



LONDON FIRE BRIGADE

London Fire Brigade Headquarters
169 Union Street London SE1 0LL
T 020 8555 1200 F 020 7960 3602
Textphone 020 7960 3629
london-fire.gov.uk

Freedom of Information request reference number: 8132.1

Date of response: 22 December 2023

Request:

131 Catford Hill, SE6 4PR.

We understand that a [prohibition notice dated 29/07/2015](#) was made by the London Fire Brigade with respect to the property. Please could you provide us with all records which the London Fire Brigade has which relate to the property from 14/12/1995 to date. Please include all prohibition notices and notes relating to inspections.

Response:

Please see details of the information held by our Prevention and Protection (Fire Safety) team and details of any incidents attended at 131 Catford Hill, SE6 4PR in turn below:

Fire Safety Information

The earliest electronic records that our Prevention and Protection (Fire Safety) team have confirmed they hold for 131 Catford Hill, SE6 4PR are from 2011.

The three tables below show the Prevention and Protection team record of activity for this address. You can see from the second table that the [prohibition notice dated 29 July 2015](#) is still active:

File No: 90/190772 (UPRN:100021943083) 131 CATFORD HILL LONDON SE6 4PR

Occupier	Address	
Default Property	131 CATFORD HILL, LONDON, SE6 4PR	View Jobs
Responsible Person (RP)	131 CATFORD HILL, LONDON, SE6 4PR	View Jobs
1 (2 records found)		

Job No.▲	Type	Status	Post	Last Step	Date Completed
1552631	Fire Safety Audit	Completed	1835	170.00	08/09/2015
2340761	Goodwill Advice - Other Authorities	Active	1821	80.00	
1 (2 records found)					

File No: 90/190772 (UPRN:100021943083) 131 CATFORD HILL LONDON SE6 4PR

Occupier	Address	
Default Property	131 CATFORD HILL, LONDON, SE6 4PR	View Jobs
Responsible Person (RP)	131 CATFORD HILL, LONDON, SE6 4PR	View Jobs
1 (2 records found)		

Job No.▲	Type	Status	Post	Last Step	Date Completed
1143834	Goodwill Advice -General Public	Completed	1858	80.00	09/09/2011
1145114	Goodwill Advice - Other Authorities	Completed	1858	80.00	14/09/2011
1145785	Fire Safety Audit	Completed	1858	180.00	26/09/2011
1228569	Enforcement Notice	Completed	1858	220.00	05/10/2012
1260348	Enforcement Notice follow up	Completed	1858	275.10	08/11/2012
1549642	Fire Safety Audit	Completed	1835	170.00	04/11/2015
1549645	Problems and Prosecutions	Completed	1821	210.00	02/09/2019
1549649	Article 31 Prohibition/Restriction Note	Active	1821	80.20	
1554619	SFSO activities	Completed	H128	80.00	15/09/2015
1568074	SFSO activities	Completed	SF07	80.00	08/12/2015
1 2 ▶▶ (11 records found)					

Occupier	Address	
Default Property	131 CATFORD HILL, LONDON, SE6 4PR	View Jobs
Responsible Person (RP)	131 CATFORD HILL, LONDON, SE6 4PR	View Jobs

1 (2 records found)

Job No.▲	Type	Status	Post	Last Step	Date Completed
1820901	Article 31 Notice Monitoring Inspection	Completed	I230	40.00	14/05/2021

« 1 2 (11 records found)

2011 Fire Safety Audit Information

The result of the audit in 2011 confirmed failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and, as a result, an Enforcement Notice was served on the premises. I have attached a copy of the Enforcement Notice issued on 26 September 2011 to this response alongside an extension of time letter issued on 02 April 2012 and 'General Fire Safety Report Form' recording this decision.

An enforcement notice follow up took place 04 October 2012. The notes recorded on the General Fire Safety Report Form (dated 26 October 2012) that relate to this follow up visit are as follows:

"On the 01/10/2012 I visited the property and could not gain access. A letter was sent to inform Responsible Person (RP) that I required a meeting.

I managed to contact Responsible Person (RP) on the 3/10/12 to set up a meeting at the premises. At this time the site advertising his Hotel was out of date and the contact number was closed.

At the time of the re-inspection on 4/10/12, we were advised by the Responsible Person (RP) that the hotel was no longer in use and that this accommodation was now used as a single private dwelling [REDACTED]. The signage on the front of the premises advertising the hotel had been removed and there was no evidence that the hotel was in use. Therefore apart from the ground floor shop (EN not applicable to this part of premises) The Order no longer applies. An audit was carried out on the shop alone as this was still being used which came out as a level 1."

Personal data has been removed from the above information and attachments under [section 40 of the FOIA – Personal Information](#).

We do hold a copy of the Fire Safety Audit report from the 2011 inspection however, this is exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

When the LFB identifies any safety concerns, we make this information available within informal notification of fire safety deficiencies (NOD), and through the [public register](#) any formal enforcement action. Where there is no fire safety concern that merits either formal or informal action, then this information should be protected from publication to preserve the safe space for good regulation principles and that any withheld information could be used at a later date as part of formal enforcement action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.

2015 Fire Safety Audit Information

On 29 July 2015, LFB crews were called to a Special Service (non-fire) incident at 131 Catford Hill, SE6. The attending crews became concerned about Fire Safety issues at the address and a Senior Fire Safety Officer (SFSO) was called to attend. The opinion of the SFSO was that the use of 131 Catford Hill, London, SE6 4PR for sleeping involved a risk to relevant persons so serious that the use of the premises ought to be prohibited. You

have a copy of the published version of the [prohibition notice dated 29 July 2015](#) which is still active. I have also attached a copy of the notice issued to 131 Catford Hill on the same date to this response. There some internal LFB memos about the Prohibition Notice and notification letters sent to other agencies recorded, which I have also included in this response.

Personal data has been removed from the attachments under [section 40 of the FOIA – Personal Information](#)

There are no documents held on the fire safety record in relation to the Article 31 monitoring inspection (job number 1820901) however, there is a note on the record to say that the Prohibition Notice still stands.

We do hold a copy of the SFSO report from the date the Prohibition Notice was issued on 29 July 2015 and another dated 12 September 2015. We also hold some correspondence with Lewisham Council in relation to the Prohibition Notice and some notes relating to potential breaches of the notice. As the Prohibition Notice is still active, these documents are exempt from release under the FOIA provisions under [Section 31 of the FOIA - law enforcement](#) (Section 31(1)(g) combined with 31(2) (a) and 31(2) (c)).

We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory involvement lies in making information about enforcement action available (formal or informal) to those that request it, but in withholding the supporting information and evidence gathered during regulation activities.

When the LFB identifies any safety concerns, we make this information available within informal notification of fire safety deficiencies (NOD), and through the [public register](#) any formal enforcement action. Where there is no fire safety concern that merits either formal or informal action, then this information should be protected from publication to preserve the safe space for good regulation principles and that any withheld information could be used at a later date as part of formal enforcement action or prosecution where the materials go to demonstrate the behaviour, actions or omissions of the responsible person.

Incident Information

The table below shows our record of incidents attended at 131 Catford Hill, SE6 since the year 2002:

Type	Address	Postcode	Incident ID	Time of call	Description
False Alarm	131 CATFORD HILL	SE6 4PR	028124-25022023	25/02/2023	False alarm - Good intent
False Alarm	131 CATFORD HILL	SE6 4PR	123254151	12/09/2015	False alarm - Good intent
Special Service	131 CATFORD HILL	SE6 4PR	100570151	29/07/2015	To able bodied person not in distress
False Alarm	131 CATFORD HILL	SE6 4PR	110729141	18/08/2014	False alarm - Good intent
False Alarm	131 CATFORD HILL	SE6 4PR	228661091	22/12/2009	False alarm - Good intent
Fire	131 CATFORD HILL	SE6 4PR	221552061	10/11/2006	Primary Fire

A full list of incidents attended by the LFB since 2009 is published via the London DataStore and can be accessed via this link: <https://data.london.gov.uk/dataset/london-fire-brigade-incident-records>.

If you download the spreadsheets, you can use the 'Incident ID' listed above to find out further details about the incidents in this published information.

Please note the LFB do not produce detailed reports for non-fire incidents. For the 2006 fire, individuals and organisations affected by an incident can also request a 'fire report' which provides more details about the incident and the cause of the fire where known. Fire reports are not available under the freedom of information act (FOIA) as they are considered a chargeable service and, as such, will incur a fee. As a result they are exempt via [Section 21 of the FOIA - Information accessible to applicant by other means](#).

If you do want to go ahead and request a copy of any fire reports, I must also advise that you may not be eligible to receive a copy. However, if any eligible party (such as the owner/a tenant/local borough council/insurance firm or loss adjustor) requests the primary fire report document, and is willing to share it with you, then we would be able to provide consent for them to do this.

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

General Fire Safety Report Form

Inspecting Officer: [REDACTED]	
Address of Premises: 131 Catford hill, London. SE6 4PR	Job No. 1146884
	File No. 90/190772
	Date: 02/04/12

Report Details:

Letter dated 29-03-2012 was received from [Responsible Person (RP)] stating that the time limit required to complete the works listed within the Enforcement Notice was not enough. Due to the scale of the work required and that [Responsible Person (RP)] stated that he was in the process of complying with the Enforcement, an extension of 6 months on the Enforcement time limit was agreed to complete the works.

Admin:

Please compile extension of Enforcement time limit letter including a copy of the deficient articles for this premises and send to [Responsible Person (RP)]. Please upload this e-mail onto the portal.

LONDON FIRE AND EMERGENCY PLANNING AUTHORITY - LONDON FIRE BRIGADE

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

PROHIBITION NOTICE

Name: The Responsible Person for:

Address: Dez – Rez 131 Catford Hill, London, SE6 4PR.

I, Deputy Assistant Commissioner Michael Ellis on behalf of the London Fire and Emergency Planning Authority (the Authority), 169 Union Street, SE1 0LL, telephone 020 8555 1200, hereby give notice that the Authority is of the opinion that the use of 131 Catford Hill, London, SE6 4PR for sleeping involves, or will involve, a risk to relevant persons so serious that the use of the premises ought to be prohibited.

The Authority is of this opinion because:

There is insufficient fire resisting separation throughout the premises. There is also insufficient means of detecting a fire and giving warning to those sleeping on all floors, including the loft. Any fire in the premises will result in heat and smoke filling the escape route and other parts of the premises, potentially overcoming people while they sleep or preventing them from making a safe escape from the premises.

The Authority hereby directs that the use of the premises to which this notice relates is prohibited or restricted as follows:

The premises must not be used as sleeping accommodation until the matters identified above as giving rise to serious risk have been remedied.

In the opinion of the Authority the risk of serious personal injury to relevant persons is imminent. The prohibition or restriction specified in this notice has immediate effect.

This notice continues in force until the matters identified above as giving rise to serious risk have been remedied or the Authority withdraws it. Further works or measures may be required to achieve compliance with the Regulatory Reform (Fire Safety) Order 2005. Where necessary, these will be detailed in a separate enforcement notice.

Signature: _____

Date: 29th July 2015

Deputy Assistant Commissioner
(The Officer appointed for the purpose)

NOTES

1. Contravention of any prohibition or restriction imposed by a prohibition notice is an offence under Article 32(h) of this Order and renders the offender liable, on a summary conviction, to a fine not exceeding the statutory maximum or, on conviction on indictment, to a fine or imprisonment for a term not exceeding two years, or both.
2. In any proceedings for an offence referred to in note 1, where the person charged is a person other than the person on whom the prohibition notice was served, it shall be a defence for that person to prove that he/she did not know and had no reason to believe the notice had been served.
3. The person on whom the notice is served has a responsibility to take all reasonable steps to ensure compliance with the notice and is advised to make the effect of the notice known to those who might work on or resort to the premises. Failure to take such steps may constitute a contravention of the terms of the notice and render the person on whom the notice is served liable to the penalties described in note 1.
4. Your attention is drawn to the provision for appeal to a magistrates' court against this notice in Article 35 of the said Order.

A person on whom a prohibition notice is served may appeal to the court within 21 days from the date on which the prohibition notice is served.

The bringing of an appeal does not have the effect of suspending this notice, unless on the application of the appellant, the court so directs (and then only from the giving of the direction).

ENVIRONMENT AND SAFETY INFORMATION ACT 1988 SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire and Emergency Planning Authority to maintain public registers of notices issued under Article 31 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Fire Authority within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).



██████████
Dez Rez Hotel
131 Catford Hill
LONDON
SE6 4PR

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 26 September 2011
Our Ref 90/190772

ENFORCEMENT NOTICE

Notice requiring steps to be taken under Article 30 of the Regulatory Reform (Fire Safety) Order 2005

TO :

Name: ██████████

Address: **131 Catford Hill, LONDON SE6 4PR**

Concerning Premises at: ***Dez Rez Hotel, 131 Catford Hill, LONDON SE6 4PR***

I Steve Turek, Assistant Commissioner (Fire Safety Regulation) on behalf of the London Fire & Emergency Planning Authority (the Authority) hereby give you notice that the Authority is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (the Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Authority, constitute the failure(s) to comply with the Order are specified in the Schedule attached to this Notice.

The relevant extracts of the legislation are attached.

The Authority is further of the opinion that the steps identified in the Schedule to this notice must be taken to remedy the specified failure(s) to comply with the Regulatory Reform (Fire Safety) Order 2005.

Unless the steps identified in the Schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Authority, you will be deemed not to have complied with this notice.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of the regulations. If you wish to propose or discuss any alternative measures you should

contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Authority.

The steps must be taken by 9th April 2012 (or such extension if granted by the Authority).

If you fail to comply with the requirements of this Notice, you may have committed an offence. The Authority may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, may be brought on any grounds. These may include that you are aggrieved:

- a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by the Order, being a step which must be taken in order to comply with the Fire Safety Order; or
- b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact [REDACTED].

Signed:

[REDACTED]

Dated: 26 September 2011

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this Notice are without prejudice to any requirements or recommendations that may be made by the Authority under the Petroleum (Consolidation) Act 1928, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 1991 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 1995. Regard must also be taken, where applicable, of the provisions of the London Building Acts (Amendment) Act 1939 as amended.

Encl: FS03_01a
FS03_01b
FS03_06

Cc: [REDACTED] - Lewisham Environmental Health

Reply to [REDACTED]
Direct T 020 8555 1200 [REDACTED]
Direct F 020 8536 [REDACTED]

Notes:

ENVIRONMENT AND SAFETY INFORMATION ACT 1988
SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire and Emergency Planning Authority to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

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Entries in the register are required to be made after the period for appeal against the Notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Fire Authority within a period of 14 days following the service of the Notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE

Schedule referred to in the enforcement notice reference 90/190772 under the Regulatory Reform (Fire Safety) Order 2005, issued by the London Fire and Emergency Planning Authority on 26 September 2011

Certain terms written in BLOCK CAPITALS in this Schedule are standard terms defined in "**Definitions of standard terms used in means of escape requirements**" which form part of this Schedule. Where appropriate, a plan may form part of this Schedule to illustrate the steps which, in the opinion of the fire authority, need to be taken in order to comply with the Order.

NOTE : Notwithstanding any consultation undertaken by the fire authority, **before** you make any alterations to the premises, **you** must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.

Article #	Issue	Action(s) to be taken
Article 9(1) Suitable & Sufficient Risk Assessment	A fire risk assessment has not been carried out. Evidence of fire risk assessment was not demonstrated during audit of the premises.	Carry out a fire risk assessment and record the significant findings including any group of persons identified as being especially at risk. (See guidance note No.66).
article 11(1) Control	Suitable arrangements for the effective control and monitoring of the protective measures are not in place. Kitchen door wedged open, combustibles left in escape route (top floor landing).	Suitable arrangements for the effective control, monitoring of protective measures must be made and implemented. The preventative and protective measures are the measures that have been identified by a risk assessment as the general fire precautions the responsible person needs to take to comply with the Order.
Article 11(1) Effective planning	Suitable arrangements for the effective planning & organisation of the protective measures are not in place. No emergency plan initiated no planning for the maintenance of existing fire extinguishers.	Suitable arrangements for the effective planning & organisation of protective measures must be made and implemented. The preventative and protective measures are the measures that have been identified by a risk assessment as the general fire precautions the responsible person needs to take to comply with the Order.
article 11(1) Control	Suitable arrangements for the effective control and monitoring of the protective measures are not in place. Fire extinguishers are not maintained.	Suitable arrangements for the effective planning & organisation of protective measures must be made and implemented. The preventative and protective measures are the measures that have been identified by a risk assessment as the general fire precautions the responsible person needs to take to comply with the Order.

Article 17(1) Failure to maintain	Inadequate maintenance of fire extinguishers.	Arrange maintenance to ensure the fire extinguishers are in an efficient state, in effective working order and in good repair. An ongoing maintenance regime must be put in place. The maintenance regime must be subject to effective planning, organization, control, monitoring and review in accordance with article 11 of the Order.
Article 18(1) Insufficient competent persons	No evidence is available to show that one or more competent persons has been appointed to assist the responsible person in undertaking the preventative and protective measures identified as necessary by the fire risk assessment.	Appoint sufficient competent persons to adequately assist in undertaking preventative and protective measures. Where a person with appropriate competence is already employed in the company/undertaking, that person must be appointed to the role in preference to a competent person not in the company's / undertaking's employment. The responsible person may appoint themselves for this purpose if appropriately competent for the role.
Article 14(1) Routes and Exits Clear	Routes to emergency exits are not kept clear of combustibles materials. Clothing stored on staircase landings. If these materials are involved in a fire it will result in heat and/or smoke filling the escape route and will prevent relevant persons from making a safe escape from the premises.	Remove all combustible items in emergency exit routes and, in accordance with Article 11, make suitable management arrangements to ensure the route is kept clear of combustible materials.
Article 14(2)(b) Evacuate Quickly and Safely	In the event of danger persons would be unable to evacuate as quickly and as safely as possible due to inadequate protection to emergency route from fire. This is because The single stairway emergency route from the second to ground floors is not adequately protected from fire and smoke this would allow fire to spread into the escape route and/or and the route to fill with smoke before people can use it to escape.	Provide suitable and sufficient protection from fire to the single stairway means of escape by enclosing the staircase with 30 minute fire resistant material (including doors accessing the stairway) and provide all doors onto the staircase with intumescent strips and cold smoke seals, and self closing devices complying with current British standards or equivalent.
Article 14(2)(h) Inadequate lighting	There is no adequate means for illuminating the emergency escape route because there is no emergency lighting and inadequate borrowed light in	A system of emergency lighting with adequate intensity must be installed e.g. Self-contained luminaires conforming to the current British Standard or a system complying to the current BS 5266 pt 1 or an

	single escape staircase.	equivalent standard.
Article 8 Major General Fire Precautions	General fire precautions to, so far as is reasonably practicable, ensure the safety of any of relevant persons have not been implemented. There is inadequate separation between the ground floor shop and accommodation above as the shop ceiling had holes which appear to be breaches in the FIRE RESISTING construction.	Provide adequate FIRE RESISTING separation between shop and hotel by installing 60 minutes FIRE RESISTING material to the ceiling of the shop.
Article 13(1) Suitable warning method	Insufficient or inadequate means of detecting and giving warning in case of fire has been provided. Existing arrangements would not provide warning to relevant persons within the hotel before the fire materially affected the means of escape from the premises.	Provide a suitable means of detection and warning in case of fire that will allow a fire to be detected in its early stages and persons on the premises warned so they can safely evacuate the premises. The installation of interconnected smoke detectors/alarms installed in accordance with the current BS 7671 conforming to the principles of a minimum LD2M system as detailed in the current BS 5839 Part 1, or an equivalent system would be appropriate.
Article 15(1)(a) Inappropriate plan	No evidence could be produced or found of established procedures to be followed in the event of serious and imminent danger to relevant persons.	The responsible person must establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons. This can be in the form of an emergency plan.



Dez Rez Hotel
131 Catford Hill
LONDON
SE6 4PR

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 2 April 2012
Our Ref 90/190772

**EXTENSION OF TIME IN RESPECT
OF ENFORCEMENT NOTICE**
requiring steps to be taken under Article 30 of the
Regulatory Reform (Fire Safety) Order 2005

Premises: Dez Rez Hotel, 131 Catford Hill, LONDON SE6 4PR

I refer to the Authority's enforcement notice dated **26th September 2011** when you were given notice of steps to be taken by 9th April 2012.

You have since contacted the Authority to advise that you will be unable to complete the work within time allowed.

The time limit in which to deal with these outstanding matters (as per attached schedule) has been extended to 2nd October 2012.

If at the end of the time limit the matters have not been rectified, further extensions of time will not be granted, except in exceptional circumstances, and consideration may be given to the initiation of legal proceedings.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Fire and Community Safety Directorate
firesafetyregulationSE@london-fire.gov.uk

Reply to [REDACTED]
Direct T 020 8555 1200 [REDACTED]
Direct F 020 8536 [REDACTED]

LONDON FIRE AND EMERGENCY PLANNING AUTHORITY

MEMORANDUM

TO: **Director of Operations Dave Brown**
FROM: **Deputy Assistant Commissioner Michael Ellis**
TEL: [REDACTED] DATE: **29/07/15**

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: **Des – Rez Hotel**
Address: **131 Catford Hill, London, SE6 4PR.**

I attach, for your information, a copy of a Notice which the Authority has issued to the responsible person at the above-mentioned premises, under Article 31 of the Regulatory Reform (Fire Safety) Order 2005.

In addition, the following summary of background information is provided:

The property is in a terraced shop and dwellings of 3 floors and loft conversion. The shop is currently disused and appears to be used as a storage area.

Senior Fire Safety officer [REDACTED] was requested from scene by crews from Forest Hill Blue Watch following a call to person locked in Incident No 100570151. According to Farynor the property is being used as a Hotel at the last inspection on the 08/11/2012.

The premises has eight rooms which are let out by the landlord on a day by day basis and via www.booking.com Residents stated that some people stay long term and others come and go. No one knew who the Landlord was.

The Article 31 stated:

There is insufficient fire resisting separation throughout the premises. There is also insufficient means of detecting a fire and giving warning to those sleeping on all floors, including the loft. Any fire in the premises will result in heat and smoke filling the escape route and other parts of the premises, potentially overcoming people while they sleep or preventing them from making a safe escape from the premises.

DAC's supporting comments

Following reference to the Article 31 aide – memoire, and subject to my visit to the premises and inspection of highlighted contravention's with SFSSO's [REDACTED], I am satisfied that the conditions found to exist as listed above, warranted the issue of a Prohibition Notice under Article 31.

The article 31 notice was issued and affixed to the front door of the property, and a copy issued to on site representative/contractors.

M Ellis DAC

LONDON FIRE AND EMERGENCY PLANNING AUTHORITY

MEMORANDUM

TO: Head of Law, Legal and Democratic Services Services, USG0-040, Union Street

FROM: [REDACTED] / [REDACTED]

TEL: 36535/30866 DATE: 18/08/2015

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: 131 Catford Hill, London SE6 4PR

I attach, for your information, a copy of a Notice which the Authority has issued to the owner/occupier of the above-mentioned premises under Article 31 of the Regulatory Reform (Fire Safety) Order 2005.

.....
Team Leader

(Borough Team)



London Borough of Lewisham
Environmental Health (Residential)
Fourth Floor
Laurence House
1 Catford Road
London
SE6 4RU

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 19 August 2015
Our Ref 90/190772/PDB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: 131 Catford Hill, London SE6 4PR

I attach, for your information, a copy of a Notice which the Authority has issued to the owner of the above-mentioned premises under Article 31 of the Regulatory Reform (Fire Safety) Order 2005.

We would advise you that the works required by the Brigade under this Notice are only those necessary for the Notice to be lifted. In addition, the works specified may not be to the standard required under the legislation for which the local authority is responsible. You may therefore wish to carry out an inspection of the premises with a view to issuing your own requirements, in consultation with the Brigade as appropriate.

Could you please circulate a copy of this letter and Notice to any other department(s) within your Authority who may have an interest in the premises.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Deputy Commissioner's Directorate
FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]
Direct T 0208 555 1200 Ext [REDACTED]



London Borough of Lewisham
Building Control
Fourth Floor
Laurence House
1 Catford Road
London
SE6 4RU

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 19 August 2015
Our Ref 90/190772/PDB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: 131 Catford Hill, London SE6 4PR

I attach, for your information, a copy of a Notice which the Authority has issued to the owner of the above-mentioned premises under Article 31 of the Regulatory Reform (Fire Safety) Order 2005.

We would advise you that the works required by the Brigade under this Notice are only those necessary for the Notice to be lifted. In addition, the works specified may not be to the standard required under the legislation for which the local authority is responsible. You may therefore wish to carry out an inspection of the premises with a view to issuing your own requirements, in consultation with the Brigade as appropriate.

Could you please circulate a copy of this letter and Notice to any other department(s) within your Authority who may have an interest in the premises.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)

Deputy Commissioner's Directorate
FSR-AdminSupport@london-fire.gov.uk

Reply to [REDACTED]
Direct T 0208 555 1200 Ext [REDACTED]

LONDON FIRE AND EMERGENCY PLANNING AUTHORITY - LONDON FIRE BRIGADE

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

PROHIBITION NOTICE

Name: The Responsible Person for:

Address: Dez – Rez 131 Catford Hill, London, SE6 4PR.

I, Deputy Assistant Commissioner Michael Ellis on behalf of the London Fire and Emergency Planning Authority (the Authority), 169 Union Street, SE1 0LL, telephone 020 8555 1200, hereby give notice that the Authority is of the opinion that the use of 131 Catford Hill, London, SE6 4PR for sleeping involves, or will involve, a risk to relevant persons so serious that the use of the premises ought to be prohibited.

The Authority is of this opinion because:

There is insufficient fire resisting separation throughout the premises. There is also insufficient means of detecting a fire and giving warning to those sleeping on all floors, including the loft. Any fire in the premises will result in heat and smoke filling the escape route and other parts of the premises, potentially overcoming people while they sleep or preventing them from making a safe escape from the premises.

The Authority hereby directs that the use of the premises to which this notice relates is prohibited or restricted as follows:

The premises must not be used as sleeping accommodation until the matters identified above as giving rise to serious risk have been remedied.

In the opinion of the Authority the risk of serious personal injury to relevant persons is imminent. The prohibition or restriction specified in this notice has immediate effect.

This notice continues in force until the matters identified above as giving rise to serious risk have been remedied or the Authority withdraws it. Further works or measures may be required to achieve compliance with the Regulatory Reform (Fire Safety) Order 2005. Where necessary, these will be detailed in a separate enforcement notice.

Signature:



Date: 29th July 2015 _____

Deputy Assistant Commissioner
(The Officer appointed for the purpose)

NOTES

1. Contravention of any prohibition or restriction imposed by a prohibition notice is an offence under Article 32(h) of this Order and renders the offender liable, on a summary conviction, to a fine not exceeding the statutory maximum or, on conviction on indictment, to a fine or imprisonment for a term not exceeding two years, or both.
2. In any proceedings for an offence referred to in note 1, where the person charged is a person other than the person on whom the prohibition notice was served, it shall be a defence for that person to prove that he/she did not know and had no reason to believe the notice had been served.
3. The person on whom the notice is served has a responsibility to take all reasonable steps to ensure compliance with the notice and is advised to make the effect of the notice known to those who might work on or resort to the premises. Failure to take such steps may constitute a contravention of the terms of the notice and render the person on whom the notice is served liable to the penalties described in note 1.
4. Your attention is drawn to the provision for appeal to a magistrates' court against this notice in Article 35 of the said Order.

A person on whom a prohibition notice is served may appeal to the court within 21 days from the date on which the prohibition notice is served.

The bringing of an appeal does not have the effect of suspending this notice, unless on the application of the appellant, the court so directs (and then only from the giving of the direction).

ENVIRONMENT AND SAFETY INFORMATION ACT 1988 SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire and Emergency Planning Authority to maintain public registers of notices issued under Article 31 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Fire Authority within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).