- Feint ruled with margin



Product code **910 0035**

LFB00032758/1

LFB00032758_0001

Garraw Hs
Khuram Raza Manager
Leon Kendall P.S.A (prop ^{Ass} Sr)

We Are Homes for Students
took over 2016 Mar.

Head Office Address (Ltd co.)
Homes for Students
The Innovation Centre
Harrogate Park
Hookstone Rd
Harrogate
HG2 8QT

in London 6
1 in Chelsea (Kings Rd)



Students 121
staff 2 full time
1 pt time
Security 24/7 night (24/7)
call 999

Trng + security
Ann + Kh fire Marshall tm
includes PFE -
cert seen for security
Leon needs fire has had
induction fire safety trng
need extra trng -

EP - full evac see sheet
panel → search → contact
999
at night full evac dial 999

Students need reminders - tried
it don't evac - speak to

No smoking in rooms - conhyd.
- designated area

Inspections - 1 x term =
lined it continue

Maunt.

FA 17/10/2016.

~~FA~~ Fault in fire panel
quote received to replace part
in hand

attend 2 x p.a. Assured
Fire + Security

EL - same co.

previously Swift - 29/2/2016

- Assured coming soon - action

Records seen

Internal

EL Monthly flick test

FA weekly - Friday

Records seen

next of kin or college

Fire Sat Mar Plan 24/10/16
Kh

Staff M-F 9-5.30

Sec M-F 24/7 + weekend,

6 storeys (basement)
1 lift → ground - can be
over-ridden

2 main stairs

1 fire escape - out only

PEEPs for disabled special
needs - flashing beacon

Alarm - bell

Grab bag for LFB

Elec items - ask for warranty

PAT for equip supplied
req - TV, fridge, microwave
etc - etc. last 2014

5 yr fixed elec - 9/2013
Common parts only?
Gas boiler - etc. 5/5/2016

Automatic door release check
weekly - seen

FFE - main - 17/10/2016
same co as FA.
More FFE req.
Main check as well

No Door guards -

FRA 12/9/2013
Lighthouse for previous
co Mansion Corp. - compare
today
left with door, plant on roof.
Laundry room - w/m - 1/d

Evac 2x p.a -
records seen
20 minutes too long.

Tring
Evac.

5th Floor - new lift

X Corridor - not automatic
hold back by metal bar
door needs adjustment

X corridor needs adjustment

angled glass floor

Common Room - FE
auto release on alarm

Rear access need -
metal stair needs
maintenance

Need FE Sys. for
CR.

Final exit for
chylb locked

Show Plats

detector - combination
panel FFE - no instructions

Lift not

EL, SP CO₂

man B x f.a

contractor - send FAME
- site inspection -

need Exit sign
EL not wkg.

need extra EL above
lift int

5th Floor

boiler room - - used
for storage

water tanks - ~~no~~
~~detection~~

used for storage

furniture search FR

Entrance on Woodlake St

Owner =

* Maple Tree Investment
Singapore

Home for Student

MA

send

GN 66

synchronised

1/11/2018

• ~~FR~~ to WH

Dm rises each floor

2 lifts

each floor

AOUS - smoke extract - ~~key~~?

Q3 6 flats - down to bin chute

buggy outside flat 203 by dry rise
arklet - SD in lobby + 2 x EL

wooden chair outside / 206

→ staircase - landing - stairs up to dry n se

EL on sparse

22

shoes outside 1944

21

Feb/ 183

知

19 Lobby door to stairs - s/c needs adjustment ✓/✓

18 items analysed / stat. 15)

Flat 153 - doesn't salt dose

Leben door red/thinkt

□ " " " "

16 oct flowers behoudt af nise pipe

15 panels outside lat 126 + shoes
rubbish in her room - black bag

~~EL~~ between 15 + 14 no green/red
light

14

ceramic tiles on dry rise cupboard
3 buggies + hobby horse outside
flats 115 + 116 (poss 114)
lobby door not FF into F

13 Door not FF into F

* 12 EL on stairs - charging but bulb gone
Door FF into F

11 - evidence of smoking areas.
Flat 86 no S/C - old door

10 lobby not FF into F

9

8 services panels - broken

7 plants on dry rise outlet
boxes

44 no S/C fitted
ap ~~fitted~~ SD ap checked
Domestic SD in hall + HD in kitchen
interlinked
lobby door not FF → F

~~Phase 1 start, work removed from wall.~~
NO do not use lift signs

New flat doors fitted by TMO - no s/c

Old doors leaseholders

Initial / ADG
Now - 9999

G.F. - Travel -

6 ✓

5 Flat 24 - rubbish chest of drawers + umbrella ✓

Residents - not informed of Evac strategies

Door ne FF → F

* 4 → plastic plant outside 11,
black sheet on skirting delaminating
- trip hazard.
door not FF → F

③

4 flats. Flat 8 - large rug, plant +
drying washing clothes over unit
lower drying of blocking dryer
real [redacted]

Flat - pile of / post

Flat 9

[redacted] outside flat 9

Lead through letterbox

Flat 19 [redacted]

[redacted] since July 2016

under 8 -

- Detection in every
- Station notification

Mariko Toyoshima-Lewis
[redacted]

lifts can be overridden

re° 2016 rehab

Shopping trolley outside ✓ 1 e

Staircase ends at 2nd floor

2nd ~~floor~~ Flats 6 plus dry rser - plus boxing club

door release → Door to balcony / mezzanine stairs down to ground

1st Flats 4+5 - also ~~Boxing~~ Club

Ground Fire exit protected lobby

~~Lobby~~ Other lobby Fire panel - healthy

Outside

E2 outside

Bin room door unlocked.

Nursery on ground floor - Grentel

Under Threes - entrance opp playground.

Hatchling blocked by parked vehicles.

9:45 - 11:15

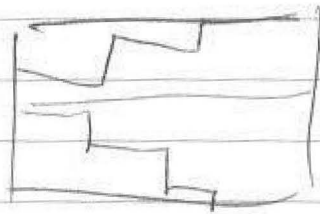
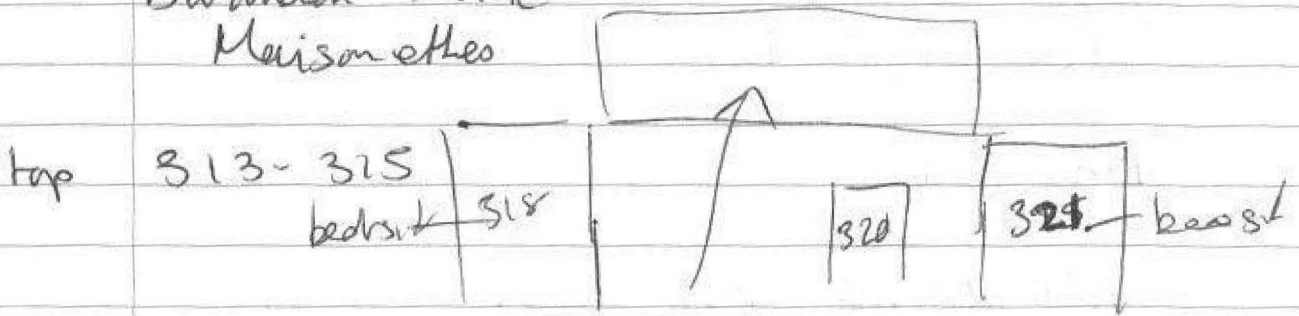
Seamus = maintenance

Basement = boilers

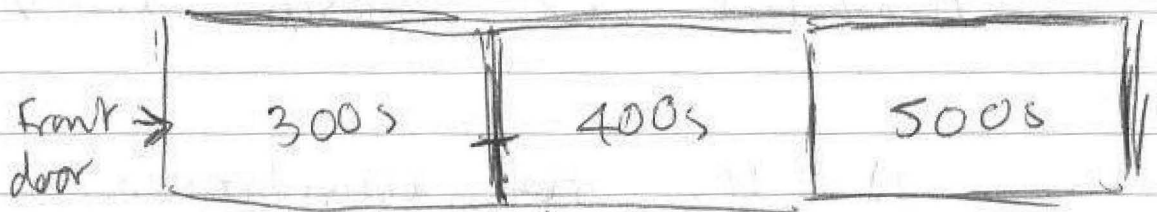
No plan in entrance

Grenfell - escape routes from basement not using

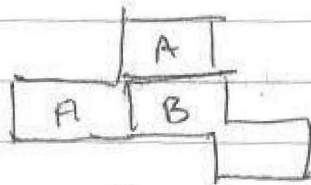
Baranden Walk -
Maisonettes



up + over

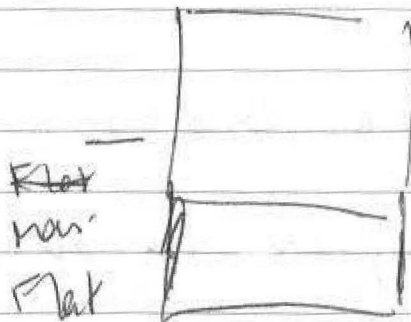


level
layered -



Biters on landing 322.

5 levels



14
Floors

AOVs

ground floors
above other
baseline shown

Flat doors ✓ no S/C

Flats ✓ SD

Dry users

All different bus units

Seamus - Has had Fire safety
brig - every year.

Units -

Architect used to design prisons

A O V S ~~not~~ ~~maintained~~
checked regularly - ~~TMO~~

caretaker does maintenance checks -

controls in intake cupboards =

drop key into to check AOVs

Units Rented from council

41

links ~~TMO~~ checks approx 1x per week

Shutter on doors

Shutter put in at least 14 years
at least and - supposed to be put
down after certain time -

Not well managed

Shutter on the outside

can be opened from outside with key
- not FB key

need access for dry nso

* FRA 6/11/2014

$$\begin{array}{r} 3175x \\ 4 \\ \hline 3690 \\ 2 1 \end{array}$$

Nearest station = G-27 = [REDACTED]

9:00 →

~~Susan~~ Anim Boadu (SAB)

Two RBKE - Hostel temp accom - 18 → ver
- open ended

14 units - slightly different sizes
possibly 43 occupants

Office ^{2nd floor} - usually 1 but sometimes 1 extra

Ground floor off Youth ~~Office~~ Offending Team people?
1st " EPICs OFF people?

Blk 1960 - concrete, steel,
PVCu windows put in approx 7 years ago.
windows on open balcony PVCu panels

Basement - used by YOT

Ground floor = YOT

1st floor 6 TMO units plus EPICs off

2nd floor TMO Office 8 TMO units

4 storeys

Fire Safety Trng - SAB Fire Marshall
trng repeated every year - records not seen

Hostel Office - 8:00 → 4:00 M-F

Office

Detector ~~compensation~~ - sounder also

PAT annually - last 3/9/2015 / old

FPE " 10/16

No EL in office

Fixed elects?

TMO bed, table + chair, curtains, not curtains (FR?) fridge + cooker incl in PAT testing. TV, kettle, phone chargers residents own.

1st play room - parents must be there

When tenants arrive given a pack - EP is stay put - notice needs to be re-written

SAB gives verbal advice when arrive
If people don't understand - get translation or get interpreter
FANs in studios

SAB checks flats e / 1x p month - tests
~~CO~~ detectors + SD + checks fire blankets

Chargers etc advice given to advise tenants to make sure BS (CE marked) advise not to leave plugged in overnight

SAB tests FA every week - every Wed
System interlinked YOTS, EPIC, TMO + Nursery "ROLFES" Weds YOTS for whole system. SAB test TMO 1x p.m. - gives residents, + other occupants notice to warn

SAB test EL N / p.m. - hot tail to

Susan

Maintenance

PA + ~~EL~~ checked 2 x p.m.

Bin chutes each floor

Cleaner - ~~VOCs~~

Caretaker M-F 8-4ish - no office on site

Store x 3 - cleaning materials

Separate area where spare beds, white goods kept (locked 24/7)

Lift x 1 Basement to 2nd
Motor room in basement

~~EL~~ in intergr corridors

Laundry Room

Advice given to clean litter

FFE in common areas - only SAB & caretaker can use

Refuse - door (ante) sticking

Rm 7 checked =

2 SD (combined) Fire blankets

FANS in several languages

Suggested metal cupba for hogs in
play room

End FD to basement not closing fully

Could do with plan of bldg

Also P/B useful - recommend

end 10:45

Syn 2/11/2016

31/10/2016

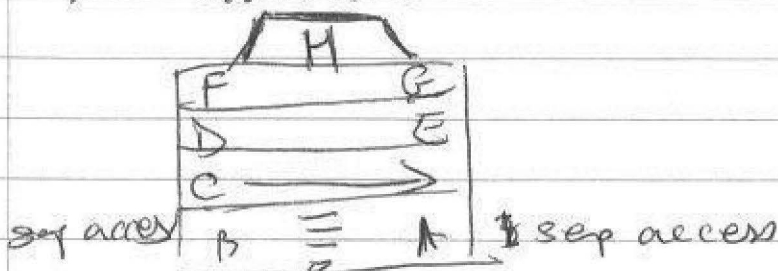
10 mins

10:55 - 11:25

Access Ms Simone Milani - Foglia - manages

Shared freehold -

6 above ground
2 basement



Flats SD, Doors FDs

FRA?

Bike stored on landing - suggest
bike store - metal (or outside)

lock elec - cupboard.

2/3 FFE on landing not checked last
checked 2/14 - inappropriate CO2 +
water - no instruction

No FL in common areas

opening window

Weds 2/11/2016

Run Kitchen - 2:30 →

travel 60 mins.

check capacity for 1500 units

suggest =

TR 19 27/10/2016 every 6 months

furniture will be sprayed by FR company

oil + charcoal + bags under stairs.

Outlet = blog.

$$\begin{array}{r} 7.75 \\ 60 / 465 \\ \underline{42} \\ 45 \end{array}$$

Monday 7/11/2016



owner is Mr J B Masker

Address



8 rooms

Caretaker lives on site

Chandran Arul~~kar~~ caretaker

Can be short term - can be long
mostly travellers

Shared kitchen - locked at 11:00 p.m

" bathrooms x 3

No laundry room

3rd 2 rooms + bath
EL, SD, ~~Sounder~~, FAN, BGCP

2nd 3 rooms, SD, EL, ~~Sounder~~ FAN
BGCP

Cupbd under stairs -
doors not FD30

$\frac{1}{2}$ bathroom

1st 3 rooms as above
cupbd - water bath + electrics
needs to be FD30

$\frac{1}{2}$ patchen - bathroom

Kitchen - HD, FD? (has S/C)
No EL, no Fire blanket

Records seen

EL S/ 2/2016 mly 1 x p.a SVS Service

F.A S/ 2/2016 " "

Gas safety - 30/1/2016

5 yr elects - 10/1/2014

FRA 28/1/2016

by Mr Master

States

All rooms fitted with SD

" " have FD + S/C

EL throughout

Caretaker checks

1 x p. month

FD, Comm. paks, FA, EL,
records seen.

No record of PAT testing? - may have been
done Feb 2016?

Room 2B, 2C checked

SD, FD + S/C - no FANs on door

Boilers above stairs

Caretaker - stands on banisters

1st Floor $\frac{1}{2}$ Landing - open bookcase

Cond - Elec intake (plus FP) FD?
Gas Meter - not in FD cupboard

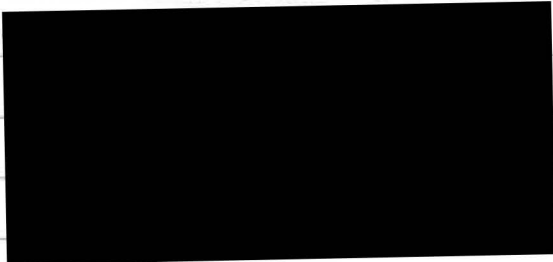
Fire exit sign, BSCP, SD, EL +
FAN - easily opening/lock

Letterbox open

Shop underneath - owned by Mr Master -

9:30 - 10:40

Owner - M J Master



FRA does not cover ~~size~~ of cupboards under
stairs

7/11/2016

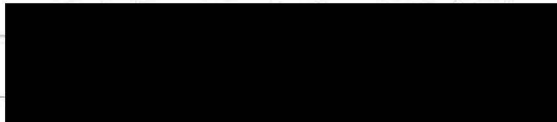
108 Goldhawk Rd

108 next door residential

10:45 - 12:15

(SWC)

Walk-in Clinic T/A Sandoe Walk in Clinic



CQC approved 20/10/2016

Bldg - approx 1400 sq ft + basement ref 2016

Basement, ground + 2

Open 3 months

Abdulgadi Ali

~~Abdul Kadir~~ Manager

Amirah Tariq - Receptionist

Had fire safety on induction - includes FFR
included Fire prevention

Basement - sep access in
(Health Living Service)

Rd

SWC occupy ground

Above residential - sep access

Receptionist can't reset FP.

long single storey extension at
back

Records

FPE Maintenance 16/5/2016

FA - new

FRA 3/5/2016 Capital Fire
covers basement + ground.

Stats

5 year fixed wiring - done

PAT

26/9/2016.

Most chains carried

Staff

3 x receptionist

Doctors on rota = 6

Patients = 4

Alarm tested weekly by Manager + handyman
EL - not known

Fire drills will be carried out when bsm fully
punching - monthly meetings at the branch

open 9-5 M-Sat

2 treatment rooms

1 no SD, no EL, Door = FD but
no SC.

2 exits

2 as above.

Lab room

no SD or EL

Managers room

no SD or EL

* Rear FE gate padlocked - leads to 2nd gate always locked

Corridor - SD & EL

Store apbd /
water tank cleaning materials

holes in ceiling
no SD

FRA - not actioned

19.3 FD not filled with S+S - not actioned

No EL in reception area

FAN near exit

* Doesn't mention S/C on doors or no EL in disabled loo - or locked fire exits

Sep

Cp under stairs - elec intake

- shredded paper in basket

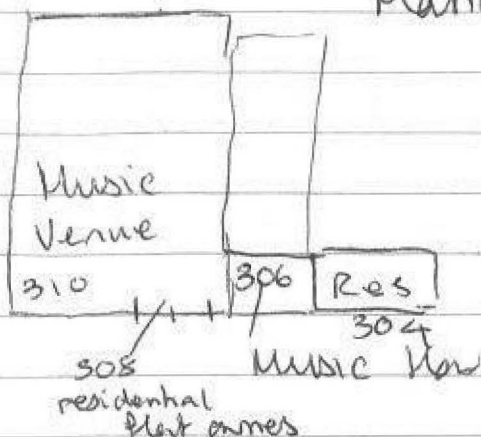
no EL

7/11/2016

Ed co-ordinator

Manuela Carrillo
Columbia

3
60/200
180
20
210



12:15 - 1:15

CR address

- Restaurant - Bush Hall Dining Room
- ① Music House for Children
Bush Hall Music - Music venue
Residential above 1st - to top - access

- ① staff 3 office
1 manager - register
4 teacher - self employed
22 children
30

Trng - all permanent staff - fire evac -
pass on to teacher - all kind in fire prevention
can use FFE -

Reception area

Corridor from classrooms off

Door connects to restaurant - (Fire exit from restaurant)

2 exits - 2nd through music hall

Fire drills = not carried out - children change
FA not tested only short sessions

[REDACTED]
Interlocks Dams S.D - no EL

Green - as above

Yell " "

Dis Toilet
EL ✓

Outside =
Ban Cblue room
Dameshe SD
No EL

Rea exit - goes through music venue

Doors not FD

FPE check 5/14

Charlie Raworth (owner)
Emma " here M-F

email ~~emma~~ ^{emma} musichouseforchildren.co.uk

9/11/2016
LBHF LAG

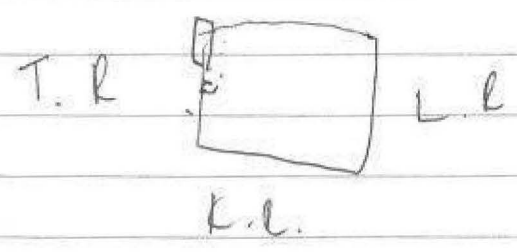
Westfield

Kieran



main entrance

no d people allowed to notice



11/11/2016

12:15 → 3:00

St Vincent's

CQC home

~~Met~~ Alan Saunders

Maintenance

~~asst.~~

Lee Downey

"

~~person~~
Supervisor

Care home occupies 75%

No sprinkles

Residents 92

Staff 100+ 50 on duty

Visitors all sign in & out - any time of day

Bldg 11 year rehub mid 2016.

Training

on induction - repeat every 6 months

3 weeks ago - E learning

also face to face includes PPE - practical

- awareness included

Maint - daily checks - doors, clear M&E
etc.

Fire safety Cert seen for Denise 1MM 30/6/2016

Franklin's Fire & Safety Ltd